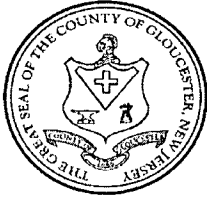


Gloucester County Recording Data Page Honorable James N. Hogan Gloucester County Clerk 	Official Use Only – Barcode *60 2018 00034570*  Docket: 00034570 Type:DEE Pages:9 James N. Hogan, Gloucester County Clerk Receipt#:773828 02:55:48P Sep 14,2018 Recording Fee: 120.00 DB 5944 311
Official Use Only – Record & Return	Official Use Only – Realty Transfer Fee Consideration: 240,325.00 Tax/Code: D County: 240.50 State : .00 NJAHF: 437.00 PHPFA : 120.25 EAA : 453.15 GenPur: .00 C)41M : .00 REALTY TOTAL: 1,250.90
Date of Document: September 11, 2018	Type of Document: Deed
First Party Name: NVR, Inc., d/b/a Ryan Homes	Second Party Name: Browne, James T.
Additional Parties:	

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
Block: 48.02	Lot: 23
Municipality: Township of Washington	
Consideration: \$240,325.00	
Mailing Address of Grantee: 139 Meridian Lane, Sewell, NJ 08080	

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSISGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY	
Original Book:	Original Page:

GLOUCESTER COUNTY RECORDING DATA PAGE Please do not detach this page from the original document as it contains important recording information and is part of the permanent record.

RECORD & RETURN TO:
LEGACY TITLE AGENCY, LLC
185 W. WHITE HORSE PIKE, BERLIN, NJ 08009
Agent File No. LT-10036

Prepared by: E. ALLEN NICKERSON, ESQUIRE
175 W. WHITE HORSE PIKE, BERLIN, NJ 08009
VOICE 856-768-5103
SIGNATURE NO LONGER REQUIRED N.J.S.A. 46:26A-3

DEED OF NEW CONSTRUCTION

This Deed is made on September 11, 2018

BETWEEN

NVR, INC., A VIRGINIA CORPORATION
DOING BUSINESS IN NEW JERSEY AS RYAN HOMES
FOREIGN PROFIT CORP. 14A:13-1, ET SEQ, HOME JURISDICTION: VA,
NJ BUSINESS ID NUMBER 0100748644
1020 LAUREL OAK RD, STE. 200
VOORHEES, NJ 08043

referred to as the Grantor.

AND

JAMES T. BROWNE
SINGLE MAN
139 MERIDIAN LANE
SEWELL, NJ 08080

referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

TRANSFER OF TITLE. The grantor does hereby grant and convey the property described below to the Grantee.

CONSIDERATION. This transfer of ownership is made for the sum and consideration of \$240,325.00. The Grantor acknowledges receipt of this money.

TAX MAP REFERENCE. (N.J.S.A. 46:15-2.1) Being known as BLOCK 48.02, LOT 23, on the Official Tax Map of the Township of Washington, County of Gloucester, State of New Jersey.

PROPERTY DESCRIPTION. The property consists of all the land, buildings, structures and improvements contained on the property, and is located in the Township of Washington, County of Gloucester, State of New Jersey, and is described as follows:

BEING known as Block 48.02, Lot 23, as shown on Final Plan of Lots Section 1 Pinnacle Place, filed in the Gloucester County Clerk's Office on 1/9/2017 as Map #4507.

Commonly known as 139 MERIDIAN LANE, SEWELL, NJ 08080.

More particularly described according to the legal description attached hereto and made a part hereof.

State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTIONGIT/REP-3
(9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

NVR Inc., a Virginia Corporation doing business in New Jersey as Ryan Homes, by Dylan Sinclair, Vice President

Current Street Address

1020 Laurel Oak Rd, Suite 200

City, Town, Post Office Box

Voorhees

State

NJ

Zip Code

08043

PROPERTY INFORMATION

Block(s)

Lot(s)

Qualifier

48.02

23

Street Address

139 Meridian Lane

City, Town, Post Office Box

Sewell

State

NJ

Zip Code

08080

Seller's Percentage of Ownership

Total Consideration

Owner's Share of Consideration

Closing Date

100%

\$240,325.00

\$240,325.00

9-11-18

SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 apply to Residents and Nonresidents)

1. ☐ Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident gross income tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. ☐ The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. ☐ Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. ☐ Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. ☒ Seller is not an individual, estate, or trust and is not required to make an estimated gross income tax payment.
6. ☐ The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated income tax payment.
7. ☐ The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale and report the recognized gain.
☐ Seller did not receive non-like kind property.
8. ☐ The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
9. ☐ The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10. ☐ The deed is dated prior to August 1, 2004, and was not previously recorded.
11. ☐ The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
12. ☐ The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
13. ☐ The property transferred is a cemetery plot.
14. ☐ The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.

SELLER'S DECLARATION

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box ☐ I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

9-11-18

Date

Signature

(Seller) Please indicate if Power of Attorney or Attorney in Fact

Date

Signature

(Seller) Please indicate if Power of Attorney or Attorney in Fact

EXHIBIT A
Legal Description

ALL that certain tract or parcel of land, situated, lying and being in the Township of Washington, County of Gloucester, State of New Jersey, more particularly described according to a survey made by Joseph W. Maxcy, P.L.S., License No. 32652, of Peterman Maxcy Associates, LLC, dated August 29, 2018, as follows:

BEING known as Block 48.02, Lot 23, as shown on Final Plan of Lots Section 1 Pinnacle Place, filed in the Gloucester County Clerk's Office on 1/9/2017 as Map #4507.

FOR INFORMATION PURPOSES ONLY:

Being Block 48.02, Lot 23 on the Tax Map of the Township of Washington, County of Gloucester, State of New Jersey and more commonly known as 139 Meridian Lane, Sewell, NJ 08080.

Under and Subject to Declaration of Covenants, Conditions and Restrictions for Pinnacle Place, dated March 15, 2017 and recorded on October 5, 2017 in Deed Book 5745, page 1 in the Clerk's Office of Gloucester County.

Under and Subject to Declaration of Covenants, Conditions and Restrictions for Pinnacle Place, dated March 15, 2017 and recorded on October 5, 2017 in Deed Book 5745, page 1 in the Clerk's Office of Gloucester County.

The within conveyance is made under and subject to all easements, restrictions, rights-of-way of record, if any, and matters set forth on Final Plan of Lots Section 1 Pinnacle Place, filed in the Gloucester County Clerk's Office on 1/9/2017 as Map #4507.

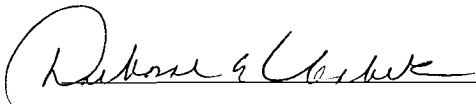
BEING THE SAME LAND AND PREMISES, which became vested in NVR, Inc., a VA Corporation doing business in New Jersey as Ryan Homes, by Deed from Pinnacle Land Holdings LLC dated May 11, 2018 with an effective date of May 14, 2018 and recorded May 18, 2018 in the Gloucester County Clerk's Office in Deed Book 5872, page 332.

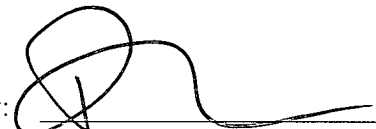
PROMISES BY GRANTOR. The Grantor promises and warrants that Grantor, by acts of the Grantor, has not encumbered the property. This promise means that the Grantor has not allowed anyone else to obtain any legal right which would affect the property being transferred (such as a mortgage or entering a judgment against the Grantor).

SIGNATURES. The Grantor signs this Deed as of date first above written.

WITNESSED BY:

NVR, INC., A VIRGINIA CORPORATION
DOING BUSINESS IN NEW JERSEY AS RYAN HOMES



By: 

DYLAN SINCLAIR
APPOINTED VICE PRESIDENT

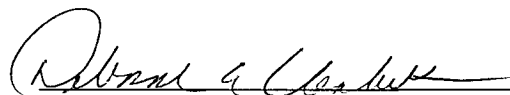
STATE OF NEW JERSEY

§:

COUNTY OF CANON

I CERTIFY that on September 11, 2018, DYLAN SINCLAIR personally came before me and acknowledged under oath, to my satisfaction, that:

- (a) he signed, sealed and delivered the attached DEED as APPOINTED VICE PRESIDENT by Incumbency Certificate dated May 15, 2018, of NVR, INC., A CORPORATION OF THE STATE OF VIRGINIA, DOING BUSINESS IN NEW JERSEY AS RYAN HOMES, the corporation named in this Deed;
- (b) this Deed was signed and delivered by the corporation as its voluntary act duly authorized by a proper resolution of its Board of Directors;
- (c) he knows the proper seal of the corporation which was affixed to this Deed;
- (d) the full and actual consideration paid or to be paid for the transfer of title as defined by N.J.S.A.46:15-5, is \$ 240,335.00.



Deborah A Elenbark
Notary Public, State of New Jersey
My Commission Expires
November 16, 2022

ACKNOWLEDGEMENT OF CONSERVATION EASEMENT AND DEED RESTRICTION

(Page 1 of 2)

THE PURCHASER(S)/GRANTEE(S) HEREIN ACKNOWLEDGES AND ACCEPTS THE RESTRICTIVE USE IMPOSED BY A CONSERVATION EASEMENT SET FORTH IN THE CONSERVATION EASEMENT AND DEED RESTRICTION DATED APRIL 26, 2017, RECORDED OCTOBER 3, 2017, IN DEED BOOK 5742, PAGE 181, BY PINNACLE LAND HOLDINGS, LLC AND THE TOWNSHIP OF WASHINGTON, A MUNICIPAL CORPORATION OF THE STATE OF NEW JERSEY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1. Except as existing or permitted in the approved site plan, there shall be no construction of any structures within the Restricted Area, excepting signs, fences and landscaping ..., the Restrictions, being exclusive of and subordinate to the rights of Grantor to maintain basin, infrastructure, utilities, and accessory function, approved in Grantor's site plan, unless such construction is authorized by the Township or is pursuant to an existing utility easement.
2. The Restricted Area shall be maintained in its approved state including in-kind replacement for plantings that die, or are of such condition to adversely affect buffer, or screening, or aesthetic appeal of the landscape.
3. Except as for maintenance, repair, pruning and care, the Restricted Area shall not be disturbed, except as respects care of the infrastructure.
4. The Restricted Easement Area shall be maintained free of litter, debris, grass clippings, leaf piles, branch clippings and all solid waste.
5. This instrument shall be binding upon the Grantor, its successors, heir and assigns, and upon the Grantee, its successors and assigns.

The following activities may be conducted (that is, are not prohibited) in the lands described as within the Restricted Area ..., provided the activities are performed in a manner that is not prohibited by law and seeks to minimize effects on the aforesaid land:

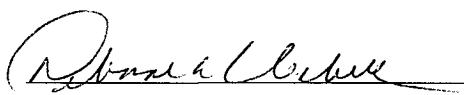
1. Normal property maintenance, including but not limited to mowing of lawn, pruning of trees and shrubs, planting and maintenance of plants within the area.
2. Construction, maintenance, repair and replacement of any structure or infrastructure approved by site plan or other appropriate approval or permitted pursuant to any now existing utility easement.

ACKNOWLEDGEMENT OF CONSERVATION EASEMENT AND DEED RESTRICTION

(Page 2 of 2)

The purpose of this Deed Restriction is further to convey to the Grantee the right and privilege, but not the obligation, of access to the Restricted Area if access is otherwise restricted from other lands and premises, exclusively for the purpose of inspection by municipal officials to assure compliance herewith. Further conveyed to the Grantee is the right, but not the obligation, to maintain and repair the buffer area if Grantor fails to do so at Grantor's cost. Such costs will be a lien against Grantor's property.

WITNESS


James T. Browne

STATE OF NEW JERSEY

§:
COUNTY OF CANON

I CERTIFY that on this 11 day of September, 2018, James T. Browne, personally came before me and acknowledged under oath, to my satisfaction, (a) they personally signed this document (b) sealed and delivered this document as their voluntary act and deed.


NOTARY PUBLIC OF NEW JERSEY

Deborah A Elenbark
Notary Public, State of New Jersey
My Commission Expires
November 16, 2022

DB 5944
DOCKET# 00034570

318

DEED OF NEW CONSTRUCTION	
NVR, INC., A VIRGINIA CORPORATION DOING BUSINESS IN NEW JERSEY AS RYAN HOMES	RECORD AND RETURN TO:
~ TO ~	LEGACY TITLE AGENCY, L.L.C. 185 W. WHITE HORSE PIKE BERLIN, NJ 08009
JAMES T. BROWNE SINGLE MAN	AGENT FILE NO. LT-10036

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

COUNTY

Gloucester

SS. County Municipal Code
0818

MUNICIPALITY OF PROPERTY LOCATION Washington Township

FOR RECORDER'S USE ONLY

Consideration \$
RTF paid by seller \$
Date By

*Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)

Deponent, Dylan Sinclair, being duly sworn according to law upon his/her oath,

(Name)
deposes and says that he/she is the Vice President in a deed dated 9-11-18 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

real property identified as Block number 48.02 Lot number 23 located at
139 Meridian Lane, Sewell, NJ 08080

(Street Address, Town)

and annexed thereto.

(2) CONSIDERATION \$240,355.00 (Instructions #1 and #5 on reverse side) ☐ no prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS:

(See Instructions #5A and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation

\$ + % = \$

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (See Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(5) PARTIAL EXEMPTION FROM FEE (Instruction #9 on reverse side)

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

- A. SENIOR CITIZEN Grantor(s) ☐ 62 years of age or over. * (Instruction #9 on reverse side for A or B)
B. { BLIND PERSON Grantor(s) ☐ legally blind or, *
DISABLED PERSON Grantor(s) ☐ permanently and totally disabled ☐ receiving disability payments ☐ not gainfully employed*

Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:

- ☐ Owned and occupied by grantor(s) at time of sale. ☐ Resident of State of New Jersey.
☐ One or two-family residential premises. ☐ Owners as joint tenants must all qualify.

*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (Instruction #9 on reverse side)

- ☐ Affordable according to H.U.D. standards. ☐ Reserved for occupancy.
☐ Meets income requirements of region. ☐ Subject to resale controls.

(6) NEW CONSTRUCTION (Instructions #2, #10 and #12 on reverse side)

- ☒ Entirely new improvement. ☒ Not previously occupied.
☒ Not previously used for any purpose. ☒ NEW CONSTRUCTION printed clearly at top of first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side)

- ☐ No prior mortgage assumed or to which property is subject at time of sale.
☐ No contributions to capital by either grantor or grantee legal entity.
☐ No stock or money exchanged by or between grantor or grantee legal entities.

(8) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me
this 11 day of September, 2018

Deborah A Elenbark

Notary Public, State of New Jersey
My Commission Expires
November 16, 2022

Signature of Deponent
Dylan Sinclair
1020 Laurel Oak Rd, Suite 200
Voorhees NJ 08043

Deponent Address

XXX-XXX- 930

Last three digits in Grantor's Social Security Number

NVR, Inc., d/b/a Ryan Homes

Grantor Name

1020 Laurel Oak Rd, Suite 200
Voorhees NJ 08043

Grantor Address at Time of Sale

Legacy Title Agency, LLC

Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY

Instrument Number County
Deed Number Book Page
Deed Date Date Recorded

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to:

STATE OF NEW JERSEY

PO BOX 251

TRENTON, NJ 08695-0251

ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at:

www.state.nj.us/treasury/taxation/lpt/localtax.htm

DB 5944
DOCKET# 00034570

219