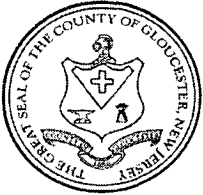


213-36176

Gloucester County Recording Data Page Honorable James N. Hogan Gloucester County Clerk 	Official Use Only – Barcode 00010837*  Docket: 00010837 Type:DEE Pages:6 James N. Hogan, Gloucester County Clerk Receipt#:737117 03:05:37P Mar 26,2018 Recording Fee: 90.00 DB 5839 105
Official Use Only – Record & Return	Official Use Only – Realty Transfer Fee Consideration: 231,000.00 Tax/Code: S County: 231.00 State : 577.50 NJAHTF: 121.50 PHPFA : 115.50 EAA : 131.30 GenPur: .00 C)>1M : .00 REALTY TOTAL: 1,176.80
Date of Document: March 16, 2018	Type of Document: DEED
First Party Name: Safegard Realty, LLC	Second Party Name: AMS Services LLC and Carmen Trifiletti
Additional Parties:	

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
Block:84	Lot: 25
Municipality: Glassboro	
Consideration: \$231,000.00	
Mailing Address of Grantee: 1 Fox Hollow Lane, Sewell, NJ, 08080	

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY	
Original Book:	Original Page:

90

81336176

PREPARED BY: DAVID A. WOLLMAN, ESQ.

Preparer signature no longer required by NJSA 46:26A-3

DEED

RECORD & RETURN TO:
FOUNDATION TITLE LLC
57 EUCLID STREET
WOODBURY NJ 08096
(856) 853-0083

THIS DEED is made on the 16 day of March, 2018 between

SAFEGARD REALTY, LLC,

100 Granite Drive, Suite 205
Media, PA. 19063

Grantor(s)

AND

AMS SERVICES LLC and CARMEN TRIFILETTI,

1 Fox Hollow Lane
Sewell NJ 08080

Grantee(s)

In return for the payment to the Grantor(s) by the Grantee(s) of **TWO HUNDRED THIRTY ONE THOUSAND DOLLARS (\$231,000.00)**, the Grantor(s) grant and convey to Grantee(s) all of the land and premises located in the Borough of Glassboro, County of Gloucester, and State of New Jersey and being further described as follows:

BEGINNING at an iron pin set in the Northeasterly line of Laurel Avenue, formerly known as Franklin Street (50.00 feet wide), said point being in the Southerly line of a 10.00 foot wide right-of-way, and running; thence

- (1) Along the Southerly line of the right-of-way, North 70 degrees 10 minutes 00 seconds East, a distance of 169.07 feet to an iron bolt found; thence
- (2) South 21 degrees 32 minutes 00 seconds East, a distance of 166.94 feet to an iron pin set; thence
- (3) South 68 degrees 28 minutes 00 seconds West, a distance of 89.88 feet to an iron pin set; thence
- (4) South 20 degrees 43 minutes 25 seconds East, a distance of 11.80 feet to an iron pin set in the Northeasterly line of Laurel Avenue; thence
- (5) Along said Northeasterly line, North 44 degrees 47 minutes 00 seconds West, a distance of 200.00 feet to the point and place of BEGINNING.

BEING Lot 25, Block 84 as shown on the Official Tax Map of the Borough of Glassboro, County of Gloucester, State of New Jersey.

MAILING ADDRESS: 200 Laurel Ave, Glassboro, New Jersey 08028-2215.



SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

Safeguard Realty, LLC

Current Resident Address:

Street: 100 Granite Drive Suite 205

City, Town, Post Office

Medic

State

PA

Zip Code

19063

PROPERTY INFORMATION

Block(s)

84

Lot(s)

25

Qualifier

Street Address:

200 Laurel Ave

City, Town, Post Office

Glassboro

State

NJ

Zip Code

08028-2215

Seller's Percentage of Consideration

Ownership

100%

\$231,000.00

Owner's Share of

Consideration

\$231,000

Closing Date

March 16, 2018

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to Residents and Non-Residents)

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 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.

3-12-18

Date

X

Robert V. Donato, III, Member, Safeguard Realty, LLC.
Signature (Seller) Please indicate if Power of Attorney or Attorney in Fact

Date

Edward R. Edmunds, IV, Member, Safeguard Realty, LLC.
Signature (Seller) Please indicate if Power of Attorney or Attorney in Fact

State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

Safeguard Realty, LLC

Current Resident Address:

Street: 100 Granite Drive Suite 205

City, Town, Post Office

Media

State

PA

Zip Code

19063

PROPERTY INFORMATION

Block(s)	Lot(s)	Qualifier
84	25	

Street Address:

200 Laurel Ave

City, Town, Post Office

Glassboro

State

NJ

Zip Code

08028-2215

Seller's Percentage of Consideration

Ownership

100%

\$231,000.00

Owner's Share of

Consideration

\$231,000

Closing Date

March 16, 2018

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to Residents and Non-Residents)

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.
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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.

3-12-18

Date

x RV Donato

Robert V. Donato, III, Member, Safeguard Realty, LLC.

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

Date

Edward R. Edmunds, IV, Member, Safeguard Realty, LLC.

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

BEING the same land and premises which became vested in **SAFEGARD REALTY, LLC**, by Deed from **NORBERTO TORRES and KATHERINE DESTEFANO TORRES, H/W**, dated December 23, 2015, recorded January 11, 2016 in the Gloucester County Clerk's/Register's Office in Deed Book 5417, Page 36.

The Grantor(s) have received full payment from the Grantee(s).

Promises by Grantor(s). The Grantor(s) promise that Grantor(s) 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 Grantor(s) 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 Grantor(s)).

The Grantor(s) sign this Deed on the first date above. If the Grantor(s) is a corporation, this deed is signed by its corporate officers and its corporate seal is affixed.

SIGNED SEALED AND DELIVERED
IN THE PRESENCE OF OR ATTESTED BY:

SAFEGARD REALTY, LLC

Rebecca MacMullen BY: X R V Donato, III
ATTESTED Rebecca ROBERT V. DONATO, III, MEMBER
Witness: MacMullen

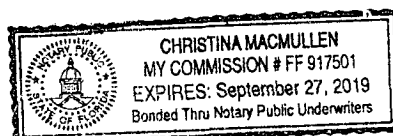
ACKNOWLEDGMENT

STATE/Commonwealth of Florida :
COUNTY OF Palm Beach SS:
:

I am a Notary, an officer authorized to take acknowledgments and proofs in this State/Commonwealth.

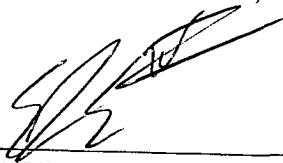
On March 12 2018, ROBERT V. DONATO, III (from now on called the "witness") appeared before me in person and acknowledged that he/she is MEMBER of SAFEGARD REALTY, LLC the Company named in this Deed and the he/she signed, sealed and delivered this deed and as and for the voluntary act and deed of the entity authorized by a proper resolution of the entity and that the full and actual consideration paid or to be paid for the transfer of title to realty evidenced by this Deed, as such consideration is defined in P.L. 1968, C.49, 1(c), is \$231,000.00.

Christina MacMullen
Notary Public



SIGNED SEALED AND DELIVERED
IN THE PRESENCE OF OR ATTESTED BY:

SAFEGARD REALTY, LLC

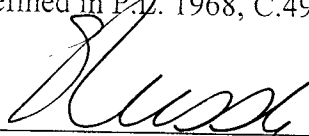
ATTESTED  BY: 
EDWARD R. EDMUNDS, IV, MEMBER

ACKNOWLEDGMENT

STATE/Commonwealth of _____ :
COUNTY OF Gloucester SS: _____

I am a NOTARY, an officer authorized to take acknowledgments and proofs in this State/Commonwealth.

On 3/16 2018, EDWARD R. EDMUNDS, IV (from now on called the "witness") appeared before me in person and acknowledged that he/she is MEMBER of SAFEGARD REALTY, LLC the Company named in this Deed and the he/she signed, sealed and delivered this deed and as and for the voluntary act and deed of the entity authorized by a proper resolution of the entity and that the full and actual consideration paid or to be paid for the transfer of title to realty evidenced by this Deed, as such consideration is defined in P.L. 1968, C.49, 1(c), is \$231,000.00.


Notary Public

SHARON L. KESSLER
Notary Public of New Jersey
My Commission Expires September 18, 2018