



E-recorded

DOCKET#:12075 Type:ERX-Deed
PAGES:6

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 889180 09:59:46 AM

03/27/2020
DB 6262 63

Fee:\$ 80.00

CONSIDERATION:\$ 400,000.00 Tax/Code:STANDARD OVER 350K

COUNTY:	400.00	STATE :	1,000.00
NJAHTF :	375.00	EAA :	520.00
PHPFA :	200.00	GEN PURP	720.00
1% OVER:	0.00		

REALTY TOTAL: \$ 3,215.00

GRANTEE ADDRESS: PO BOX 445

MALAGA
NJ -08328

DOCUMENT DATE: 02/20/2020

MUNICIPALITY: FRANKLIN BLOCK: 1306 LOT: 21

PARTIES:

FIRST PARTY-DANCO & SON REALTY INC
SECOND PARTY-PAR THREE MANAGEMENT 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

RECORD AND RETURN TO: 213-139058
 FOUNDATION TITLE, LLC
 57 EUCLID STREET
 WOODBURY NJ 08096

PREPARED BY: DAVID A. WOLLMAN, ESQ.
 Preparer signature no longer required by NJSA 46:26A-3

DEED

THIS DEED is made on the 20 day of February, 2020 between

DANCO & SON REALTY INC.,

Delivered
 February 24, 2020

③ P.O. Box 2033
 Seaford, NY 11783

Grantor(s)

AND

PAR THREE MANAGEMENT, LLC, A New Jersey Limited Liability Company,

⑥ PO Box 445
 Kalage, NJ 08328

Grantee(s)

In return for the payment to the Grantor(s) by the Grantee(s) of **FOUR HUNDRED THOUSAND DOLLARS (\$400,000.00)**, the Grantor(s) grant and convey to Grantee(s) all of the land and premises located in the Township of Franklin, County of Gloucester, and State of New Jersey and being further described as follows:

⑤ BEING known as Block 1306, Lot 21 and Block 1306, Lot 21, 01, Block 1306 Lot 22 on shown on the Official Tax Map of the Township of Franklin.

Commonly known as 810/820 Deisea Drive and Marshall Mill Road, Franklinville, New Jersey 08322.

TRACT 1

(Block 1306, Lot 21, Township of Franklin, County of Gloucester):

BEGINNING at a point on the Northwestern line of Marshall Mill Road (49.5 feet wide) at the division line between Tax Lots 21 and 22, said point being North 49° 45' 49" East a distance of 199.07 feet from the point of intersection of the Northwestern line of Marshall Mill Road with the Northeasterly line of Delsea Drive (66.00 feet wide); thence

- (1) North 40° 14' 11" West, along the division line between Tax Lot 21 with Tax Lots 22 and 23, a distance of 504.00 feet, more or less, to a point in the center of Malaga Branch; thence
- (2) Eastwardly, along the various courses of the center of Malaga Branch, a distance of 154.00 feet more or less to a point for a corner on the division line between Tax Lots 21 and 21.01; thence
- (3) South 40° 14' 11" East, along the division line between Tax Lots 21 and 21.01, a distance of 421.00 feet, more or less, to a point in the Northwestern line of Marshall Mill Road; thence
- (4) South 49° 45' 49" West, along the Northwestern line of Marshall Mill Road, a distance of 120.00 feet to the point and place of BEGINNING.

TRACT 2

(Block 1306, Lot 21.01, Township of Franklin, County of Gloucester)

BEGINNING at a point on the Northwestern line of Marshall Mill Road (49.5' feet wide) at the division line between Tax Lots 21 and 21.01, said point being North 49° 45' 49" East a distance of 319.07 feet from the point of intersection of the Northwestern line of Marshall Mill Road with the Northeasterly line of Delsea Drive (66.00 feet wide); thence

- (1) North 40° 14' 11" West, along the division line between Tax Lots 21 and 21.01, a distance of 421.00 feet, more or less, to a point in the center of Malaga Branch; thence
- (2) Eastwardly, along the various courses of the center of Malaga Branch, a distance of 703.00 feet, more or less, to a point in the Northwestern line of Marshall Mill Road; thence,
- (3) South 44° 24' 23" West, along the Northwestern line of Marshall Mill Road, a distance of 113.00 feet, more or less, to a point of curvature in same; thence
- (4) Southwestwardly curving to the right having a radius of 2,475.25 feet an arc length of 231.43 feet to a point of tangency in same; thence,
- (5) South 49° 45' 49" West, continuing along the Northwestern line of Marshall Mill Road, a distance of 185.00 feet to the point and place of BEGINNING.

TRACT 3

(Block 1306, Lot 22, Township of Franklin, County of Gloucester):

BEGINNING at a point at the intersection of the Northwestern line of Marshall Mill Road (49.5 feet wide) with the Northeasterly line of Delsea Drive (66.00 feet wide); thence

- (1) North 38° 29' 07" West, along the Northeasterly line of Delsea Drive, a distance of 213.64 feet to a point for a corner in the division line between Tax Lots 22 and 23; thence
- (2) North 51° 30' 53" East, along said division line, a distance of 192.63 feet to a point for a corner common to Tax Lots 21, 22, and 23; thence
- (3) South 40° 14' 11" East, along the division line between Tax Lots 21 and 22, a distance of 207.65.00 feet to a point in the Northwestern line of Marshall Mill Road; thence
- (4) South 49° 45' 49" West, along the Northwestern line of Marshall Mill Road, a distance of 199.07 feet to the point and place of BEGINNING.

BEING known as 810/820 Delsea Drive and Marshall Mill Road, Franklin Township, Gloucester County, State of New Jersey.

BEING known as Block 21, Lot 1306 and Block 21.01, Lot 1306 and Block 22, Lot 1306 as shown on the Official Tax Map of the Township of Franklin.

The mailing address of the premises is: 810/820 Delsea Drive and Marshall Mill Road, Franklinville, New Jersey 08322.

BEING the same land and premises which became vested in **DANCO & SON REALTY, INC.**, by Deed from **PAR THREE MANAGEMENT, LLC**, dated July 17, 2018, recorded September 20, 2018 in the Gloucester Clerk's/Register's Office in Deed Book 5948, Page 313.

BEING the same land and premises which became vested in **PAR THREE MANAGEMENT, LLC**, a New Jersey Limited Liability Company, by Deed from **WHITE & BLUE, LLC**, a New Jersey Limited Liability Company, as to Block 6101, Lots 13 and 14 and **JAMES CANNON and SANDY CANNON, Husband and Wife** as to Block 1306, Lots 21, 21.01, 22, dated May 25, 2016, recorded June 7, 2016 in the Gloucester Clerk's/Register's Office in Deed Book 5478, Page 203. (Covers premises in question in addition to other lands)

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

GIT/REP-3

(8-19)

(Print or Type)

State of New Jersey Seller's Residency Certification/Exemption

Seller's Information

Name(s)

DANCO & SON REALTY INC

Current Street Address

2624 Peconic Ave, PO Box 2033

City, Town, Post Office Scaford

State

NY

ZIP Code

11783

Property Information

Block(s)

1306

Lot(s)

21, 21.01, 22

Qualifier

Street Address

310/320 Delsea Drive and Marshall Mill Road

City, Town, Post Office

Franklinville (Franklin Twp)

State

NJ

ZIP Code

08322

Seller's Percentage of Ownership

100%

Total Consideration

\$400,000.00

Owner's Share of Consideration

\$400,000.00

Closing Date

2/24/2020

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.

X 2/19/2020
Date

J. Connors Jamie Connors, President
Signature (Seller) Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

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:

DANCO & SON REALTY INC.

ATTESTED BY: J. Connors, Pres.
JAMIE CONNORS, PRESIDENT

ACKNOWLEDGMENT

STATE/Commonwealth of New York :
COUNTY OF Suffolk :
SS: :

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

On February 20th 2020, JAMIE CONNORS (from now on called the "witness") appeared before me in person and acknowledged that he/she is the PRESIDENT of DANCO & SON REALTY INC., the Corporation 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 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 \$400,000.00.

[Signature]
Notary Public

JONATHAN E REYES
Registration No. 01RE6369085
Notary Public, State of New York
Qualified in Suffolk County
Commission Expires April 1, 2023