



E-recorded

DOCKET#:50909 Type:ERX-Deed
PAGES:5

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 712306 12:42:58 PM

12/28/2017
DB 5793 334

Fee:\$ 70.00

CONSIDERATION:\$ 35,500.00 Tax/Code: STANDARD UNDER 350K

COUNTY:	35.50	STATE :	88.75
NJAHTF :	0.00	EAA :	0.00
PHPFA :	17.75	GEN PURP	0.00
1% OVER:	0.00		

REALTY TOTAL: \$ 142.00

GRANTEE ADDRESS: 127 GREENWICH AVENUE

PAULSBORO
NJ -08066

DOCUMENT DATE: 12/11/2017

MUNICIPALITY: PAULSBORO BLOCK: 19 LOT: 19

PARTIES:

FIRST PARTY-AMERICAN MUTUAL FUNDLLC
SECOND PARTY-LINDSEY LAVADA

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

55841w

Prepared by:

Adam Araten, Esq.

RECORD and RETURN TO:
 YOUR HOMETOWN TITLE
 1814 Route 70 East, Suite 250
 Cherry Hill, NJ 08003

DEEDThis DEED is made on December 11, 2017 and delivered on 12/27/17

BETWEEN

American Mutual Fund, LLC, a Washington Limited Liability Company,

whose address is P.O. Box 3295, Kirkland, WA 98083-3295

referred to as Grantor

AND

Lcyada Lindsey

whose address is about to be 127 Greenwich Avenue, Paulsboro, NJ 08066

referred to as Grantee.

The words "Grantor" and "Grantee" include all Grantors and all Grantees under this Deed.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) to the Grantee all the property listed below. This transfer is made for the sum of **THIRTY-FIVE THOUSAND, FIVE HUNDRED DOLLARS (\$35,500.00)**. The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-1.1) **Borough of Paulsboro.** Block Number 19; Lot Number 19.

Property. The property consists of the land and all the buildings and structures on the land in the **Borough of Paulsboro, County of Gloucester, State of New Jersey.**

The legal description is:

SEE ATTACHED EXHIBIT "A".

BEING the same premises conveyed to the Grantor as follows:

American Mutual Fund, LLC, by deed from Wells Fargo Bank, National Association, as Trustee for Securitized Asset Backed Receivables LLC Trust 2005-FR1, Mortgage Pass-Through Certificates, Series 2005-FR1, BY: Ocwen Loan Servicing, LLC, as Attorney-In-Fact, dated October 19, 2017, recorded December 6, 2017, in the Gloucester County Clerk/Register's Office in Deed Book 5782, Page 20.

Wells Fargo Bank, National Association, as Trustee for Securitized Asset Backed Receivables LLC Trust 2005-FR1, Mortgage Pass-Through Certificates, Series 2005-FR1, by deed from Carmel M. Morina, Sheriff of the County of Gloucester, in the State of New Jersey, dated May 31, 2017, recorded July 11, 2017, in the Gloucester County Clerk/Register's Office in Deed Book 5686, Page 260.

BEING commonly known as 127 Greenwich Avenue, Paulsboro, NJ 08066.

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

EXHIBIT "A"

LEGAL DESCRIPTION

File No.: **5584KW-01**

ALL THAT CERTAIN tract or parcel of land and premises lying, being and situate in Paulsboro Borough, Gloucester County, and State of New Jersey being more particularly described as follows:

BEGINNING at a point in the Easterly line of Greenwich Avenue 60 feet wide distant 172.99 feet Southwardly from the intersection of the Southerly line of Riverview Avenue (50 feet wide) and the Easterly line of Greenwich Avenue; thence

- 1. Along the Easterly line of Greenwich Avenue South 06 degrees 24 minutes 0 seconds West 50 feet to a point; thence**
- 2. Along lands now or formerly of the Borough of Paulsboro and also along lands now or formerly of Herbert Mattson North 86 degrees 28 minutes 42 seconds East 170.67 feet to a point; thence**
- 3. Along lands now or formerly of Herbert Mattson and lands now or formerly of John Vaczi and George Wollman North 08 degrees 36 minutes 0 seconds East 50.375 feet to a point; thence**
- 4. Along lands now or formerly of Angelo Licciardello and Rick Licciardello South 86 degrees 28 minutes 42 seconds West 172.635 feet to the point and place of BEGINNING.**

BEING premises No. 127 Greenwich Avenue.

BEING Block: 19, Lot: 19

BEING the same land and premises which became vested in Wells Fargo Bank, National Association, as Trustee for Securitized Asset Backed Receivables LLC Trust 2005-FRI, Mortgage Pass-Through Certificates, Series 2005-FRI, by deed from Carmel M. Morina, Sheriff of the County of Gloucester, in the State of New Jersey, dated 5/31/2017, recorded 7/11/2017, in the Gloucester County Clerk/Register's Office in Deed Book 5686, Page 260.



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
(9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

American Mutual Fund, LLC, by authorized signer, Calvin Ross

Current Street Address

P.O. Box 3295

City, Town, Post Office Box

State

Zip Code

Kirkland

WA

98083

PROPERTY INFORMATION

Block(s)

Lot(s)

Qualifier

19

19

Street Address

127 Greenwich Avenue

City, Town, Post Office Box

State

Zip Code

Paulsboro

NJ

08066

Seller's Percentage of Ownership

Total Consideration

Owner's Share of Consideration

Closing Date

100%

\$35,500.00

\$35,500.00

12/27/17

SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 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.
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 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.

12/11/17
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 rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

Under and subject to all easements, rights of way, restrictions, conditions, agreements and any other similar encumbrances of record, if any.

Signatures. The Grantor signs this Deed as of the date shown at the top of the first page.

Witnessed by:

Steve Price
Steve Price

Calvin Ross

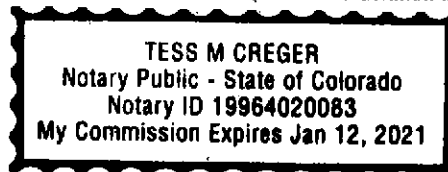
Calvin Ross, Authorized Signer
American Mutual Fund, L.L.C.,
A Washington Limited Liability Company

STATE OF Colorado, COUNTY OF Jefferson, SS:

I CERTIFY that on this 1st day of December, 2017,

Calvin Ross, as Authorized Signer for American Mutual Fund, LLC, 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 this Deed;
- (b) signed, sealed and delivered this Deed as authorized signatory of American Mutual Fund, LLC; and
- (c) made this Deed for \$35,000.00 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)



Tess M Creger
Notary Public

Record and Return to: