

DOCKET# 45614

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JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 33873 07:53:00 A.M.

07/08/2005
DB 4012 174

GLOUCESTER COUNTY RECORDING DATA PAGE

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

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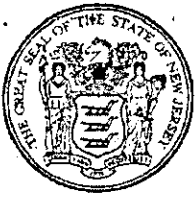
CONSIDERATION: \$223,999.00 EXEMPT CODE: E

County	State	N.P.N.R.F.	
\$.00	\$.00	\$.00	
P.H.P.F.A.	E.A.A.		Total
\$.00	\$.00		\$.00
GEN PURP	C)\$1M		
\$.00	\$.00		
NJGLPIND	Date: 7/08/2005		

RECORD & RETURN TO:

*Independence Abstract Title Agency
1040 Kings Hwy., N Ste 700
Cherry Hill, NJ 08034*

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



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)

Secretary of Housing and Urban Development

Current Resident Address:

451 7th St. SW

Street:

City, Town, Post Office

Washington

State

D.C.,

Zip Code

20410-3415

PROPERTY INFORMATION (Brief Property Description)

Block(s)

261

Lot(s)

17

Qualifier

Street Address:

1052 Standish Drive

City, Town, Post Office

Turnersville

State

NJ

Zip Code

08012

Seller's Percentage of Ownership

100

Consideration

223,999.00

Closing Date

6-17-05

SELLER ASSURANCES (Check the Appropriate Box)

1. ☐ I am a resident taxpayer 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 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.

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.

6-8-05

Date

Crystal Novak

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

**SPECIAL WARRANTY DEED
FOR NEW JERSEY**

351-346421
2005-39979H

Prepared by:
National Home Management Solutions, Inc.
Attorney in fact for Alphonso Jackson
Secretary of Housing and Urban Development

By: Crystal Novak
Crystal Novak

THIS INDENTURE,

Made the 17 day of June, 2005, between Alphonso Jackson, Secretary of Housing and Urban Development of Washington, D.C., acting by and through the Federal Housing Commissioner, party of the first part,

AND

Gregory A. Mayo and Eve G. Mayo

of 1052 Standish Ave
Turnersville NJ 08012

party(ies) of the second part.

WITNESSETH, That the said party of the first part, for and in consideration of the sum of **TWO HUNDRED TWENTY THREE THOUSAND NINE HUNDRED NINETY NINE AND 00/100 DOLLARS (\$223,999.00)** lawful money of the United States of America, to him in hand well and truly paid, by the said party(ies) of the second part, at or before the sealing and delivering of these presents, the receipts whereof is hereby acknowledged, and the said party of the first part being therewith fully satisfied, contented and paid, has given, granted, bargained, sold, aliened, released, enfeoffed, conveyed and confirmed and by theses presents does give, grant, bargain, sell, alien, released, enfeoff, convey and confirm unto the said party(ies) of the second part, forever, all those lands and premises specifically described a follows:

SEE ATTACHED LEGAL DESCRIPTION

BEING the same property acquired by the party of the first part pursuant to the provisions of the National Housing Act, as amended (12 USC 1701 et seq.) and the Department of Housing and Urban Development Act (79 Stat. 667).

Record & Return To:
Independence Abstract & Title Agency
1040 Kings Highway North
Suite 700
Cherry Hill, NJ 08034
(856) 779-0099

2005-39979

CONSIDERATION: \$223,999.00 EXEMPT CODE: E

County	State	N.P.N.R.F.	Total
\$.00	\$.00	\$.00	\$.00
P.H.P.F.A.	E.A.A.		
\$.00	\$.00		
GEN PURP	C)\$1M		
\$.00	\$.00		
NJGLPIND	Date: 7/08/2005		

THIS DEED IS NOT TO BE IN EFFECT UNTIL: 6-17-05



1040 Kings Highway North, Suit
Cherry Hill, NJ 08034-1923
Telephone: 856-779-0099 Fax: 856-779-9390
www.independenceabstract.com

Agents for
First American Title Insurance Company

**REVISED
SCHEDULE C
LEGAL DESCRIPTION**

File Number: 2005-39979HDP

ALL that certain lot, parcel or tract of land, situate and lying in the Township of Washington, County of Gloucester, State of New Jersey, and being more particularly described as follows:

BEGINNING at a point along the Northerly line of Standish Drive (50 feet right of way) said point being the division line of Lots 16 and 17 on said Block and Plan hereinafter mentioned; thence

- (1) South 74 degrees 10 minutes 21 seconds West, a distance of 75.00 feet to a point; thence
- (2) North 15 degrees 49 minutes 39 seconds West, a distance of 127.50 feet to a point; thence
- (3) North 74 degrees 10 minutes 21 seconds East, a distance of 75.00 feet to a point; thence
- (4) South 15 degrees 49 minutes 39 seconds East, a distance of 127.50 feet to the point and place of beginning.

Being Lot 17 Block 261 on Final Plat of Lots, Section 14, "Whitman Square", filed 10/18/65 as Map #3-173.

FOR INFORMATIONAL PURPOSES ONLY: Commonly known as: 1052 Standish Drive, Turnersville, NJ 08012.

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot 17 in Block 261 on the Township of Washington Tax Map.

BB
AH

TOGETHER with all and singular the houses, buildings, trees, ways, waters, profits, privileges, and advantages, and with the appurtenances to the same belonging or in anywise appertaining: AND ALSO all the estate, right, title, interest, property, claim and demand whatsoever, of the said party of the first part, of, in and to the same, and of, in and to every part and parcel thereof:

TO HAVE AND TO HOLD, all and singular the above described land and premises, with the appurtenances, to the only proper use, benefit and be hoof of the said party(ies) of the second part, and the heirs and assigns of said party(ies) of the second part, forever:

SAID CONVEYANCE is made SUBJECT to all covenants, easements, restrictions, reservations, conditions and rights appearing of record against the above-described property, also SUBJECT to any state of facts that an accurate survey of said property would show:

AND THE SAID party of the first part, for himself, his successors and assigns, and all claiming by, through or under him, does covenant, promise and agree to and with the said party(ies) of the second part, and the heirs and assigns of said party(ies) of the second part, that he has not made, done, committed, executed or suffered any act acts, thing or things whatsoever, whereby or by means whereof the above mentioned and described premises, or any part, or parcel, thereof, now are, or at any time hereinafter shall or may be impeached, charged, or encumbered, in any manner or way whatsoever:

IN WITNESS WHEREOF the undersigned has set his hand and seal as Attorney in fact for and on behalf of the said Secretary of Housing and Urban Development, under authority and by virtue of the Code of Federal Regulations, Title 24, Chapter II, Part 200, Subpart D, and 35 F.R., 16101 (10-14-70) as amended.

Signed, sealed and delivered
In the Presence of:

Alphonso Jackson,
Secretary of Housing and Urban Development
By: NATIONAL HOME MANAGEMENT SOLUTIONS, INC.,
Attorney in Fact

Rachel Edwards
Rachel Edwards

By: *Crystal Novak*
Crystal Novak

STATE OF *NJ*, COUNTY OF *Camden* SS.:

I CERTIFY that on *6-17*, 2005

Personally came before me and stated to my satisfaction that this person: *Crystal Novak*

- (a) was the maker of this deed;
- (b) executed this Deed as her own act; and
- (c) made this Deed for \$ 223,999.00 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. 46:15-1)

Marya T. Zacamy
MARYA T. ZACAMY

Notary Public of New Jersey
My Commission Expires April 28, 2008

(Chapter 49, P.L.1968, as amended through Chapter 66, P.L. 2004)

To be recorded with deed pursuant to Chapter 49, P.L. 1968,
BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ

CONSIDERATION: \$223,999.00 EXEMPT CODE: E

STATE OF NEW JERSEY

} SS.

COUNTY OF CAMDEN

County	State	N.P.N.R.F.	Total
\$0.00	\$0.00	\$0.00	\$0.00
P.H.P.F.A.	E.A.A.		
\$0.00	\$0.00		
GEN PURP	C) \$1M		
\$0.00	\$0.00		
NJGLPIND			

Date: 7/08/2005

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

Deponent, Sandi Merryfield, being duly sworn according to law upon his/her oath,
(Name)
deposes and says that he/she is the Seller's Representative in a deed dated 6-17-05 transferring
(Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)
real property identified as Block number 261 Lot number 17 located at
1052 Standish Drive, Township of Washington, Gloucester and annexed thereto.
(Street Address, Municipality, County)

(2) CONSIDERATION \$ 223,999.00 (See Instructions #1 and #5 on reverse side)

(3) FULL EXEMPTION FROM FEE (See Instruction #6 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 Chapter 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

By or to the United State of America, the State, or any instrumentality, agency or subdivision thereof.

(4) PARTIAL EXEMPTION FROM FEE (See Instruction #7 on reverse side)

PARTIAL EXEMPTION FROM FEE EXEMPTION FROM FEE (See Instructions #7 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 #7 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 or disabled persons must also meet all of the following criteria.

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

*IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANTOR NEEDS TO QUALIFY IF OWNED AS TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (See Instruction #7 on reverse side)

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

(5) NEW CONSTRUCTION (See Instructions #8 and #10 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.

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 66, P.L. 2004.

Subscribed and sworn to before me
this 17 day of June, 2005

Sandi AA
Signature of Deponent
1040 Kings Highway North, Suite 700
Cherry Hill, NJ 08034
Deponent Address

Sandi Merryfield

Alfonso Jackson, Secretary of Housing
and Urban Development

Grantor Name
451 7th St SW
Washington DC 20410-3451
Grantor Address at Time of Sale

Independence Abstract and Title Agency
Name/Company of Settlement Officer

DAWN M. DeVALERIO
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires September 14, 2007

FOR OFFICIAL USE ONLY

Instrument Number _____ County _____

Deed Number _____ Book _____ Page _____

Deed Dated _____ Date Recorded _____