



E-recorded

DOCKET#:31593 Type:ERX-Deed
PAGES:7

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 1058603 01:11:44 PM

07/26/2022
DB 6720 24

Fee:\$ 90.00

CONSIDERATION:\$ 1.00 Tax/Code:EXEMPT

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

REALTY TOTAL: \$.00

GRANTEE ADDRESS: 725 N. MAIN STREET, SUITE C

GLASSBORO
NJ -08028

DOCUMENT DATE: 07/07/2022

MUNICIPALITY: GLASSBORO BLOCK: 136 LOT: 3

PARTIES:

FIRST PARTY-NAFISA EACHUS
ADDITIONAL PARTY-NAFISA SOELTAN
SECOND PARTY-2 VIRGINIA 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

Prepared by:

John A. Moustakas, Esquire
WADE LONG WOOD & LONG LLC
Attorney ID No. 02155-2002

BARGAIN AND SALE DEED

THIS DEED is made on July 7, 2022,

By **NAFISA EACHUS FKA NAFISA SOELTAN**, whose address is 725 N. Main
St., Ste. C, Glassboro, NJ 08028 referred to as the Grantor,

And **2 VIRGINIA LLC**, whose address is 725 N. Main St., Ste. C,
Glassboro, NJ 08028 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 (called the "Property") described below to the Grantee. This transfer is made for the
sum of **ONE DOLLAR and 00/100 (\$1.00)**. The Grantor acknowledges receipt of this
money.

Tax Map Reference. (N.J.S.A. 46:15-1.1) **Borough of Glassboro, Block No. 136, Lot**
3.

[] No property tax identification number is available on the date of this deed. (Check box if applicable.)

Property. All that certain tract or parcel of land, situated, lying and being in the
Township of Washington, County of Gloucester, State of New Jersey, more particularly
described as:

LEGAL DESCRIPTION

All that certain tract or parcel of land, situated, lying and being in Glassboro Borough, County of Gloucester, and State of New Jersey, more particularly described as follows:

BEGINNING at a point in the Southeasterly line of Virginia Road, 75 feet Southwestwardly, from the Southerly end of the curve connecting the Southeasterly line of Virginia Road, with the Southwesterly line of Deptford Road; said connecting curve having a radius of 25 feet, said beginning point being the division line between Lots 2 and 3, Block 136 on the plan hereinafter mentioned; thence

(1) South 28 degrees 34 minutes 00 seconds West, along the Southeasterly line of Virginia Road, 75 feet to the division line between Lots 3 and 4, Block 136 said plan; thence

(2) South 64 degrees 26 minutes 00 seconds East, along the division line between Lots 3 and 4, Block 136 said plan, 187.50 feet to a point; thence

(3) North 28 degrees 34 minutes 00 seconds East, 75 feet to the division line between Lots 1 and 3, Block 136 said plan; thence

(4) North 61 degrees 26 minutes 00 seconds West, along the division line between Lots 1, 2 and 3, Block 136 said plan, 187.50 feet to the Southeasterly line of Virginia Road and place of beginning.

Being Lot 3, Block 136, Plan of Lots, Dunwoody Downs, Map No. 1388.

NOTE FOR INFORMATION:

BEING known as 2 Virginia Road, Glassboro Borough, Gloucester County, State of New Jersey, Block 136, Lot 3 on the tax map of Glassboro Borough.

NOTE FOR INFORMATION: The mailing address of the premises is 2 Virginia Road, Glassboro, NJ 08028.

GIT/REP-3
(2-21)
(Print or Type)

State of New Jersey Seller's Residency Certification/Exemption

Seller's Information

Name(s)

Nafisa Eachus fka Nafisa Soeltan

Current Street Address

225 N. Main St., Suite C

City, Town, Post Office

Glassboro

State

NJ

ZIP Code

08028

Property Information

Block(s)

136

Lot(s)

3

Qualifier

Street Address

2 Virginia Road

City, Town, Post Office

Glassboro

State

NJ

ZIP Code

08028

Seller's Percentage of Ownership

100

Total Consideration

\$1.00

Owner's Share of Consideration

\$1.00

Closing Date

7/7/22

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.
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.
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.

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

RTF-1 (Rev. 3/2/22)
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

County Municipal Code

MUNICIPALITY OF PROPERTY LOCATION GLASSBORO

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 (See Instructions #3 and #4 on reverse side)

Deponent, NAFISA EACHUS FKA NAFISA SOELTAN being duly sworn according to law upon his/her oath,
(Name)

deposes and says that he/she is the GRANTOR in a deed dated 7/7/22 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

real property identified as Block number 136 Lot number 3 located at

2 Virginia Road, Glassboro

and annexed thereto.

(Street Address, Town)

(2) CONSIDERATION \$ 1.00 (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:
(See Instructions #5A and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation

\$ _____ + 0% = \$ _____

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 (See 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.

RTF - for consideration less than \$100

(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) IF APPLIES ALL BOXES MUST BE CHECKED.

- ☐ 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 and #12 on reverse side) IF APPLIES ALL BOXES MUST BE CHECKED.

- ☐ 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) IF APPLIES ALL BOXES MUST BE CHECKED.

- ☐ 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) INTERCOMPANY TRANSFER IF APPLIES ALL BOXES MUST BE CHECKED. (Instruction #15 on reverse side)

- ☐ Intercompany transfer between combined group members as part of the unitary business
☐ Combined group NU ID number (Required) _____

(9) 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 7 day of July, 2022

Laura A. David

LAURA A. DAVID

NOTARY PUBLIC

STATE OF NEW JERSEY

MY COMMISSION EXPIRES NOV. 14, 2022

FO #56052028

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to:

X NAFISA EACHUS FKA NAFISA SOELTAN

Signature of Deponent

125 N. Main St. Ste C

Deponent Address

Glassboro, NJ 08008

337

Last three digits in Grantor's Social Security Number

Grantor Name

125 N. Main St. Ste C

Grantor Address at Time of Sale

Glassboro, NJ 08008

Foundation Title, LLC

Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY

Instrument Number _____ County _____
Deed Number _____ Book _____ Page _____
Deed Dated _____ Date Recorded _____

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 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 of Taxation website at:

www.state.nj.us/treasury/taxation/rtf/localtax.htm

(See Legal Description Attached)

COMMONLY known as 2 Virginia Road, Glassboro, New Jersey 08028.

BEING the same land and premises which previously became vested in Nafisa Soeltan, by Deed from Robert W. Wear, dated November 24, 2017 and recorded December 14, 2017, in the Gloucester County Clerk's/Register's Office in Deed Book 5787, Page 125.

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).

Binding Effect. This Deed shall bind and benefit not only the Grantor and the Grantee, but also their heirs, personal representatives, successors and assigns.

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

Witnessed by:



NAFISA EACHUS FKA NAFISA SOELTAN
_____(Seal)
NAFISA EACHUS FKA NAFISA SOELTAN

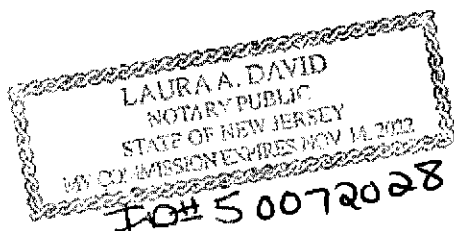
STATE OF NEW JERSEY)

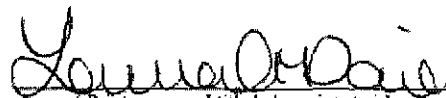
) SS:

COUNTY OF GLOUCESTER)

I CERTIFY that on July 7, 2022, NAFISA EACHUS
FKA NAFISA SOELTAN, personally came before me and acknowledged under oath, to my
satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his or her act and deed; and
- (c) made this Deed for \$1.00 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)




(Print name and title below signature)
Laura David
Closor