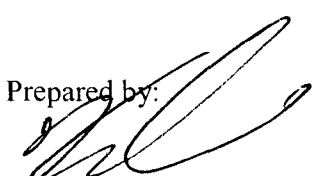


INSTR # 2016051253
D BK 6266 PG 1607 Pgs 1607 - 1611; (5 pgs)
RECORDED 10/31/2016 12:08:35 PM
PAULA SOLLAMI COVELLO, COUNTY CLERK
MERCER COUNTY, NEW JERSEY
RTF TOTAL TAX \$1,730.60

Prepared by:


Kevin Rosenberg, Esq.

○ **PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**
LOT 45 BLOCK 38

SPECIAL WARRANTY DEED

Deutsche Bank National Trust Company as Trustee for The Holders of New Century Home Equity Loan Trust, Series 2005-A, Asset-Backed Pass-Through Certificates, whose mailing address is C/O Bank of America, N.A. 2505 W. Chandler Blvd., Chandler, AZ 85224, hereinafter grantor, for \$302,000.00 (Three Hundred Two Thousand and 00/100 Dollars) in consideration paid, grants with covenants of special warranty to **Martin D. Kahn**, hereinafter grantees, whose tax mailing address is **463 Jefferson Rd., Princeton, NJ, 08540**, the following real property:

Exhibit A:

Property Address is: 265 Mather Avenue, West Windsor, NJ 08540

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; all legal highways; zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Prior instrument reference: **Instrument # 2016041214, Book 6260 and Page 1630**

Deed 5 P 83
RTF 1,730.60

Executed by the undersigned on September 26, 2016:

Deutsche Bank National Trust Company as Trustee for The Holders of New Century Home Equity Loan Trust, Series 2005-A, Asset-Backed Pass-Through Certificates

Maria Melisa Mallow 9-26-16
By: Bank of America, N.A. as successor by
merger to BAC Home Loans Servicing,
L.P., as Attorney in Fact
Maria Melisa Mallow, Assistant Vice President (AVP)

POA
D-OK- 6152
PS- 596

STATE OF Arizona

COUNTY OF Maricopa

I CERTIFY that on September 26, 2016,

personally came before me and stated to my satisfaction that this person (or if more than one, each person):

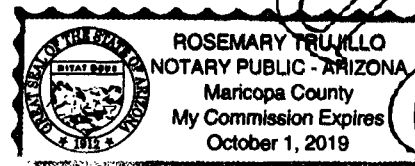
(a) was the maker of the attached deed;

(b) was authorized to and did execute this deed as Maria Melisa Mallow its AVP

on behalf of **Bank of America, N.A. as successor by merger to BAC Home Loans Servicing, L.P. as Attorney in fact for Deutsche Bank National Trust Company as Trustee for The Holders of New Century Home Equity Loan Trust, Series 2005-A, Asset-Backed Pass-Through Certificates** of the entity named in this deed; and

(c) this deed was made for \$302,000.00 (Three Hundred Two Thousand and 00/100 Dollars) 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.)

Rosemary Trujillo 9-26-16
(Notary Signature) Rosemary Trujillo



LEGAL DESCRIPTION

EXHIBIT "A"

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF WEST WINDSOR, COUNTY OF MERCER, STATE OF NEW JERSEY, BEING KNOWN AND DESIGNATED AS FOLLOWS:

BEING KNOWN AS LOT 34 AS SHOWN ON A CERTAIN MAP ENTITLED, "VARSITY VIEW", FILED IN THE MERCER COUNTY CLERK'S OFFICE ON NOVEMBER 12, 1926 AS MAP NO. 517 AND BEING MORE PARTICULARLY BOUND AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE (FOUND) IN THE NORTHEASTERLY LINE OF MATHER AVENUE (45 FOOT RIGHT OF WAY) CORNER TO FILED MAP LOT 1 AND BEING DISTANT 200.00 FEET SOUTHEASTERLY FROM THE INTERSECTION OF THE SAID NORTHEASTERLY LINE OF MATHER AVENUE WITH THE SOUTHEASTERLY LINE OF NEW JERSEY STATE HIGHWAY ROUTE NO. 1 (AKA, TRENTON NEW BRUNSWICK TURNPIKE), AND RUNS; THENCE

1) ALONG THE SOUTHEASTERLY LINE OF FILED MAP LOT 1 AND FILED MAP LOT 2, NORTH 52 DEGREES 37 MINUTES 22 SECONDS EAST, A DISTANCE OF 199.82 FEET TO A POINT CORNER TO FILED MAP LOT 25; THENCE

2) ALONG THE SOUTHWESTERLY LINE OF FILED MAP LOT 25, SOUTH 34 DEGREES 59 MINUTES 30 SECONDS EAST, A DISTANCE OF 108.32 FEET TO A CONCRETE MONUMENT (FOUND) CORNER TO FILED MAP LOT 35; THENCE

3) ALONG THE NORTHWESTERLY LINE OF FILED MAP LOT 35, SOUTH 55 DEGREES 00 MINUTES 30 SECONDS WEST, A DISTANCE OF 199.65 FEET TO A POINT IN THE NORTHEASTERLY LINE OF MATHER AVENUE; THENCE

4) ALONG THE NORTHEASTERLY LINE OF MATHER AVENUE, NORTH 34 DEGREES 59 MINUTES 30 SECONDS WEST, A DISTANCE OF 100.00 FEET TO THE POINT AND PLACE OF BEGINNING.

THIS WRITTEN DESCRIPTION IS IN ACCORDANCE WITH A SURVEY PREPARED BY HARRIS SURVEYING INC., DATED JUNE 5, 2000

TAX ID: LOT 45 BLOCK 38

Recording Requested By & Return To:
Servicelink, A BKFS Company
1400 Cherrington Parkway
Coraopolis, PA 15108
160172979 / 3445086



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
(9-2015)

Please Print or Type)

of America, N.A. 2505 W. Chandler Blvd.

State
AZ

Zip Code
85224

Lot(s)

Qualifier

38

45

State
NJ

Zip Code
08540

p

Total Consideration

Owner's Share of Consideration

Closing Date

100%

\$302,000.00

100% \$302,000.00

10-6-2016

SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 apply to Residents and Nonresidents)

1. ☐ Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident gross income tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. ☐ The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. ☐ Seller is 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 is not required to make an estimated gross income tax payment.
6. ☐ The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated income tax payment.
7. ☐ The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated 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 and report the recognized gain.
8. ☐ Seller did not receive non-like kind property.
9. ☐ The real property is being transferred 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.
10. ☐ The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
11. ☐ The deed is dated prior to August 1, 2004, and was not previously recorded.
12. ☐ The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
13. ☐ The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
14. ☐ The property transferred is a cemetery plot.
15. ☐ The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.

September 26, 2016

Date

9-16
re

(Seller)

NA
Date

NA

Signature

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

[Handwritten signature]

Pl

Addendum to Seller's Residency Certification

***Deutsche Bank National Trust Company as Trustee for the Holders of New Century Equity Loan Trust, Series 2005-A, Asset-Backed Pass-Through Certificates (~~Seller~~)

By: Bank of America, N.A. as successor by merger to BAC Home Loans Servicing, L.P., as Attorney in Fact

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