

REO NO. 929821

Record & Return To:
Foundation Title, LLC
13000 Lincoln Drive West
Suite 201
Marlton, NJ 08053
(856) 834-2600

SPECIAL WARRANTY DEED

This Deed is made on December 10, 2008

BETWEEN LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MERRILL LYNCH, FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET BACKED CERTIFICATES SERIES 2007-3, BY HOME LOAN SERVICES, INC., ITS ATTORNEY IN FACT, whose address is 150 Allegheny Center Mall, Pittsburgh, PA 15212, referred to as the Grantor, AND THOMAS F. ECKERT, residing at 119 High St., Mullica Hill, NJ 08062, referred to as the Grantee. The word "Grantee" shall mean all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of FOUR HUNDRED TWENTY-FIVE THOUSAND and 00/100 Dollars (\$425,000.00). The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Township of Harrison.
Block No. 31.02, Lot No. 24 Account No.



No property tax identification number is available on the date of this Deed.

(Check box if applicable.)

Property. The property consists of the land and all the buildings and structures of the land in the Township of Harrison, County of Gloucester, and the State of New Jersey.

The property is commonly known as 45 Hunters Creek Circle, Mullica Hill, NJ 08062-2637 and is more particularly described in Exhibit A attached hereto and made a part hereof by this reference.

Prepared by:

N.J.S.A. 46:15-13 (Print signer's name below signature)
Jeanette F. Frankenberg, Esq.

BEING the same premises which Carmel M. Morina, Sheriff of Gloucester County, granted and conveyed unto Grantor herein, by Deed dated October 1, 2008, recorded November 10, 2008, in Deed Book 4601, Page 40 in the Gloucester County Clerk's/Register's office.

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).



Docket# 147 Type: DEE Pages: 4
James N. Hogan, Gloucester County Clerk
Receipt#: 139 02:25:49 P.M. 01/02/2009
Recording Fee: \$70.00 DE 4617 110

Consideration: \$425,000.00 Exempt Code: S
Cnty: \$425.43 St: \$1,062.07
N.J.A.H.T.F.: \$412.50 P.H.P.F.A.: \$212.50
E.A.A.: \$577.50 Gen Purp: \$765.00
C) \$1M: \$0.00 REALTY TOTAL: \$3,455.00

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)

LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE, BY HOME LOAN SERVICES, INC., ATTORNEY IN FACT

Current Resident Address:

Street: 150 ALLEGHENY CENTER MALL

City, Town, Post Office

State

Zip Code

PITTSBURGH

PA

15212

PROPERTY INFORMATION (Brief Property Description)

Block(s)

Lot(s)

Qualifier

31.02

24

Street Address:

45 HUNTERS CREEK CIRCLE

City, Town, Post Office

State

Zip Code

MULLICA HILL (HARRISON TWP.)

NJ

08062

Seller's Percentage of Ownership

Consideration

Closing Date

100%

\$425,000.00

12/19/08

SELLER 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.

12/19/08

Date

Signature
(Seller) Please Indicate If Power of Attorney or Attorney in Fact

Bryan G. Kusich, V.P.

Date

Signature
(Seller) Please Indicate If Power of Attorney or Attorney in Fact

STEWART TITLE GUARANTY COMPANY

File Number: 989-24070

SCHEDULE C LEGAL DESCRIPTION

ALL that certain tract or parcel of land, situated, lying and being in the Township of Harrison, County of Gloucester, State of New Jersey, more particularly described as follows:

BEGINNING at a point of tangency on the Easterly line of Hunters Drive (50 feet wide), said point being the Northerly terminus of a curve, with a radius of 25.00 feet, connecting said line with the Northerly line of Harrisonville-Richwood Road (County Route 618) 32 feet to the centerline, and continuing; thence

- (1) Along the Easterly line of Hunters Drive, North 32 degrees 23 minutes 11 seconds West, a distance of 241.00 feet to a point of curvature; thence
- (2) Along the said line curving to the right with a radius of 25 feet and an arc distance of 39.27 feet, to a point of tangency; thence
- (3) Along the Southerly line of Hunters Creek Circle, North 57 degrees 36 minutes 49 seconds East, a distance of 125.00 feet to an iron pin; thence
- (4) Along the division line between lots 23 and 24, Block 31.02, South 32 degrees 23 minutes 11 seconds East, a distance of 296.42 feet to an iron pin; thence
- (5) Along the Northerly line of Harrison-Richwood Road, South 58 degrees 18 minutes 21 seconds West, a distance of 117.89 feet to a point; thence
- (6) Along same, South 57 degrees 36 minutes 49 seconds West, a distance of 7.12 feet to a point of curvature; thence
- (7) Still along same curving to the right in a Northerly direction with a radius of 25.00 feet and a arc distance of 39.27 feet to the point and place of BEGINNING.

NOTE: Being Lot(s) 24, Block: 31.02; Tax Map of the Township of Harrison, County of Gloucester, State of New Jersey.

NOTE FOR INFORMATION ONLY: Mailing Address is 45 Hunters Creek Circle, Mullica Hill, NJ 08062-2637

NOTE: Lot and Block shown for informational purposes only:

New Jersey Land Title
Insurance Rating Bureau

FOUNDATION
TITLE
Something to build on.

NJRB 3-07
Effective 2/15/2007

Signatures. This Deed is signed and attested to by the Grantor's proper corporate officers as of the date at the top of the first page. Its corporate seal is affixed.

LASALLE BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR MERRILL LYNCH, FIRST
FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE
LOAN ASSET BACKED CERTIFICATES SERIES
2007-3, BY HOME LOAN SERVICES, INC., ITS
ATTORNEY IN FACT

By: _____

Bryan G. Kusich
Bryan G. Kusich, V.P.

Corporate Seal

STATE OF PENNSYLVANIA ss:)
COUNTY OF ALLEGHENY)

I CERTIFY that on December 10, 2008, Bryan G. Kusich, V.P. personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (a) This person is the Vice President of HOME LOAN SERVICES, INC., ATTORNEY IN FACT for LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MERRILL LYNCH, FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET BACKED CERTIFICATES SERIES 2007-3, the corporation named in this Deed;
- (b) This Deed was signed and delivered by the corporation as its voluntary act duly authorized by a proper resolution of its Board of Directors;
- (c) This person knows the proper seal of the corporation which was affixed to this Deed;
- (d) The full and actual consideration paid or to be paid for the transfer of title is \$425,000.00.

Signed and sworn to before me on December 10, 2008.

Adam M. Hirak
(Notary Public)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Adam M. Hirak, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires April 15, 2012
Member, Pennsylvania Association of Notaries