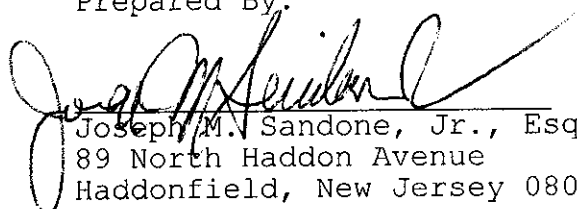


Prepared By:


Joseph M. Sandone, Jr., Esq.
89 North Haddon Avenue
Haddonfield, New Jersey 08033

CAMDEN COUNTY, NJ
JAMES BEACH, COUNTY CLERK
DEED-OR BOOK 08836 PG 1593
RECORDED 05/21/2008 14:34:58
FILE NUMBER 2008041640
RCPT #: 651746; RECD BY: melisan
RECORDING FEES 80.00
MARGINAL NOTATION 0.00
TOTAL TAX 2,590.50

DEED

This Deed is made on this 15th day of May, 2008,
between **LOUIS A. RICCI and MARGARET S. RICCI, husband and wife**
whose post office address will be 59 West Euclid Avenue
Haddonfield, NJ 08033

referred to as the **Grantor**,

And **MATTHEW RODDY AND SHANNON RODDY, husband and wife**

whose post office address is about to be 320 Warwick Road
Haddonfield, NJ 08033

referred to as the **Grantee**.

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

1. **Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of **SIX HUNDRED THIRTY FIVE THOUSAND (\$635,000.00) DOLLARS**.

The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of Borough of Haddonfield.

Block No. **77.01** Lot No. **23**

3. **Property.** The Property consists of the land and all the buildings and structures on the land in the Borough of Haddonfield, County of Camden, and State of New Jersey. The legal description is:

SEE ATTACHED LEGAL DESCRIPTION

BEING the same land and premises conveyed to **LOUIS A. RICCI and MARGARET S. RICCI, husband and wife** by deed from **HILDA D. WILSON, widow**, dated **September 27, 1978**, recorded **September 28, 1978** in the **Camden County Clerk's/Register's Office** in Deed Book **3590**, Page **740**.

4. **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 promises 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).

5. **Signatures.** The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature).

SCHEDULE C - Land Description

File Number: 69846

LAND AND PREMISES situate in the Borough of Haddonfield, County of Camden and State of New Jersey as follows:

BEING known and designated as Lot 23 in Block 77.01 , as shown on a certain map entitled Plan of Subdivision Lands of Hilda D. Wilson Lot 24.01 Block 77.01 Borough of Haddonfield, Camden County, New Jersey, and duly filed in the Office of the Clerk of Camden County on January 4, 1978 as Map # 330.3.

BEGINNING at a point in the westerly line of Warwick Road (60.00 feet wide) distant 75.00 feet southwardly from the southwesterly corner of Warwick Road and Summit Avenue (50.00 feet wide); thence

1. In a general southerly direction, along the westerly line of Warwick Road, 84.00 feet to a point; thence
2. In a general westerly direction and forming an interior angle of 90 degrees 02 minutes with the aforementioned westerly line of Warwick Road, 181.91 feet to a point; thence
3. In a general northerly direction and forming an interior angle of 90 degrees with the last course 84.00 feet to a point; thence
4. In a general easterly direction and forming an interior angle of 90 degrees with the last course, 181.96 feet to a point in the westerly line of Warwick Road and the place of BEGINNING.

TAX NOTE: Being known as Block 77.01, Lot 23 on the official tax map.



SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

(C.55, P.L. 2004)

(12-07)

(Please Print or Type)

SELLER(S) INFORMATION (See Instructions, Page 2)

Name(s)

Louis A. Ricci and Margaret S. Ricci

Street Address:

59 WEST ENCLID, AVE, HADDONFIELD, NJ 08033

City, Town, Post Office

State

Zip Code

PROPERTY INFORMATION (Block Property Description)

Block(s)

Lot(s)

Qualifier

77.01

23

Street Address: 320 Warwick Road

Haddonfield

NJ

08033

City, Town, Post Office

State

Zip Code

100.00000

\$ 635,000.00

05/15/08

Seller's Percentage of Ownership

100%

Consideration

Closing Date

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 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 acknowledge the obligation to file a New Jersey income tax return for the year of the sale.
- ☐ 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.

05/15/2008
Date

Date

Signature
(Seller) Please indicate if Power of Attorney or Attorney in Fact
Margaret S. Ricci
Signature
(Seller) Please indicate if Power of Attorney or Attorney in Fact

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

COUNTY

Camden

} SS. County Municipal Code

0417

MUNICIPALITY OF PROPERTY LOCATION Haddonfield

FOR RECORDER'S USE ONLY

Consideration \$ _____
 RTF paid by seller \$ _____
 Date _____ By _____

*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, Louis A. Ricci being duly sworn according to law upon his/her oath,deposes and says that he/she is the Margaret S. Ricci (Name) Grantor in a deed dated May 15, 2008 transferring (Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

real property identified as Block number 77.01 Lot number 23 located at
320 Warwick Road, Haddonfield and annexed thereto.
 (Street Address, Town)

(2) CONSIDERATION \$ 635,000.00 (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/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 15 day of May, 2008

Signature of Deponent

Margaret S. Ricci
 Louis A. Ricci and Margaret S. Ricci
 Grantor Name

Deponent Address

320 Warwick Road, Haddonfield, New
 Grantor Address at Time of Sale

XXX-XXX-067

Last 3 digits in Grantor's Social Security Number

Trident Land Transfer Co (NJ) LP

Name/Company of Settlement Officer

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

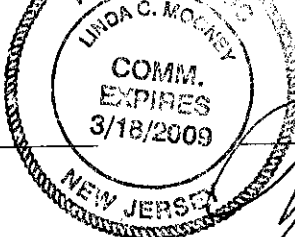
TRENTON, NJ 08695-0251

ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at:

www.state.nj.us/treasury/taxation/lpt/localtax.htm.

Witnessed By:

[Signature]  [Signature] (Seal)
LOUIS A. RICCI
[Signature] (Seal)
MARGARET S. RICCI

STATE OF NEW JERSEY, COUNTY OF Camden SS.:

I CERTIFY that on this 15th day of May, 2008

LOUIS A. RICCI and MARGARET S. RICCI, husband and wife
personally came before me and stated to my satisfaction that this
person (or if more than one, each person):
(a) was the maker of this Deed;
(b) executed this Deed as his or her own act; and
(c) made this Deed for **\$ 635,000.00** as the full and actual
consideration paid or to be paid for the transfer of title. (Such
consideration is defined in N.J.S.A.46:15-5.)

RECORD AND RETURN TO:
JOSEPH M. SANDONE, JR. ESQUIRE
89 NORTH HADDON AVENUE
HADDONFIELD, NJ 08033

[Signature]
Linda C. Mooney


J# 69846
CHARGE, RECORD RETURN
TRIDENT LAND TRANSFER CO. NJ
1409 N. KINGS HIGHWAY
CHERRY HILL, NJ 08034

Comm expires
3/18/2009