



Consideration: 280,000.00 Tax/Code: D
 County: 280.00 State: .00
 NJAHTF: 595.00 PHPFA: 140.00
 EAA: 544.00
 GenPur: .00
 C) \$1M: .00 REALTY TOTAL: 1,559.00

Docket: 00035135
 Type: DEE Pages: 5
 James N. Hogan, Gloucester County Clerk
 Receipt #: 377115 12:48:35P Oct 14, 2014
 Recording Fee: 80.00 DB 5243 148

Prepared by: Elaine Geist
 Vice President - Indianapolis RAC
 Beazer Homes Corp.

Deed of New Construction

This Deed is made on August 20, 2014

Between

BEAZER HOMES, CORP.
a Tennessee Corporation
 Foreign Profit Corp.-14A:13-1, et seq, Home Jurisdiction: TN,
 NJ Business ID Number 0100764291
 1210 Northbrook Drive, Suite 260
 Trevoze, PA 19053

referred to as the Grantor.

And

ROXANNE DIJOSIE
 774 Allison Drive
 Williamstown, NJ 08094

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 **\$280,000.00**. The Grantor acknowledges receipt of this money.

Tax Map Reference. The property located in the Municipality of the **Township of Monroe, County of Gloucester, State of New Jersey, Block 13102, Lot 10.**

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

All that certain tract or parcel of land and premises situate in the Township of Monroe, County of Gloucester, State of New Jersey, more particularly described as follows:

Being known as **Block 13102, Lot 10**, as shown on Final Major Subdivision Plan Federal Hill, filed in the Gloucester County Clerk's Office on November 30, 2009 as Map #4350.

Commonly known as **774 Allison Drive, Williamstown, NJ 08094.**

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 Major Subdivision Plan Federal Hill, filed in the Gloucester County Clerk's Office on November 30, 2009 as Map #4351

BEING THE SAME LAND AND PREMISES, which became vested in Beazer Homes, Corp., a Tennessee Corporation by Deed from Patriot Communities, LLC, a New Jersey limited liability company, dated May 17, 2013, recorded May 23, 2013 in the Gloucester County Clerk's Office in Deed Book 5076, page 1.

RECORD & RETURN TO:
 FOUNDATION TITLE, LLC
 57 EUCLID STREET
 WOODBURY, NJ 08096
 (856) 853-0883

213-30608-rec

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)

Names(s)

Beazer Homes, Corp.

Current Resident Address:

Street: 1210 Northbrook Drive, Suite 260

City, Town, Post Office

Trevose

State

PA

Zip Code

19053

PROPERTY INFORMATION (Brief Property Description)

Block(s)

13102

Lot(s)

10

Qualifier

Street Address:

774 Allison Drive

City, Town, Post Office

Williamstown

State

NJ

Zip Code

08094

Seller's Percentage of Ownership

100%

Consideration

\$280,000.00

Closing Date

9/29/2014

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 10 apply to Residents and 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 (see instructions).
☐ No non-like kind property received.
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.
9. ☐ The property being sold is subject to a short sale instituted by the mortgagee, whereby the seller has 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 being recorded is a deed dated prior to the effective date of P.L. 2004, c. 55 (August 1, 2004), and was previously unrecorded.

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. By checking this box ☐ I certify that the 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.

Date

Date

Signature

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

Signature

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

Promises by Grantor. The Grantor promises and warrants that Grantor, by acts of the Grantor, has not encumbered 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 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:

**Beazer Homes, Corp.
a Tennessee Corporation**

[Signature]

By:

[Signature]
**Elaine Geist
Vice President - Indianapolis RAC**

State of Pennsylvania

§:

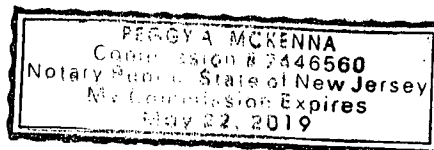
8/20/2014

County of Bucks

I CERTIFY that on *[Signature]*, 2014, **Elaine Geist** personally came before me and acknowledged under oath, to my satisfaction, that:

- (a) she signed, sealed and delivered the attached Deed as **Vice President - Indianapolis RAC of Beazer Homes, Corp., a Tennessee Corporation as designated in Resolution No. BHC-2014 of Beazer Homes Corp., Appointment of Officers and Signatories, Indianapolis Regional Accounting Center ("RAC")**, 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) she 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 **\$280,000.00**.

[Signature]



WFG National Title Insurance Company

File Number: 213-30608

SCHEDULE C ALTA COMMITMENT

LEGAL DESCRIPTION

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

Beginning at a point in the Southeasterly line of Allison Drive at the division line of Lots 10 and 11, Block 13102 on Plan hereinafter mentioned; thence

- (1) South 18 degrees 31 minutes 34 seconds East 125.07 feet to a point; thence
- (2) South 71 degrees 28 minutes 26 seconds West 19.36 feet to a point; thence
- (3) South 21 degrees 13 minutes 13 seconds East 4.07 feet to a point; thence
- (4) North 68 degrees 46 minutes 47 seconds West 130.00 feet to a point in the curved Southeasterly line of Allison Drive; thence
- (5) Northeastwardly along the curved Southeasterly line of Allison Drive, curving to the right, on a radius of 125.00 feet, an arc distance of 109.64 feet to a point of tangency in the same; thence
- (6) North 71 degrees 28 minutes 26 seconds East along the Southeasterly line of Allison Drive 25.80 feet to the point and place of beginning.

BEING known and designated as Lot 10, Block 13102 as shown in a map entitled "Final Major Subdivision Plan, Federal Hill" filed in the Gloucester County Clerk's Office on November 30, 2009 as Map No. 4350.

NOTE: Being Lot: 10, Block: 13102; Tax Map of the Township of Monroe, County of Gloucester, State of New Jersey.

NOTE FOR INFORMATION ONLY: Mailing Address is 774 Allison Dr, Williamstown, NJ 08094-3598

NOTE: Lot and Block shown for informational purposes only.

RTF-1 (Rev. 7/14/10)
MUST SUBMIT IN DUPLICATE

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
0811

MUNICIPALITY OF PROPERTY LOCATION Monroe 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 (Instructions #3 and #4 on reverse side)

Deponent, Elaine Geist, being duly sworn according to law upon his/her oath,
(Name)
deposes and says that he/she is the VP Ind. RAD, Beazer Homes, Corp. in a deed dated _____ transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

real property identified as Block number 13102 Lot number 10 located at
774 Allison Drive, Williamstown, NJ 08094 and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION \$ _____ (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:
(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 (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, #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 29 day of Sept, 2014

Signature of Deponent

Beazer Homes, Corp.

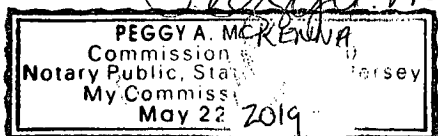
Grantor Name

1210 Northbrook Dr, Trevoise, PA
Deponent Address

1210 Northbrook Dr, Trevoise, PA
Grantor Address at Time of Sale

xxx-xxx-780
Last three digits in Grantor's Social Security Number

Title America Agency, LLC
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 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 it 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's website at: www.state.nj.us/treasury/taxation/lpt/localtax.shtml