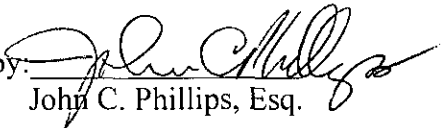




Docket# 3975 Type: DEE Pages: 6
 James N. Hogan, Gloucester County Clerk
 Receipt#: 3567 03:35:04 P.M. 01/30/2009
 Recording Fee: \$90.00 DB 4624 203

Lot 11.01
 Record and Return to:
 Sills, Cummis & Gross, P.C.
 One Riverfront Plaza, Newark, NJ 07102

Prepared by: 
 John C. Phillips, Esq.

DEED

This Deed is made on January 21, 2009

Consideration: \$880,000.00 Exempt Code: S
 Cnty: \$880.88 St: \$2,199.12
 N.J.A.H.T.F.: \$1,095.00 P.H.P.F.A.: \$440.00
 E.A.A.: \$1,624.00 Gen Purp: \$1,944.00
 C) \$1M: \$.00 REALTY TOTAL: \$8,183.00

BETWEEN

Philip J. Bowers & Co., a New Jersey corporation

whose address is 44 Apple Street, Tinton Falls, New Jersey 07724

referred to as the Grantor,

AND

Monroe Lake, L.L.C. a limited liability company of the State of New Jersey

whose address is 44 Apple Street, Tinton Falls, New Jersey 07724

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 property described below to the Grantee. This transfer is made for the sum of Eight Hundred Eighty Thousand Dollars and no cents (\$880,000.00). The Grantor acknowledges receipt of the money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of the Township of Monroe, Gloucester County, Block 1101, Lots 11.01.

Property. The property consists of the land and all the buildings and structures on the land in the Township of Monroe, County of Gloucester and State of New Jersey. The legal description is as follows:

See Attached Schedule A

As created by a final subdivision approved by the Planning Board of the Township of Monroe on July 24, 2008 (memorialized August 14, 2008) Resolution PB-80-08 confirmed by Deed of Subdivision from Philip J. Bowers & Co. to Philip J. Bowers & Co. dated October 29, 2008 and recorded in the Office of the Gloucester County Clerk on December 19, 2008 in Book 4613 at Page 223.



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)

Philip J. Bowers & Co.

Current Resident Address:

Street: 44 Apple Street

City, Town, Post Office

State

Zip Code

Tinton Falls

NJ

07724

PROPERTY INFORMATION (Brief Property Description)

Block(s)

Lot(s)

Qualifier

1101

11.01

Street Address:

Black Horse Pike

City, Town, Post Office

State

Zip Code

Monroe Township (Gloucester County)

nj

08094

Seller's Percentage of Ownership

Consideration

Closing Date

100%

880,000.00

1/21/2020

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.

1/21/2009

Date

Signature: *John Bowers, Jr.*

(Seller) Please indicate if Power of Attorney or Attorney in Fact
President

Date

Signature

(Seller) Please indicate if Power of Attorney or Attorney in Fact

The street address of the property is: Black Horse Pike, Monroe Township, New Jersey.

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).

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

Attest:

Philip J. Bowers & Co. a New Jersey corporation

Nicola Bowers, Secretary

By: John Bowers, Jr.
President

State of New Jersey :
County of Monmouth : ss

I CERTIFY that on January 21, 2009 Nicola Bowers personally came before me and acknowledged under oath, to my satisfaction, that:

(a) this person is the Secretary of Philip J. Bowers & Co. the New Jersey corporation named in this Deed;

(b) this person is the attesting witness to the signing of this document by the proper person who is a President of the corporation;

(c) this document was signed and delivered by the corporation as its voluntary act duly authorized; and

(d) the full and actual consideration paid or to be paid for the transfer of title is Eight Hundred Eighty Thousand Dollars. (Such consideration is defined in N.J.S.A. 46:15-5.)

(e) this person signed this proof to attest to the truth of these facts.

Nicola Bowers

Sworn and subscribed to before me this
21st day of January, 2009.

Jennifer E. Matule
Notary Public
My Commission expires _____

JENNIFER E. MATULE
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES APRIL 4, 2010

Schedule A



Integrity | Innovation | Excellence

**DEED DESCRIPTION
LOT 11.01, BLOCK 1101
MONROE TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY**

Being intended to describe Tax Lot 11.01 in Block 1101 in Monroe Township, Gloucester County, New Jersey, and being more particularly described as follows:

Beginning at a point formed by the intersection of the westerly line of Herbert Boulevard (50 feet wide) and the intersection of the northerly line of East Lake Avenue (50 feet wide) and from said point running thence:

1. Along the northerly line of East Lake Avenue, South seventy four degrees, forty two minutes, fifty seconds West a distance of 485.00 feet to the point of intersection with the easterly line of the Black Horse Pike also known as New Jersey State Highway No. 42 and the northerly line of East Lake Avenue and from said point running; thence
2. Along the easterly line of the Black Horse Pike also known as New Jersey State Highway No. 42 (120 feet wide) North thirty seven degrees, twenty three minutes, thirty five seconds West a distance of 394.12 to a point; thence
3. Along the common boundary line between Lot 11.01 and Lot 13 in Block 11.01, North forty nine degrees, fifty four minutes, eight seconds East a distance of 249.25 feet to a point; thence
4. Along the common boundary line between Lot 11.01 and Lot 13 in Block 11.01, North thirty six degrees, eight minutes, eleven seconds West a distance of 79.69 feet to a point located at the common corner of Lot 11.01 and Lot 11.02 in Block 1101 and from said point running; thence
5. Along the common boundary line between Lot 11.01 and 11.02 in Block 1101 North fifty two degrees, thirty six minutes, twenty five seconds East a distance of 166.86 feet to an angle point in said common boundary line; thence
6. Still along said common boundary line between Lot 11.01 and Lot 11.02 in Block 1101 North seventy four degrees, forty two minutes, fifty seconds East a distance of 280.85 feet to a point in the westerly right of way line of Herbert Boulevard; thence
7. Along the westerly right of way line of Herbert Boulevard South fifteen degrees, seventeen minutes, ten seconds East a distance of 607.00 feet to the point and place of beginning.

EXHIBIT "A"

166 Paterson Avenue
PO Box 7933
Paterson, NJ 07701

Telephone 732 212 8900
Fax 732 212 8510
www.cranmerengineering.com



Cranmer
Engineering

Integrity | Innovation | Excellence

The above described lands consist of the following:

Block 1101 Lot 11.01 containing 312,440.42 square feet or 7.172 acres.

This description has been prepared in accordance with a certain map entitled, "Minor Subdivision Plat Philip J. Bowers & Company, Lots 9-12, Block 1101, Tax Sheet #11 Township of Monroe, Gloucester County, New Jersey." Prepared by Cranmer Engineering, P.A. 166 Patterson Avenue, Strewsbury, New Jersey, dated October 8, 2008.

Vincent Creevy
New Jersey P.L.S.
License No. 36716

STATE OF NEW JERSEY
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

FOR RECORDER'S USE ONLY	
Consideration	\$ _____
RTF paid by seller	\$ _____
Date	By _____

COUNTY Monmouth } SS. County Municipal Code
0811

MUNICIPALITY OF PROPERTY LOCATION Monroe Twp. (Gloucester)

*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, John Bowers Jr., being duly sworn according to law upon his/her oath,
(Name)
deposes and says that he/she is the Corporate Officer in a deed dated January 21, 2009 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)
real property identified as Block number 1101 Lot number 11.01 located at
Black Horse Pike, Monroe Township (Gloucester County) and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION \$ 880,000.00 (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 Assessed 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, PARTNERS IN A CIVIL UNION COUPLE, 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 21 day of January, 20 09

Jennifer E. Matule

John Bowers Jr.
Signature of Deponent
John Bowers, Jr. President
44 Apple Street, Tinton Falls, NJ
Deponent Address

Philip J. Bowers & Co.
Grantor Name
44 Apple Street, Tinton Falls, NJ
Grantor Address at Time of Sale

xxx-xxx-210
Last 3 digits in Grantor's Social Security Number

Silb Cammis & Gross P.C.
Name/Company of Settlement Officer

JENNIFER E. MATULE
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES APRIL 4, 2010

FOR OFFICIAL USE ONLY	
Instrument Number	County
Deed Number	Book Page
Deed Dated	Date Recorded

County Recording Officers shall forward one copy of each Affidavit of Consideration for Use by Seller when Section 3A is completed.

STATE OF NEW JERSEY - DIVISION OF TAXATION
PO BOX 251
TRENTON, NJ 08695-0251
ATTENTION: REALTY TRANSFER FEE UNIT