



E-recorded

DOCKET#:38280 Type:ERX-Deed
PAGES:8

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 853741 11:30:29 AM

10/08/2019
DB 6172 27

Fee:\$ 100.00

CONSIDERATION:\$ 250,000.00 Tax/Code: STANDARD UNDER 350K

COUNTY:	250.00	STATE :	625.00
NJAHTF :	150.00	EAA :	175.00
PHPFA :	125.00	GEN PURP	0.00
1% OVER:	0.00		

REALTY TOTAL: \$ 1,325.00

GRANTEE ADDRESS: 108 FERRY RD

BRIDGEPORT
NJ-07016

DOCUMENT DATE: 09/27/2019

MUNICIPALITY: LOGAN BLOCK: 305 LOT: 1.01

PARTIES:

FIRST PARTY-WEEKS MARINE INC
ADDITIONAL PARTY-AMERICAN ATLANTIC CO
ADDITIONAL PARTY-AMERICA DREDGING CO
SECOND PARTY-AMERICAN ATLANTIC CO

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

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Prepared by: _____
Richard P. Coe, Jr., Esquire**DEED**

THIS DEED is made the 20 day of Sept, 2019, *delivered on 9/27/19*
BETWEEN

AMERICAN ATLANTIC COMPANY (f/k/a American Dredging Company), a Pennsylvania corporation and subsidiary of **WEEKS MARINE, INC.**, having an address at 4 Commerce Drive, Cranford, New Jersey 07016, referred to as GRANTOR,

AND

BRIDGEPORT BOATYARD HOLDINGS, LLC, a New Jersey limited liability company, with a mailing address of 108 Ferry Road, Bridgeport, New Jersey 08014, referred to as 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 real property described below to the Grantee. This transfer is made for the sum of TWO HUNDRED AND FIFTY THOUSAND AND 00/100 DOLLARS (\$250,000.00). The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:26A-3) Municipality of Logan Block 305, new Lot 1.01 and more commonly known as Raccoon Island, Logan, New Jersey.

Property. The property consists of the land and all the buildings and structures on the land in the Township of Logan, County of Gloucester and State of New Jersey described on Exhibit A attached hereto.

Together with all buildings and improvements erected thereon, and all tenements, hereditaments and appurtenances thereto; subject to current real property taxes, zoning and other governmental restrictions, and all covenants, conditions, restrictions, easements, rights-of-way and other matters of record, and such state of facts as an accurate survey would reveal.

Being a portion of the same lands and premises that was subdivided pursuant to that certain Minor Subdivision Deed dated as of the date hereof, and recorded just prior to this Deed in the Office of the Clerk of Gloucester County, New Jersey, by American Atlantic Company, and also being a portion of the same lands and premises vested in American Atlantic Company, a Pennsylvania corporation a subsidiary of Weeks Marine, Inc., and formerly known as American Dredging Company, by Deed dated June 14, 1961 from Thomas Francis Cadwalader, as Executor and Trustee under the Last Will and Testament of John

Cadwalader, and recorded on June 15, 1961, in Deed Book 1011, Page 14 et. seq., in the Office of the Clerk of Gloucester County, New Jersey.

Type of Deed. 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).

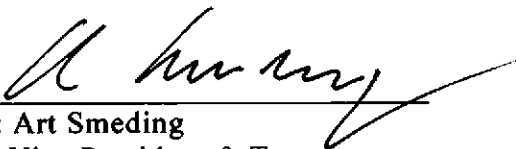
Signatures. This Deed is signed by the Grantor's proper corporate officers as of the date at the top of the first page.

Witness:

GRANTOR:

AMERICAN ATLANTIC COMPANY,
a subsidiary of WEEKS MARINE, INC.

By: 
Name: Elyssa Bradenick

By: 
Name: Art Smeding
Title: Vice President & Treasurer

ACKNOWLEDGMENT

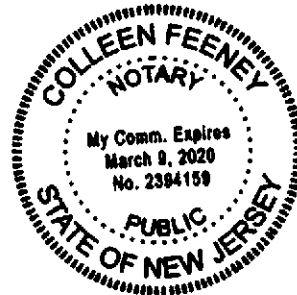
STATE OF NEW JERSEY)
COUNTY OF Union)

I CERTIFY that on September 20, 2019,

Before me, the subscriber, a notary public, personally appeared Art Smeding being by me duly sworn on his oath, deposes and makes proof to my satisfaction that:

- (a) This person is the Vice President & Treasurer of AMERICAN ATLANTIC COMPANY, the Grantor named in the within instrument;
- (b) The execution as well as the making of this Instrument has been duly authorized and said Instrument was signed and delivered as and for the voluntary act and deed of Grantor; and
- (c) This deed was made for \$250,000.00 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).

Colleen Feeney
Notary Public



Record and Return:

Richard P. Coe, Jr., Esquire
WEIR & PARTNERS LLP
A Pennsylvania Limited Liability Partnership
20 Brace Road, Suite 200
Cherry Hill, New Jersey 08034

EXHIBIT A

Legal Description

(See Attached)



SCHEDULE

New Lot 1.01

DELAWARE VALLEY DATA COLLECTION LLC

**LEGAL DESCRIPTION OF
BLOCK 305, LOT 1.01
TOWNSHIP OF LOGAN
GLOUCESTER COUNTY, NEW JERSEY**

**PROJECT 12-024-05
April 9, 2019**

ALL THAT CERTAIN tract or parcel of land situates in the Township of Logan, County of Gloucester, and the State of New Jersey being more particularly described as follows:

BEGINNING AT A POINT in the division line between Lots 1 and 8, Block 305, said point having New Jersey State Plane Coordinates of North 356,350.485 East 250,655.566, said point being South 42°21'02" West a distance of 226.42 feet from the intersection of Block 305 Lots 8 and the southerly line of a certain 150 feet wide Atlantic City Electric Right of Way, as shown on plan hereinafter mentioned; thence

1. South 42°21'02" West a distance of 788.00 feet along the division line between Lots 1.01 and 8, Block 305 to an angle point in same; thence,
2. North 47°38'58" West a distance of 228.60 feet partially along same and also along the division line between Lots 1.01 and 7, Block 305 to a concrete monument found in the division line between Lots 1.01 and 6, Block 305; thence,
3. North 69°06'54" West a distance of 121.86 feet along last-mentioned division line to a concrete monument found in the division line between Lots 1.01 and 5, Block 305; thence,
4. North 47°54'03" West a distance of 60.54 feet along last-mentioned division line to a Rebar with Cap found in the division line between Lots 1.01 and 4, Block 305; thence,
5. North 37°50'44" West a distance of 324.00 feet along the last-mentioned division line and also along the division line between Lots 1.01, 2, and 3, Block 305 to an angle point in Lots 1.01 and 2, Block 305; thence,
6. South 41°59'16" West a distance of 184.36 feet +/- along the division line of Block 305 Lots 1.01 and 2 to a point in the High-Water Line of Raccoon Creek; thence,
7. Northwestwardly along the High-Water Line of Raccoon Creek 93 feet +/- its various courses and distances to a point in the division line between Lots 1 and 1.01, Block 305; thence,
8. North 41°59'16" East a distance of 792.22 feet +/- along the last-mentioned division line and crossing over the aforementioned 150 feet wide Atlantic City Electric Right of Way and a 50 feet wide Transco/Williams Right of Way to an angle point in the division line between Lots 1 and 1.01, Block 305; thence,
9. South 86°01'54" East a distance of 258.45 feet along the last-mentioned division line and also along the northerly line of the aforementioned Transco/Williams Right of Way to an angle point in same; thence,

Delaware Valley Data Collection, LLC
3317 S. Black Horse Pike, Williamstown, New Jersey, 08094
Phone: 856-516-4120, Fax: 856-516-4119

April 9, 2019

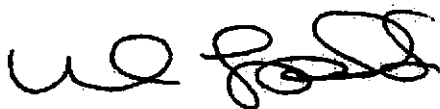
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10. South 47°38'58" East a distance of 607.97 feet along the last-mentioned division line to the Point and Place of Beginning.

Containing within said bounds 645,941.23 S.F. or 14.829 acres of land more or less.

Being Lot 1.01, Block 305 as shown on a plan entitled "Plan of Minor Subdivision, Existing Conditions for Acquired Lands of Atlantic Subsea, Block 305, Lot 1, Logan Township, Gloucester County, New Jersey" prepared by Delaware Valley Data Collection, dated 2/12/18 and revised 7-06-18.

Said tract or parcel of land being subject to a 150 feet wide Atlantic City Electric Right of Way, a 50 feet wide Transco/Williams Right of Way and a Driveway Easement as shown on the above plan any and all other easements of record.



Michael Lamplugh, Sr.,
N.J. Licensed Professional
Land Surveyor No. 36252

Date

Delaware Valley Data Collection, LLC
3317 S. Black Horse Pike, Williamstown, New Jersey, 08094
Phone: 856-516-4120, Fax: 856-516-4119



State of New Jersey

GIT/REP-3
(9-2015)**SELLER'S RESIDENCY CERTIFICATION/EXEMPTION**

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

AMERICAN ATLANTIC COMPANY

Current Street Address

4 Commerce Drive

City, Town, Post Office Box

Cranford

State

NJ

Zip Code

07016

PROPERTY INFORMATION

Block(s)

Lot(s)

Qualifier

305

New Lot 1.01

Street Address

Island Road

City, Town, Post Office Box

Township of Logan

State

NJ

Zip Code

08085

Seller's Percentage of Ownership

Total Consideration

Owner's Share of Consideration

Closing Date

100%

\$250,000.00

\$250,000.00

9-27-2019

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.

Sept 20 2019

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