



E-recorded

DOCKET#:20247 Type:ERX-Deed
PAGES:5

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 753063 12:50:18 PM

06/05/2018
DB 5883 175

Fee:\$ 70.00

CONSIDERATION:\$ 394,000.00 Tax/Code:STANDARD OVER 350K

COUNTY:	394.00	STATE :	985.00
NJAHTF :	366.00	EAA :	506.20
PHPFA :	197.00	GEN PURP	709.20
1% OVER:	0.00		

REALTY TOTAL: \$ 3,157.40

GRANTEE ADDRESS: 17 BUCKEYE ROAD

SWEDESBORO
NJ -08085

DOCUMENT DATE: 05/03/2018

MUNICIPALITY: HARRISON BLOCK: 45.07 LOT: 15

PARTIES:

FIRST PARTY-US BANK NATIONAL ASSOCIATION
SECOND PARTY-ROBERT ZALESKI
ADDITIONAL PARTY-RACHAEL ZALESKI

RECORD & RETURN TO:
SIMPLIFILE

PLEASE DO NOT DETACH THIS PAGE FROM THE ORIGINAL
DOCUMENT AS IT CONTAINS IMPORTANT INFORMATION AND
IS PART OF THE PERMANENT RECORD.

GLOUCESTER COUNTY RECORDING DATA PAGE
HONORABLE JAMES N. HOGAN, COUNTY CLERK

Global Title, Inc.
232 Philadelphia Pike, Suite 2
Wilmington, DE 19809
Block 45.07, Lot 15

Deed

This Deed is made on May 3, 2018

Between

U.S. Bank National Association, as Trustee relating to Chevy Chase Funding LLC Mortgage Backed Certificates Series 2006-1 by Specialized Loan Servicing, LLC its Attorney in Fact by Power of Attorney dated November 11, 2017 and recorded March 26, 2018 in Gloucester County Clerk's Office in Book 5838 and Page 105 Instrument No. 10670

whose post office address is 8742 Lucent Blvd, Highlands Ranch, CO 80129

referred to as the Grantor,

and

Robert Zaleski and Rachael Zaleski

whose post office address is 17 Buckeye Rd, Swedesboro, NJ 08085

referred to as the Grantee.

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

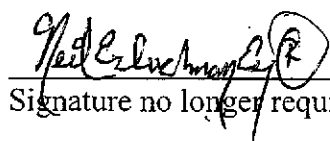
1. Transfer of Ownership. The grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This Transfer is made for the sum of **Three Hundred Ninety-Four Thousand And 00/100 Dollars (\$394,000.00)**. The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:15:1.1) Municipality of Township of Harrison
Block No. 45.07 Lot No. 15 Account No.

☐ No property tax identification number is available on the date of this Deed.
(Check box if applicable)

(For Recorder's Use Only)

Prepared by: Neil Erlichman, Esq.



Signature no longer required N.J.S.A. 46:26A-3

3. Property. The Property consists of the land and all the buildings and structures on the land in the Township of Harrison, County of Gloucester and State of New Jersey. The legal description is:

☒ Please see attached Legal Description annexed hereto and made a part hereof.
(check box if applicable)

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or tract of land situate, lying and being in the Township of Harrison, County of Gloucester and State of New Jersey, more particularly described as follows:

BEGINNING at a point in the Northeasterly line of Cromwell Drive (60 feet wide), said point being in the division line between Lots 15 and 16, Block 45.07 on plan hereinafter mentioned; thence

(1) North 72 degrees 05 minutes 00 seconds West along the Northeasterly line of Cromwell Drive, a distance of 168.65 feet to a point of curve in same; thence

(2) Northwestwardly on the arc of a circle curving to the right having a radius of 770.00 feet, an arc distance of 26.13 feet to a point in the division line between Lots 14 and 15, Block 45.07, said plan; thence

(3) North 19 degrees 51 minutes 40 seconds East along said division line, a distance of 247.59 feet to a point in line of lands now or formerly of Edward and Anja-Lisa Apetz; thence

(4) South 60 degrees 28 minutes 34 seconds East along said lands, a distance of 190.27 feet to a point in the division line between Lots 15 and 16, Block 45.07, said plan; thence

(5) South 17 degrees 55 minutes 00 seconds West along said division line, a distance of 209.61 feet to the point and place of BEGINNING.

BEING Lot 15, Block 45.07, as set forth on Final Plan of Lots of Cherry Lawn, Phase 2, filed in the Gloucester County Clerk's Office on 8/29/01 as Map No. 3407 (1 of 2).

Note: For Informational Purposes Only: BEING Lot 15 Block 45.07 on a Tax Map of the Township of Harrison County of Gloucester.

BEING the same premises which Salvatore Racobaldo and Jacqueline Racobaldo, husband and wife-separated, by Deed dated 06/15/2004 and recorded 07/12/2004 in the Gloucester County Clerk's Office in Deed Book 3799 Page 144, granted and conveyed unto Susan Obey.

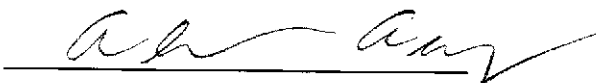
BEING THE SAME PREMISES BEING the same property conveyed to U.S. Bank National Association, as Trustee relating to Chevy Chase Funding LLC Mortgage Backed Certificates Series 2006-1 from Carmel M. Morina Sheriff of the County of Gloucester, by Sheriff's Deed dated May 3, 2017, and recorded on September 8, 2017, in Book 5726, Page 186, as Docket No. 35069.

The street address of the Property is: 111 Cromwell Drive, Mullica Hill, NJ 08062.

4. Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the Property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the Property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

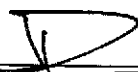
5. Signatures. The Grantor signs this Deed as of the date at the top of the first page. If the Grantor is a corporation, this Deed is signed and attested to by its proper corporate officers and its corporate seal is affixed. (Print name below each signature).

Attested by:



Alexander S Asinof

**U.S. BANK NATIONAL ASSOCIATION, AS
TRUSTEE RELATING TO CHEVY CHASE
FUNDING LLC MORTGAGE BACKED
CERTIFICATES SERIES 2006-1 BY
SPECIALIZED LOAN SERVICING, LLC ITS
ATTORNEY IN FACT**

By:  {SEAL}

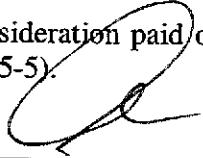
Jeffrey Dowden, Assistant Vice President
Specialized Loan Servicing, LLC as Attorney in Fact (name/title)

STATE OF Colorado, COUNTY OF Douglas

I CERTIFY that on May 28, 2018, Jeffrey Dowden personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) was the maker of the attached instrument;
- (b) was authorized and did execute this instrument as AVP of U.S. Bank National Association, as Trustee relating to Chevy Chase Funding LLC Mortgage Backed Certificates Series 2006-1 by Specialized Loan Servicing, LLC its Attorney in Fact, the entity named in this instrument;
- (c) executed this instrument as the act of entity named in this instrument; and the corporation named in this document; and
- (d) made this Deed for \$ 394,000.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5).

AMANDA NISHI
Notary Public
State of Colorado
Notary ID # 20134061814
My Commission Expires 09-25-2021


(Print name and title below signature)



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
(9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s) **U.S. Bank National Association, as Trustee relating to Chevy Chase Funding LLC Mortgage Backed Certificates Series 2006-1 by Specialized Loan Servicing, LLC its Attorney in Fact**

Current Street Address

8742 Lucent Blvd

City, Town, Post Office Box

Highlands Ranch

State

CO

Zip Code

80129

PROPERTY INFORMATION

Block(s)

45.07

Lot(s)

15

Qualifier

Street Address

111 Cromwell Drive

City, Town, Post Office Box

Mullica Hill

State

NJ

Zip Code

08062

Seller's Percentage of Ownership

100

Total Consideration

394,000.00

Owner's Share of Consideration

394,000.00

Closing Date

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.

5/3/18

Date

Signature

Jeffrey Dowden, Assistant Vice President

Specialized Loan Servicing, LLC as Attorney in Fact

Signature

Date

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