

New Construction Deed

This Deed is made on **June 6, 2007**

Between

THE TOWNHOUSES AT WEATHERBY, LLC

whose post office address is 1065 ROUTE 22 WEST, BRIDGEWATER, NJ 08807

referred to as the Grantor,

and

Gabriel Block

whose post office address is about to be 269 Westbrook Drive, 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 **Two Hundred Eighty Five Thousand Three Hundred Seventy Four Dollars 00/100 (\$285,374.00)**. The Grantor acknowledges receipt of this money.

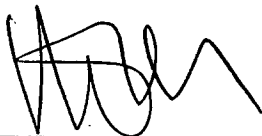
2. Tax Map Reference. (N.J.S.A. 46:15:1.1) Municipality of Township of Woolwich
Block No. 2.11 Lot No. 71 Account No.

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

3. Property. The Property consists of the land and all the buildings and structures on the land in the Township of Woolwich, 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)

Prepared by: (print signer's name below signature)



Robert T. McNally, Esq.

(For Recorder's Use Only)

Consideration: \$285,374.00 Exempt Code: S
Cnty: \$285.79 St: \$713.46
N.P.H.R.F.: \$203.25 P.H.P.F.A.: \$142.75
E.A.A.: \$256.65 Gen Purp: \$.00
C) \$1N: \$.00 REALTY TOTAL: \$1,601.90

State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION
(C.55, P.L. 2004)

(Please Print or Type)

SELLER(S) INFORMATION (See Instructions, Page 2)

Name(s)

THE TOWNHOUSES AT WEATHERBY, LLC

Current Resident Address:

Street: **1065 ROUTE 22 WEST**

City, Town, Post Office

State

Zip Code

BRIDGEWATER**NJ****08807****PROPERTY INFORMATION (Brief Property Description)**

Block(s)

Lot(s)

Qualifier

2.11**71**

Street Address:

269 Westbrook Drive

City, Town, Post Office

State

Zip Code

Swedesboro**NJ****08085**

Seller's Percentage of Ownership

Consideration

Closing Date

100**285,374.00****6/6/07****SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to NON-residents)**

1. ☐ I am a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
2. ☐ The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
3. ☐ I am 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 as such not required to make an estimated payment pursuant to N.J.S.A. 54A:1-1 et seq.
6. ☐ The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.
7. ☐ The gain from the sale will not be recognized for Federal income tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION). If such 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.
8. ☐ Transfer 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.

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 could 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.

June 6, 2007

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

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT, PARCEL OR TRACT OF LAND, SITUATE AND LYING IN THE TOWNSHIP OF WOOLWICH, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING KNOWN AND DESIGNATED AS LOT 71 IN BLOCK 2.11 AS SHOWN ON MAP ENTITLED "FINAL SUBDIVISION PLAN FOR WESTBROOK AT WEATHERBY TOWNHOMES" FILED ON AUGUST 6, 2003 ON MAP NO. 3848.

FOR INFORMATIONAL PURPOSES ONLY: ALSO KNOWN AS LOT 24.01 & 24.02 IN BLOCK 2 ON THE TOWNSHIP OF WOOLWICH TAX MAP.

BEING THE SAME PREMISES THE TOWNHOUSES AT WEATHERBY, LLC By deed from WESTBROOK AT WEATHERBY, LLC, dated October 20, 2006, recorded October 24, 2006, in the Clerk's Office of the County of Gloucester, New Jersey, in Book 4296, page 53.

Being the same premises vested into WESTBROOK AT WEATHERBY, LLC by deed from SUMMIT VENTURES, LLC, dated August 20, 2003, recorded August 26, 2003, in the Clerk's Office of the County of Gloucester, New Jersey, in Book 3643, page 282.

The street address of the Property is: 269 WESTBROOK DRIVE, Swedesboro, NJ 08085.

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:

Mary Benhardt

THE TOWNHOUSES AT WEATHERBY, LLC

By: [Signature] {SEAL}

(name/title)

STATE OF NEW JERSEY, COUNTY OF GLOUCESTER

I CERTIFY that on _____, KENNETH S. PIZZO, SR.
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 MANAGING MEMBER of THE TOWNHOUSES AT WEATHERBY, LLC, 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 \$ 285,374.00 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).

Nancy Campanella

(Print name and title below signature)
NANCY CAMPANELLA
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires September 23, 2009

RECORD AND RETURN TO:
Guardian Settlement Agents, Inc.
100 E. 17TH Ave.
N. Wildwood, NJ 08260

MUST SUBMIT IN DUPLICATE

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

FOR RECORDER'S USE ONLY

Consideration \$ _____
 RTF paid by seller \$ _____
 Date _____ By _____

COUNTY

GLOUCESTER

} SS. County Municipal Code

MUNICIPALITY OF PROPERTY LOCATION WOOLWICH TWP.

*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, TOWNHOUSES AT WEATHERBY, being duly sworn according to law upon his/her oath,

(Name)

deposes and says that he/she is the CORPORATE OFFICER in a deed dated JUNE 6, 2007 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)real property identified as Block number 2.11 Lot number 71 located at269 WESTBROOK DRIVE, SWEDESBORO

and annexed thereto.

(Street Address, Town)

(2) CONSIDERATION \$ 285,374.00 (See Instructions #1 and #5 on reverse side)

(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 (See 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 Fee, Supplemental Fee, and General Purpose Fee, 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. * (See 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 THE CASE OF HUSBAND AND WIFE/CIVIL UNION PARTNERS, ONLY ONE GRANTOR NEEDS TO QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (See 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 (See 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 the top of the first page of the deed.

(7) 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 _____ day of _____, 20____

Signature of Deponent

1065 Rte22W, Bridgewater08807
Deponent AddressTownhouses at Weatherby, LLC
Grantor Name

Grantor Address at Time of Sale

XXX-XXX-

Last 3 digits in Grantor's Social Security Number

Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY

Instrument Number _____ County _____
 Deed Number _____ Book _____ Page _____
 Deed Dated _____ Date Recorded _____

County Recording Officers shall forward one copy of each Affidavit of Consideration for Use by Seller when Section 3A is completed.

STATE OF NEW JERSEY- DIVISION OF TAXATION

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.