

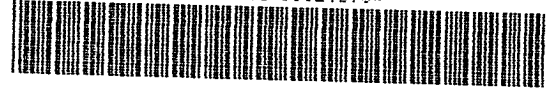
521032
Record and return:
FIRST AMERICAN TITLE
P.O. Box 327
Plainsboro, NJ 08536-0327

Prepared by:

Vicki B. Finkelstein
Vicki B. Finkelstein, Esquire

DEED

60 2012 00024395



This Deed is made as of June 12, 2012,

BETWEEN

Docket: 00024395
Type: DEE Pages: 5
James N. Hogan, Gloucester County Clerk
Receipt #: 142976 02:57:52P Jun 18, 2012
Recording Fee: \$0.00 DB 4971 336

GLOUCESTER NEW COMMUNITIES COMPANY, INC., a New Jersey corporation,

having its principal office c/o W. R. Grace & Co., 7500 Grace Drive, Columbia, Maryland 21044,

referred to as the Grantor,

AND

SUMMIT VENTURES L.L.C., a New Jersey limited liability company,

having its principal office c/o Cohen Schatz Associates, 701 Cooper Road, Suite 7, Voorhees, New Jersey 08043,

referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

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 SIX HUNDRED SEVENTY-TWO THOUSAND SEVEN HUNDRED SEVENTY-TWO AND 32/100 DOLLARS (\$672,772.32). The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Woolwich Township

Block 2, Lots 6Q and 7Q; Block 4, Lots 3Q and 4Q; Block 28, Lots 5, 5Q and 6.01Q

Property. The property consists of the hereafter described land located in the Township of Woolwich, County of Gloucester and State of New Jersey. The legal description is as follows:

ALL THAT CERTAIN tract or parcel of land situate in the Township of Woolwich, County of Gloucester, State of New Jersey, being known as Lots 6Q and 7Q of Block 2, Lots 3Q and 4Q of Block 4, and Lots 5, 5Q and 6.01Q of Block 28 on the official Tax Map of the Township of Woolwich.

Consideration: 672,772.32 Tax/Code: S
County: 673.00 State: 1,682.50
NJAHF: 784.50 PHPFA: 336.50
EAA: 1,147.90
GenPur: 1,334.40
C) \$1M: .00 REALTY TOTAL: 5,958.80



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)

Gloucester New Communities Company, Inc.

Current Resident Address:

Street: c/o W. R. Grace & Co., 7500 Grace Drive

City, Town, Post Office

Columbia

State

MD

Zip Code

21044

PROPERTY INFORMATION (Brief Property Description)

Block(s)

Lot(s)

Qualifier

Block 2, Lots 6Q and 7Q; Block 4, Lots 3Q and 4Q; Block 28, Lots 5, 5Q and 6.01Q

Street Address:

1213 Auburn Rd; 1050 and 1080 Auburn Rd; 1278 Auburn Rd; and 1222 Auburn Rd

City, Town, Post Office

Woolwich Township

State

NJ

Zip Code

08085

Seller's Percentage of Ownership

100%

Consideration

\$672,772.32

Closing Date

, 2012

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 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.

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.

Gloucester New Communities Company, Inc.

6-12-2012

Date

By:

Hudson La Force, III, Vice President

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

AS TO BLOCK 2, LOTS 6Q AND 7Q, AND BLOCK 28, LOT 6.01Q: BEING part of the lands and premises which became vested in Gloucester New Communities Company, Inc., a New Jersey corporation, by Deed from Benedetto Scarcioppo and Angela Scarcioppo, his wife, dated 2/19/1974 and recorded on 2/22/1974 in the office of the Clerk of Gloucester County in Deed Book 1257 at Page 755.

AS TO BLOCK 4, LOT 3Q: BEING part of the lands and premises which became vested in Gloucester New Communities Company, a New Jersey partnership, by Deed from Giovanni Monaco and Santa Monaco, his wife, dated 11/7/1973 and recorded 11/9/1973 in the Office of the Clerk of Gloucester County in Deed Book 1252 at Page 446; also Deed from Gloucester New Communities Company, a New Jersey partnership, to Gloucester New Communities Company, Inc., a New Jersey corporation, dated 1/15/1974 and recorded 1/30/1974 in the Office of the Clerk of Gloucester County in Deed Book 1256, page 675; also Quitclaim Deed from Estate of Santa Monaco by Mary Larosa Musumeci, Executrix a/k/a Mary R. Musumeci, to Gloucester New Communities Company, Inc., a New Jersey corporation, dated 9/18/2006 and recorded 10/27/2006 in the Office of the Clerk of Gloucester County in Deed Book 4298 at Page 197.

AS TO BLOCK 4, LOT 4Q: BEING part of the lands and premises which became vested in Gloucester New Communities Company, Inc., a New Jersey corporation, by Deed from Joseph Grasso and Lena Grasso, his wife, dated 10/1/1974 and recorded 10/3/1974 in the Office of the Clerk of Gloucester County in Deed Book 1271 at Page 199, and which is the subject of a Deed of Subdivision by and between Gloucester New Communities Company, Inc., dated 12/24/2003 and recorded 3/11/2004 in the Office of the Clerk of Gloucester County in Deed Book 3741 at Page 198.

AS TO BLOCK 28, LOTS 5 AND 5Q: BEING part of the lands and premises which became vested in Gloucester New Communities Company, Inc., a New Jersey corporation, by Deed from Palma Musumeci, widow, dated 10/31/1973 and recorded 11/5/1973 in the office of the Clerk of Gloucester County in Deed Book 1252 at Page 83.

SUBJECT TO all covenants, easements and restrictions of record and zoning ordinances in effect.

SCHEDULE A

File No.: **NCS-521032-GLAP**

Commitment No.: **NCS-521032-GLAP**

Real property in the City of Woolwich, County of Gloucester, State of New Jersey, described as follows:

ALL THAT CERTAIN tract or parcel of land situate in the Township of Woolwich, County of Gloucester, State of New Jersey, being known as Lots 6Q and 7Q of Block 2, Lots 3Q and 4Q of Block 4, and Lots 5, 5Q and 6.01Q of Block 28 on the official Tax Map of the Township of Woolwich.

NOTE FOR INFORMATIONAL PURPOSES:

AS TO BLOCK 2, LOTS 6Q AND 7Q, AND BLOCK 28, LOT 6.01Q: BEING part of the lands and premises which became vested in Gloucester New Communities Company, Inc., a New Jersey corporation, by Deed from Benedetto Scarcioppo and Angela Scarcioppo, his wife, dated 2/19/1974 and recorded on 2/22/1974 in the office of the Clerk of Gloucester County in Deed Book 1257 at Page 755.

AS TO BLOCK 4, LOT 3Q: BEING part of the lands and premises which became vested in Gloucester New Communities Company, a New Jersey partnership, by Deed from Giovanni Monaco and Santa Monaco, his wife, dated 11/7/1973 and recorded 11/9/1973 in the Office of the Clerk of Gloucester County in Deed Book 1252 at Page 446; also Deed from Gloucester New Communities Company, a New Jersey partnership, to Gloucester New Communities Company, Inc., a New Jersey corporation, dated 1/15/1974 and recorded 1/30/1974 in the Office of the Clerk of Gloucester County in Deed Book 1256, page 675; also Quitclaim Deed from Estate of Santa Monaco by Mary Larosa Musumeci, Executrix a/k/a Mazy R. Musumeci, to Gloucester New Communities Company, Inc., a New Jersey corporation, dated 9/18/2006 and recorded 10/27/2006 in the Office of the Clerk of Gloucester County in Deed Book 4298 at Page 197.

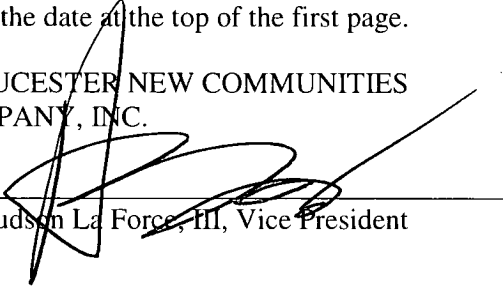
AS TO BLOCK 4, LOT 4Q: BEING part of the lands and premises which became vested in Gloucester New Communities Company, Inc., a New Jersey corporation, by Deed from Joseph Grasso and Lena Grasso, his wife, dated 10/1/1974 and recorded 10/3/1974 in the Office of the Clerk of Gloucester County in Deed Book 1271 at Page 199, and which is the subject of a Deed of Subdivision by and between Gloucester New Communities Company, Inc., dated 12/24/2003 and recorded 3/11/2004 in the Office of the Clerk of Gloucester County in Deed Book 3741 at Page 198.

AS TO BLOCK 28, LOTS 5 AND 5Q: BEING part of the lands and premises which became vested in Gloucester New Communities Company, Inc., a New Jersey corporation, by Deed from Palma Musumeci, widow, dated 10/31/1973 and recorded 11/5/1973 in the office of the Clerk of Gloucester County in Deed Book 1252 at Page 83.

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

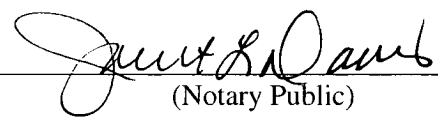
Signatures. The Grantor signs this deed as of the date at the top of the first page.

GLOUCESTER NEW COMMUNITIES
COMPANY, INC.

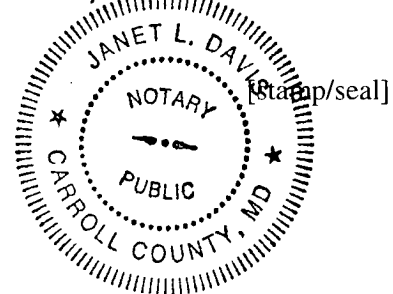
By: 
Hudson La Force, III, Vice President

STATE OF MARYLAND :
: SS.
COUNTY OF HOWARD :

I CERTIFY that on June 12, 2012, before me, the undersigned authority, personally appeared Hudson La Force III, the Vice President of Gloucester New Communities Company, Inc., a New Jersey corporation (the "Corporation"), who acknowledged under oath to my satisfaction that he personally signed and delivered the foregoing instrument, that he was duly authorized to execute the foregoing instrument on behalf of the Corporation, and that he as such authorized officer executed the foregoing instrument as the voluntary act of the Corporation, and that the full and actual consideration paid or to be paid for the transfer of title is \$672,772.32. (Such consideration is defined in N.J.S.A. 46:15-5.).


(Notary Public)

my comm. expires 9/20/2014



Record and Return to: