

Consideration:	164,000.00	Tax/Code:	D
County:	164.00	State:	.00
NJAHTF:	131.00	PHFFA:	82.00
EAA:	316.80		
GenPur:	.00		
C>\$1M:	.00	REALTY TOTAL:	693.80

NEW CONSTRUCTION

Prepared by:

Vincent G. DeLuca, Member, Deluca Amberleigh Partners, LLC

Docket: 00035207 Type: DEE Pages: 6
 James N. Hogan, Gloucester County Clerk
 Receipt #: 377248 03:44:07P Oct 14, 2014
 Recording Fee: 90.00 DB 5243 296

DEED

60 2014 00035207



THIS DEED is made this 21st day of October, in the year 2014, between DeLuca

Amberleigh Partners, LLC, having an office at 370 East Maple Avenue, Suite 101, Langhorne, PA 19047, referred to in this document as "Grantor", and Daphne Chaniz-Rico, unmarried having an address of 601 VanGogh Court, Williamstown, NJ 08094 referred to in this document as "Grantee". (The words "Grantor" and "Grantee" include all Grantors and all Grantees under this Deed.)

In return for the payment to the Grantor by the Grantee of \$164,000.00. The Grantor grants and conveys to the Grantee a certain condominium unit, located in the Township of Monroe, County of Gloucester and State of New Jersey, specifically described as follows:

Units 601, Building 600, situated in Garden Villas at Amberleigh, (referred to in this Unit Deed as the "Unit"), together with an undivided .700% interest in the Common Elements of the Garden Villas at Amberleigh ("Condominium"), as same may be adjusted in the future as allowed by the Master Deed for the Condominium. The conveyance evidenced by this Unit Deed is made under the provisions of and is subject to the New Jersey Condominium Act (N.J.S.A. 46:8B-1 et seq.), and any applicable regulations. The conveyance evidenced by this Unit Deed is also made in accordance with the terms, limitations, conditions, covenants, restrictions, easements, agreements and other provisions set forth in that certain Amended and Restated Master Deed for the Condominium dated May 8, 2007 and recorded June 19, 2007, in the Gloucester County Clerk's Office in Deed Book 4398 Page 63 and Amended and restated Master Deed dated August 2007 and recorded August 30, 2007 in Deed Book 4433, page 1, and Amended and Restated Master Deed dated December 21, 2007 and recorded December 26, 2007 in Deed Book 4483 Page 111 and Second Amendment to Amended and Restated Master Deed, dated April 7, 2008 and recorded April 9, 2008 in Deed Book 4521, page 68; Third Amendment to Amended and Restated Master Deed, dated June 11, 2008 and recorded June 13, 2008 in Deed Book 4548, page 28; Forth Amendment to Amended and Restated Master Deed, dated January 21, 2009 and recorded February 6, 2009 in Deed Book 4626, page 129. Fifth Amendment Amended and Restated Master Deed dated November 10, 2009 and recorded December 15, 2009 in Deed Book 4725, Page 26. Sixth Amendment Amended and Restated Master Deed, dated September 27, 2010 recorded October 18, 2010 in Deed Book 4817 Page 110. Seventh Amendment to Amended and Restated Master Deed dated September 27, 2010 and recorded on December 3, 2010 in Deed Book 4828, Page 328. Eighth Amendment to the Amended and Restated Master Deed dated April 26, 2011 and recorded May 3, 2011 in Deed Book 4866, Page 35. Ninth Amendment to Amended and Restated Master Deed dated April 4, 2012 and recorded April 9, 2012 in Deed Book 4952 page 283, and Tenth Amendment to Amended and Restated Master Deed recorded February 21, 2013 in Book 5047 page 119 and Eleventh Amendment to Amended and Restated Master Deed dated January 31, 2014 and recorded February 11, 2014 Book 5163 page 92 more particularly

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)

DeLuca Amberleigh Partners, LLC

Current Resident Address:

370 East Maple Avenue Suite 101

City, Town, Post Office
LanghorneState
PA

19047

PROPERTY INFORMATION (Brief Property Description)

Block(s)

110.0407

Lot(s)

87

Qualifier

C601

Street Address:

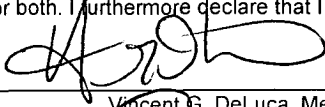
601 VanGogh Court

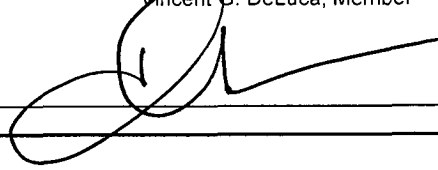
City, Town, Post Office
WilliamstownState
New JerseyZip Code
08094Seller's Percentage of Ownership
100Consideration
\$ 164,000.00Closing Date
October 2, 2014**SELLERS ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to Non-residents)**

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.

10/7/14
Date

Vincent G. DeLuca, Member10/7/14
Date

described as being Building 600 Units 601 thru 620 inclusive in said Condominium, with an undivided .700% interest fee in the common elements have been more specifically defined in the Master Deed aforesaid, as same may be lawfully amended from time to time in conformity with N.J.S.A.R.S.46:8B-11

The Units are **Lot 87 C0601 Block 110.0407**, on the municipal tax map of the Township of Monroe, Gloucester County, New Jersey. See attached legal description as Exhibit A.(check box if applicable) ☐ No property tax identification number for the Unit is available at the time of this conveyance.

The Units are subject to the Master Deed and all its exhibits including all easements, terms, conditions, reservations, rights-of-way, air rights, covenants of record, governmental statutes, ordinances and regulations, possible added assessment for the year of sale as set or levied under N.J.S.A. 54:4-63.1, et seq. and all facts that an accurate survey may disclose.

This Deed entitles the Grantee to have and to hold for its proper use and benefit forever the Unit and all it is subject to as described in this document.

The Grantor covenants that the Grantor has done nothing which encumbers or adversely affects title to the Unit or the common elements of the Condominium. 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).

By signing this Deed, the Grantee consents to any future amendments, supplements and/or revisions (collectively called "amendments") of the Master Deed for the Condominium, the Certificate of Incorporation of the Garden Villas at Amberleigh Condominium Association, Inc., the By-Laws of the Garden Villas at Amberleigh Condominium Association, Inc. and/or the Rules and Regulations of the Garden Villas at Amberleigh Condominium Association, Inc. (collectively called the "Condominium Governing Documents") which are (a) required by applicable statutes, regulations, ordinances or orders of any governmental entity having jurisdiction over the lands that are proposed for incorporation or are incorporated as part of the Condominium or the Condominium itself; (b) required by any title insurance company licensed to do business in the State of New Jersey insuring or proposing to insure title to the lands that are proposed for incorporation or are incorporated as part of the Condominium or any Unit within the Condominium; or (c) required by any institutional lender owning, holding, servicing, insuring or guaranteeing or proposing to provide, own, hold, service, insure, guarantee or acquire a first mortgage loan(s), the lien(s) of which will encumber (a) Unit(s) within the Condominium.

If an amendment is required for any one of the reasons described above, then the Grantee expressly agrees that the Grantor is authorized, on behalf of the Grantee, to sign and record any document necessary to make the amendment, supplement or revision effective. This authority is called a power of attorney and the Grantor, in exercising this authority, is referred to as the Grantee's attorney-in-fact. By signing this Deed, the Grantee designates the Grantor as having this authority. This power of attorney will be binding upon anyone who claims an interest in the Unit by or through the Grantee, such as a mortgagee, other lienholders, a purchaser, a tenant or someone with an interest acquired through a will or by operation of law. If an amendment is required for one of the reasons expressed, only the signature of

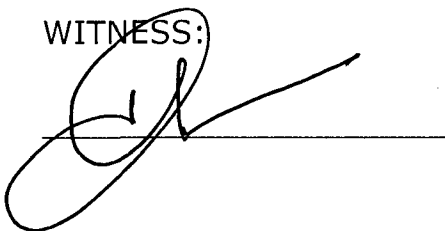
the attorney-in-fact is required in order for the amendment to be effective. The Grantor may not, however, exercise its authority as attorney-in-fact without a separate written consent of the Grantee if the amendment would substantially change the floor plan of the Grantee's Unit or the proportionate interest in the common elements associated with the Grantee's Unit (except as expressly permitted in the Master Deed); increase the nature of the financial obligations of the Grantee under the Condominium's governing documents; or reserve any additional special privileges for Grantor.

The Grantee declares and acknowledges that this power of attorney is coupled with an interest in the subject matter. The Grantee understands that the Grantor has caused the Condominium Governing Documents to be adopted and recorded and that same are binding on the owners of all Units in the Condominium for the mutual benefit of the owners of all Units including the Grantor. The Grantor has an interest in the Condominium and in the amendment of the Condominium Governing Documents under the circumstances described. For this reason, this power of attorney may not be revoked by the Grantee.

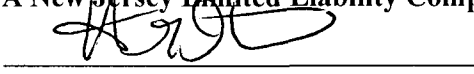
The power of attorney will be effective for a period of three (3) years from the date hereof or until the Grantor conveys title to the last Unit to an individual purchaser, whichever is the first to occur. This power of attorney shall not be affected by the death or disability of any principal.

The Grantor has received the full payment from the Grantee. This Unit Deed is signed by the Grantor's duly authorized member as of the date first mentioned above.

WITNESS:



DELUCA AMBERLEIGH PARTNERS, LLC
A New Jersey Limited Liability Company



Vincent G. DeLuca
Member

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF BUCKS)

I certify that on October 7, 2014, Vincent G. DeLuca personally came before me and stated to my satisfaction that:

- (a) he is a Member of DeLuca Amberleigh Partners, L.L.C., a New Jersey limited liability company, named as the Grantor in this Deed;
- (b) he signed and delivered this Deed as a Member of DeLuca Amberleigh Partners, LLC;
- (c) this Deed was signed and made by DeLuca Amberleigh, Partners, L.L.C., as its voluntary act and deed by virtue of authority from its Members; and
- (d) 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 \$164,000.00



Notary Public

My commission expires: _____

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Barbara J. Carter, Notary Public
Middletown Twp, Bucks County
My commission expires August 20, 2018

Exhibit "A"

All that certain Lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in Monroe Township, County of Gloucester, State of NJ BEING Unit 601, Building 600, situated in Garden Villas at Amberleigh, (referred to in this Unit Deed as the "Unit"), together with an undivided .700% interest in the Common Elements of the Garden Villas at Amberleigh ("Condominium"), as same may be adjusted in the future as allowed by the Master Deed for the Condominium. The conveyance evidenced by this Unit Deed is made under the provisions of and is subject to the New Jersey Condominium Act (N.J.S.A. 46:8B-1 et seq.), and any applicable regulations. The conveyance evidenced by this Unit Deed is also made in accordance with the terms, limitations, conditions, covenants, restrictions, easements, agreements and other provisions set forth in that certain Master Deed for the Condominium dated May 8, 2007 and recorded June 19, 2007, in the Gloucester County Clerk's Office in Deed Book 4398 Page 63; Amended and Restated Master Deed dated August 28, 2007 and recorded August 30, 2007 in Deed Book 4433, Page 1; First Amendment to Amended and Restated Master Deed dated December 21, 2007 and recorded December 26, 2007 in Deed Book 4483 Page 111; Second Amendment to Amended and Restated Master Deed dated April 7, 2008 and recorded April 9, 2008 in Deed Book 4521, Page 68; Third Amendment to Amended and Restated Master Deed dated June 11, 2008 and recorded June 13, 2008 in Deed Book 4548, Page 28; Fourth Amendment to Amended and Restated Master Deed dated January 21, 2009 and recorded February 6, 2009 in Deed Book 4626, Page 129, Fifth Amendment to Amended and Restated Master Deed dated November 10, 2009 and recorded December 15, 2009 in Deed Book 4725, Page 26; Sixth Amendment to Amended and Restated Master Deed dated September 27, 2010 and recorded October 18, 2010 in Deed Book 4817 Page 110, Seventh Amendment to Amended and Restated Master Deed dated September 27, 2010 and recorded on December 3, 2010 in Deed Book 4828, Page 328; Eighth Amendment to Amended and Restated Master Deed dated April 26, 2011 and recorded May 3, 2011 in Deed Book 4866, Page 35; and Ninth Amendment to Amended and Restated Master Deed dated April 4, 2012 and recorded April 9, 2012 in Deed Book 4952, Page 283, , and Tenth Amendment to Amended and Restated Master Deed recorded February 21, 2013 in book 5047 page 119 and Eleventh Amendment to Amended and Restated Master Deed recorded February 11, 2014 in book 5163 page 92 as same may now or hereafter be lawfully amended and/or supplemented ("Master Deed").

Note: Being Lot(s) 87 C601, Block 110.407, Tax Map of the Monroe Township, County of Gloucester.

MUST SUBMIT IN DUPLICATE

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

}SS. County Municipal Code

0811

FOR RECORDER'S USE ONLY

Consideration \$

RTF paid by seller \$

Date By

COUNTY Gloucester

MUNICIPALITY OF PROPERTY LOCATION Township of Monroe

*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, Vincent G. DeLuca, Manager of DeLuca Amberleigh Partners, LLC being duly sworn according to the law upon his/her oath,

(Name)

deposes and says that he/she is the Grantor in a deed dated October 7, 2014 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)
real property identified as Block number 110.0407 Lot number 87 C601 located at
601 VanGogh Court Williamstown and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION \$ 164,000.00 (See Instructions #1 and #5 on reverse side)

(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 Valuation

\$ ÷ % = \$

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.

(5) PARTIAL EXEMPTION FROM FEE (See 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 Fee, Supplemental Fee, and General Purpose Fee, 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. * (See 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 THE CASE OF HUSBAND AND WIFE/CIVIL UNION PARTNERS, ONLY ONE GRANTOR NEEDS TO QUALIFY IF TENANTS BY THE ENTIRETY.

- C. LOW AND MODERATE INCOME HOUSING (See Instruction #9 on reverse side)

☐ Affordable according to H.U.D. standards. ☐ Reserved for occupancy.

☐ Meets income requirements of region. ☐ Subject to resale controls.

(6) NEW CONSTRUCTION (See Instructions #2, #10, and #12 on reverse side)

☒ Entirely new improvement.

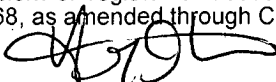
☒ Not previously occupied.

☒ Not previously used for any purpose.

☒ "NEW CONSTRUCTION" printed clearly at the top of the first page of the deed.

(7) 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 7th day of October 2014



Vincent G. DeLuca, Member

Signature of Deponent

DeLuca Amberleigh Partners, LLC

Grantor Name

370 East Maple Ave., Langhorne, Pa. 19047

Deponent Address

370 East Maple Ave., Langhorne, Pa. 19047

Grantor Address at Time of Sale

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

Barbara J. Carter, Notary Public

Middletown Twp, Bucks County

My commission expires August 20, 2018

XX-XXXX- 367

Taxpayer Identification Number

Liberty Settlement Services

Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY

Instrument Number County

Deed Number Book Page

Deed Dated Date Recorded