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DOCKET#:10575 Type:ERX-Deed
PAGES:5

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 1225407 02:55:07 PM

04/07/2025
DB 7156 303

Fee:\$ 70.00

CONSIDERATION:\$ 149,000.00 Tax/Code: STANDARD UNDER 350K

COUNTY:	149.00	STATE :	372.50
NJAHTF :	0.00	EAA :	0.00
PHPFA :	74.50	GEN PURP	0.00
1% OVER:	0.00		

REALTY TOTAL: \$ 596.00

GRANTEE ADDRESS: 1092 LOCKSLEY COURT

WEST DEPTFORD
NJ-08096

DOCUMENT DATE: 03/31/2025

MUNICIPALITY: WOODBURY BLOCK: 203 LOT: 7

PARTIES:

FIRST PARTY-HALL OF FAME HOME BUYERS LLC
SECOND PARTY-WINDUP LLC

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

DEED

This Deed is made on March 31, 2025,

BETWEEN Hall of Fame Home Buyers LLC, a New Jersey Limited Liability Company, whose address is 3 S. Broad Street, Suite 2D, Woodbury, NJ 08096, referred to as the Grantor,

AND

Wind Up LLC, a New Jersey Limited Liability Company, whose address is 1092 Locksley Court, West Deptford, NJ 08096-3116, 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 described below to the Grantee. This transfer is made for the sum of One Hundred Forty-Nine Thousand Dollars (\$149,000.00). The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality: Township of West Deptford, Block No. 203, Lot 7, Qualifier

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

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

BEING the same real property which became vested in Hall of Fame Home Buyers LLC, a New Jersey limited liability company, by deed from Inspira Medical Centers Inc., f/k/a Underwood Memorial Hospital, dated February 25, 2025, and recorded March 3, 2025 in the Gloucester County Clerk's Office in Deed Book 7138, Page 42, *et seq.*

Subject to easements and restrictions of record and rights to public utilities.

The street address of the Property is: 132 West Red Bank Avenue, Woodbury, NJ 08096

4. **Promises by Grantors.** The Grantors promise that the Grantors have 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 Grantors have 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 Grantors).

EXHIBIT A

File No.: LH-21831

LEGAL DESCRIPTION

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

All that certain Lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in West Deptford Township, County of Gloucester, State of NJ :

BEGINNING at a point located at the intersection formed by the northerly sideline of Red Bank Avenue (50.00 feet wide) and the easterly sideline of Crammer Avenue (50.00 feet wide), and runs

(1) Along the easterly sideline of said Crammer Avenue, North 35 degrees 00 minutes 00 seconds East, a distance of 165.29 feet to a corner formed by the easterly sideline of said Crammer Avenue and a 16.50 feet wide Alley; thence

(2) Along the sideline of said Alley, South 55 degrees 00 minutes 00 seconds East, a distance of 100.00 feet to a point in said sideline and corner to Lot 6, Block 203; thence

(3) Along the line of Lot 6, South 35 degrees 00 minutes 00 seconds West, a distance of 165.29 feet to a point corner to Lot 6 and in the northerly sideline of said Red Bank Avenue, thence

(4) Along the northerly sideline of Red Bank Avenue, North 55 degrees 00 minutes 00 seconds West, a distance of 100.00 feet to the point and place of Beginning.

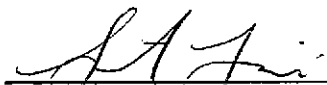
Note: Being Lot(s) 7, Block 203, Tax Map of the West Deptford Township, County of Gloucester.

Note: Lot and Block shown for informational purposes only.

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot ⁷ in Block ²⁰³ on the City of Woodbury Tax Map.

5. Signatures. The Grantors signed this Deed as of the date at the top of the first page.

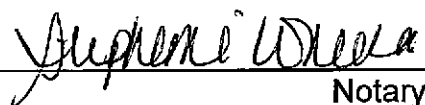
Hall of Fame Home Buyers LLC

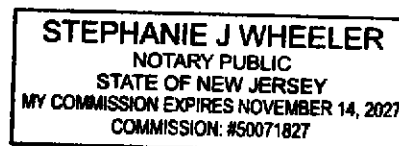

By: Santini Lancioni, Member

STATE OF NEW JERSEY, COUNTY OF Gloucester :ss

I CERTIFY that on March 31, 2025, Santini Lancioni, Member of Hall of Fame Home Buyers LLC, the Grantor herein, personally came before me and stated to my satisfaction that he/she (or if more than one, each person):

- (a) is one of the makers of this Deed;
- (b) was authorized to and did execute this Deed as a Member of Hall of Fame Home Buyers LLC, the entity named in this deed; and
- (c) made this Deed for \$149,000.00 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.
- (d) executed this Deed as the act of the entity.


Notary Public



Prepared by:
John Scott Abbott, Esq.

GIT/REP-3
(8-24)
(Print or Type)

State of New Jersey Seller's Residency Certification/Exemption

Seller's Information

Name(s)
Hall of Fame Home Buyers, LLC

Current Street Address
3 South Broad Street, Ste 2D

City, Town, Post Office
Woodbury

State
NJ

ZIP Code
08096

Property Information

Block(s) 203 Lot(s) 7 Qualifier

Street Address
132 West Red Bank Avenue

City, Town, Post Office
Woodbury

State
NJ

ZIP Code
08096

Seller's Percentage of Ownership 100.00%	Total Consideration \$149,000.00	Owner's Share of Consideration \$149,000.00	Closing Date 03/31/2025
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Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 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.
- 7a. ☐ 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 CODE 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. See instructions.
- 7b. ☐ Seller **only** received 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.
15. ☐ The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
16. ☐ The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

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.

3/31/25
Date

[Signature]
Signature (Seller)

☐ Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact