

DOCKET# 75277

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PAGES: 4

JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT# 56290

12:22:10 P.M.

10/18/2005
DB 4087

29

GLOUCESTER COUNTY RECORDING DATA PAGE

PLEASE DO NOT DETACH THIS PAGE FROM THE ORIGINAL
DOCUMENT AS IT CONTAINS IMPORTANT INFORMATION AND
IS PART OF THE PERMANENT RECORD.

60.00
548.00

CONSIDERATION: \$136,900.00 EXEMPT CODE: S

County	State	N.P.N.R.F.	
\$137.14	\$342.36	\$0.00	
P.H.P.F.A.	E.A.A.		Total
\$68.50	\$0.00		\$548.00
GEN PURP	C)\$1M		
\$0.00	\$0.00		
NJGLMINN	Date: 10/18/2005		

RECORD & RETURN TO:

Regal Title
PO Box 326
Hammononton, NJ. 08037

GLOUCESTER COUNTY RECORDING DATA PAGE
JAMES N. HOGAN, COUNTY CLERK

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)

Daniel Vecchio, as Manager/Member of Pine Lakes Development Group, LLC

Current Resident Address:

Street: P.O. Box 842
City, Town, Post Office Williamstown State NJ Zip Code 08094

PROPERTY INFORMATION (Brief Property Description)

Block(s) 603 Lot(s) ~~603~~ 2 Qualifier 204

Street Address:

100 Aura Road
City, Town, Post Office Clayton State NJ Zip Code 08312

Seller's Percentage of Ownership 100% Consideration \$136,900.00 Closing Date 10/14/2005

SELLER ASSURANCES (Check the Appropriate Box)

1. ☐ I am a resident taxpayer 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 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.

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.

10-14-05
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

DEED

This Deed is made on October 14, 2005.

Prepared By:
VINCENT VESCHIO, ESQUIRE

CONSIDERATION: \$136,900.00 EXEMPT CODE: S

BETWEEN

PINE LAKES DEVELOPMENT GROUP, LLC
Company of the State of New Jersey,

County	State	N.P.H.R.F.	
137.14	342.36	\$0.00	
P.H.P.F.A.	E.A.A.		
\$68.50	\$0.00		Total
GEN. RPTD	C) \$1M		\$548.00
\$0.00	\$0.00		
NJGLH11M	referred to as the Grantor(s),		
	Date: 10/18/2005		

having an address at

Post Office Box 842 Williamstown, New Jersey 08094

AND

MARGARET K. MOLLOY

whose address is

217 Sharrowvale Road, Delran, New Jersey 08075

referred to as the Grantee(s).

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

WITNESS:

TRANSFER OF OWNERSHIP. The Grantor, for and in consideration of One Hundred Thirty Six Thousand Nine Hundred and 00/100 (\$136,900.00) DOLLARS lawful money of the United States of America, to it and truly paid by the Grantee, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, and the Grantor being therewith fully satisfied, contented and paid, has given, granted, bargained, sold, released, conveyed and confirmed, and by these presents does give, grant, bargain, sell, release, convey and confirm to the Grantee, and to Grantee's legal representatives, successors and assigns, forever, the following described property situate, lying and being in the Borough of Clayton, County of Gloucester, State of New Jersey:

PROPERTY and TAXMAP REFERENCE. Unit No.: 204 in Silver Lake Academy House Condominium, located at West Academy Street (a/k/a County Route 608) and Clayton-Aura Road (a/k/a County Route 610) in the Borough of Clayton, County of Gloucester and State of New Jersey also being Lot 2 of Block 603 on the Tax Map of the Borough of Clayton, commonly known as Unit No. 204, together with an undivided 2.0408 percentage interest in the Common Elements appurtenant thereto, in accordance with and subject to the terms, limitations, conditions, covenants, restrictions and other provisions of the Master Deed dated December 16, 1993, in Deed Book 2379, Page 141, and re-recorded in Deed Book 2583, Page 1 in the Office of the Clerk of Gloucester County, New Jersey, situate on the second floor in said Silver Lake Academy House Condominium. Together with the privileges and advantages and the appurtenances to the same belonging or in anywise appertaining.

BEING part of the premises conveyed to Pine Lakes Development Group, LLC, by virtue of a Deed executed by Jeffrey Cantwell, a proper representative of Silver Lake Academy, Inc., A New Jersey Corporation, dated December 15, 2004 and recorded December 17, 2004 in Deed Book 3894, at Page 1 to 11 and Document Number 86146 of the Records of Gloucester County, New Jersey.

BEING ALSO SUBJECT to easements, zoning requirements, existing and unexpired covenants, conditions and restrictions of record, including, without limitation:

- (1) The provisions of the Condominium Act of the State of New Jersey, N.J.S.A. 46:8B-1, et seq.
- (2) The terms, limitations, conditions, covenants, restrictions and other provisions set forth in the By-Laws of the Silver Lake Academy House Condominium Association, Inc. (the "Association"), its supplements and amendments.
- (3) The terms, limitations, conditions, covenants, restrictions and other provisions including lien and assessment rights, set forth in the Master Deed referred to above, its supplements and amendments.
- (4) The age restriction which limits the sale or purchase of a Unit to at least one person who will reside in the Unit who is at least fifty-five (55) years of age or older.
- (5) The absolute restriction on renting, leasing or subleasing of a Unit pursuant to a Resolution of Findings and Conclusions of the Zoning Board of Adjustment of the Borough of Clayton (page 4, paragraph 1) attached to the Public Offering Statement as Exhibit L.
- (6) All ordinances and regulations of municipal, state and other governmental authorities.
- (7) Facts shown on the surveys attached to the Master Deed and such further facts as may be shown by more recent surveys.
- (8) All utility easements and consents, if any, now or hereafter recorded.
- (9) Covenants, restrictions, easements and consents now or hereafter recorded, provided they do not prohibit the erection, use or maintenance of the Unit.
- (10) Possible additional taxes and assessments for the year of sale as set or levied under N.J.S.A. 54:4-63.1 et seq.

By acceptance of this Deed, the Grantee consents to any future amendments to the Master Deed or the By-Laws of the Association, which may be required by the laws or governmental agencies of the State of New Jersey in connection with the sale of any property; and/or by any title insurance company requiring title to any portion of lands subject to the Master Deed at the Grantor's request; and/or by an institutional lender (including the Grantor) providing mortgage loans to owners of lands subject to the Master Deed.

AND THE GRANTEE by execution and acceptance of delivery of this Deed, does hereby irrevocably name, constitute and appoint the Grantor, its successor and assigns, as their attorney-in-fact for three (3) years from the date hereof in their name, place and stead for the express purpose of executing, acknowledging, delivering and recording any amendments or other documents evidencing consent to any and all amendments or supplements to the Master Deed or the By-Laws of the Association and any other documents which are contemplated by the Master Deed and/or which may be required by any party or entity previously mentioned and referred to in this Deed. This power of attorney further authorizes Grantor the authority to purchase additional adjacent property to the Condominium for the purpose of providing further additional common elements to the Condominium, and to consolidate such additional property with the Condominium property. Grantee, through this Power of Attorney, consents to Grantor doing any act or signing, amending, supplementing any lawful documents on Grantee's behalf in furtherance of this Consolidation.

This power of attorney is to be coupled with an interest in the Unit and the same shall run with the title to the Unit and shall be binding upon the heirs, personal representatives, successors and assigns of the Grantee. The power of attorney shall not be affected by the death or disability of any principal, and it is the intention to deliver to this attorney all right, title, and interest of the Grantee in and to this power.

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).

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

Witnessed by:

Sarah Couchoud

Daniel Vecchio

(Seal)

DANIEL VECCHIO

Managing Member Pine Lakes Development Group, L.L.C.

STATE OF NEW JERSEY, COUNTY OF

: SS.:

I CERTIFY that on October 14, 2005, Daniel Vecchio came before me and acknowledged under oath, to my satisfaction, that:

- (a) This person is a Manager/Member of Pine Lakes Development Group, L.L.C., the Limited Liability Company named in this Deed; and
- (b) This Deed was signed, sealed and delivered by the Limited Liability Company as its voluntary act duly authorized by a proper resolution; and
- (c) This person signed this proof to attest to the truth of these facts; and
- (d) The full and actual consideration paid or to be paid for the transfer of title is \$136,900.00 (Such consideration is defined in N.J.S.A. 46:15-5).

Signed and sworn before me this
14th day of October, 2005.

Sarah Couchoud

SARAH COUCHOUD
ID # 2322839
NOTARY PUBLIC OF NEW JERSEY
Commission Expires 12/13/2009



DEED

PINE LAKES DEVELOPMENT GROUP L.L.C.

Grantor,

to

MARGARET K. MOLLOY

Grantee(s).

Dated: October 14, 2005.

Record and Return to:

REGAL TITLE COMPANY
405 South White Horse Pike
P.O. Box 326
Hammononton, New Jersey 08037