# Publication copy

Mehaffey Exhibits A through J (Exhibit G settlement statement and check withheld)

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Published by Ronald W. Yarbrough, plaintiff, as part of the public record of Yarbrough v. Lake Centerton Park Homeowners Association, Inc., et al., Superior Court of New Jersey, Chancery Division, Salem County, Docket No. SLM-C-000017-26.

This copy is the filed or produced document with these changes only: black boxes cover (1) names, addresses, telephone numbers and e-mail addresses of persons who are not parties, (2) personal identifiers and financial account numbers (R. 1:38-7), (3) telephone and e-mail contact details, and (4) plaintiff's personal financial information, marked "Redacted: plaintiff's personal financial information". Withheld pages, if any, are replaced by a notice page. The complete document is available from the Court.

# EXHIBIT A

Email from Michael Rossi (Apr. 22, 2021) and Mehaffey offer letter (Apr. 24, 2021)

# April 24, 2021

PARSONAGE RUN NURSERY
459 Old Deerfield Pike
Bridgeton, NJ 08302

Centerton Lake Association,

ATTN: Michael Rossi
26 Lake Centerton Drive
Centerton, NJ 08318

Dear Mr. Rossi,

It was nice meeting you the other day and going over the property owned by the Lake Association.. block 1503 , Lot 73. As we discussed, we are interested in purchasing approximately 10 + or so acres from this parcel. This farm land is currently being farmed by Dennis Kandle. We purchased his farm last year, which is on one side of your parcel, and we recently purchased the Toye farm, which is the other side of your parcel.
We would like to acquire part of this parcel, which is outlined on the attached property map that we went over the other day. This would be a great addition and adjoin these 2 farms.

We would like to propose an offer of $20,000 for the parcel outlined on the property map.
We would pay to have the property surveyed and subdivided to determine the physical boundaries so we could both understand the new property lines minus the lake.

We would like to start the process as soon as possible and hope that you

could take this offer to your lake members and have them agree to this proposal.

Once an agreement of sale is signed, we would give a 10% deposit and start the surveying process. We could go to settlement as soon as the survey is complete and we are all in agreement of the new property lines.

We are excited about the possibility of this parcel purchase and look forward to hearing from you.

Thank you for considering this offer,
Doug & Michele Mehaffey

From: Michael Rossi mrossi@ciprograms.com
Subject: Centerton Lake Association
Date: Apr 22, 2021 at 3:57:41 PM
To: [redacted]

Doug and Michele , the following is my idea of the letter you should send to me for the proposal of the purchase of the farmland belonging to the Lake Association. You can use some of it, all of it or add anything you want to it. I would suggest it be on your farm letterhead also..... please see the following:

Centerton Lake Association ,

Attention; Michael Rossi,
26 Lake Centerton Dr
Centerton , NJ 08318

Dear Mr. Rossi,

It was nice meeting with you the other day and going over the Lake Association property map. As we discussed we are interested in purchasing the approximate 10+ or so acres of land that is currently farmed by Dennis Farmer. We recently purchased his farm and would like to acquire your land to adjoin our new parcel. The area that we outlined on the map with you would suit our purposes and we propose the following.

We would offer $20,000. 00 for the parcel as currently outlined on your property map. We would have the land surveyed to determine the physical boundaries so that we could both understand the actual area that we would purchase and give you the new outline of your lake minus our purchase. We would like to start this process as soon as possible and hope that you could ask your members to agree to our proposal.
As soon as you give us the answer, we would give you a 10% deposit and start the surveying process. We would look to have settlement after that area is determined.

We are excited about this possibility and look forward to hearing from you.

Doug and Michele Mehaffey

# EXHIBIT B

Agreement for Sale of Real Estate (May 2021)

# AGREEMENT FOR SALE OF REAL ESTATE

This agreement of sale, made 24TH day of May 2021;

**Between:** The Centerton Lake Association, for the property at BLOCK 1503 LOT 73, referred to as the seller

**And:** Douglas K Mehaffey and Michele Mehaffey, whose address is 459 Old Deerfield Pike, Bridgeton, NJ 08302, referred to as the Buyer.

**PROPERTY**: the property will be approximately 10 plus acres from this parcel, Block 1503, Lot 73, which will consist of the farm land and some woods to the Centerton Lake edge, which butts up to our farm, (Lot 1503 Block 1) Once it is surveyed and the new boundaries and lines are found, it will be recorded as a separate deed and added along with the Mehaffey's current neighboring property which is BLOCK 1503 LOT 79 (which was the estate of Joseph Toye). There will be a minor subdivion so the remainder of this parcel will be the Centerton Lake Association.

**PURCHASE PRICE:** The purchase price is 20,000.00

**DEPOSIT:** The deposit is 10% of the asking price, or $2000.00 due at the time of the signing of this agreement of sale.

**SURVEY:** Doug & Michele Mehaffey will be responsible for the surveyor costs and making sure the new lines and boundaries for the parcel being sold get deeded and recorded as such. Once survey is complete, both parties will receive copies of the updated maps with new line changes and will reflect the remaining acreage from this parcel.

**CONDITION OF PROPERTY:** This parcel is being sold as is. The property will consist of open farm land with some woods to the lakes edge.

**TIME & PLACE OF CLOSING:** The closing shall take place tentatively on or around June 15, 2021, as long as all surveying is complete and new lines are in agreement with both the buyer and seller. The closing will be held at a title company of the buyer's digression at a time agreed upon by both parties. The balance of the sale will be paid at the closing. Closing costs will be paid by the buyer.

**TRANSFER OF OWNERSHIP:** The seller will transfer ownership of the discussed parcel to the buyers.

**TYPE OF DEED:** The deed will be a new deed recorded after the surveyor is complete showing the new line markers and acreage of the parcel that is being purchased. It will then be added with block 1503 lot 79, which is the Mehaffey's current neighboring piece.

**PARTIES LIABLE:** This contract is binding upon all parties who sign it and all who succeed to their rights and responsibilities.

SIGNED: CENTERTON LAKE ASSOC

DATE: MAY 18, 2021

WITNESS: WILLIAM JOHNSON, PRESIDEN

AS TO SELLERS CLIFFORD WHEATON, TREASURER

DATE:

DOUG K MEHAFFEY

WITNESS:

MICHELE MEHAFFEY 5/20/21

AS TO BUYERS

# EXHIBIT C

Pennell Land Surveying proposal (May 8, 2021), invoice (Sept. 9, 2021), and deed descriptions (Sept. 2, 2021)

PENN

[redacted] [redacted] [redacted]

May 8, 2021

Doug Mehaffey

RE: Boundary Survey
Block 1503, Lot 7
Deerfield Road
Township of Pittsg

Dear Doug:

In response to our conve
pleased to submit this pr
Professional Land Surve

**I. SCOPE OF PROJE**
Based upon our convers
and minor subdivision p
to existing Lot 79, Block
following scope of work

**II. SCOPE OF WORK**
PLS proposes to provide

**Task A: Boundary Su**
We will perform all of th
Boundary Survey in acc
the client will provide P
information for the prop
following.

1. Boundary based on
2. Lot corner markers
3. Missing and/or new
4. Location of building
5. Plan of Subdivision
6. New Metes and Bou
7. New Metes and Bou
8. Plan of Subdivision
9. One set of plan copi

The below quoted fees a
closes, there are no title
properties and that no ex
issues cited in this parag

PENN

[redacted] [redacted] [redacted]

will discuss the additiona
work.

**Task B. Meeting Atten**
At this time, PLS does n
will be required at any re
meetings at the Clients re
incurred, as the amount c
this time.

**III EXCLUDED SERV**
The following services h

A. Engineering s
B. Preparation o
C. The delineatio
D. Environmenta
E. State, County
F. Meetings wit
G. Other service

**IV. ASSUMPTIONS/E**

A. We have atte
project based
work. As such
client the resp
B. Meeting atten
on a time and
C. Permitting ap
D. Services not s
be included i

**V. Fees and Payments**
Pennell Land Surveying,
fees:

**Task A: Boundary S**

**Task B: Meeting Att**

PENN

[redacted] [redacted] [redacted]

A. The Unit Price Sch

B. Reimbursable expe
the proposed cost.
contained in the at
made part of this a
allowance.

C. Additional service
fee proposal, if de

**VI. Schedule**

Upon authorization, we
expeditiously prepare a

**VII. Payment Schedu**

- Payment-in-
delivered to

Notes:

1. Should the Client
Client shall comp
completed to date
the fees listed in S
work completed a

2. Please note that it
this contract and
party not directly

PENN

[redacted] [redacted] [redacted]

If you are in agreement
sign in the space provide
will become our contrac

Thank you for giving m
or comments or feel that
convenience.

Respectfully for:
PENNELL LAND SU

DONALD C. PENNEL
President

AUTHORIZATION
Authorization can be pr
below, I authorize the ab
schedule and Terms and

Accepted by_____

Print Name and Title____

PENN

[redacted] [redacted] [redacted]

**LABOR**

Principal Land Surveyor
3 man field crew
2 man field crew
Office manager
Draftperson

These rates apply to all s
rounded to the nearest ha
requirements.

Mileage
Toll & Parking
Postage
Overnight Delivery (lett
Photographs
Certified Mailing

Printing/Reproduction
Large Sheets
Small copies
Mylar copies
Disk

**TERMS**

Invoices will be generat
expenses. The above fin
invoices and the orderly
days. Invoices not paid
amount due. Lack of pay
cessation of services unt

PENN

[redacted] [redacted] [redacted]

**STANDARD OF CARE; SOLE A**
will perform the Work under this Ag
consistent with customary industry
performance of the Work. No other
no representation or warranty that th
compliance with applicable law or pr
Work are hereby expressly negated
WARRANTY OR MERCHANTAB
findings and conclusions made by PL
available at the time, and on a variety
and ordinances; market conditions; e
based may adversely affect the findi
Work under this Agreement will inv
party does not document and, thereaf
party in those discussions. To the e
responsibility or liability, in contract
opinion and belief.

**RESPONSIBILITY OF CLIEN**
responsibility to disclose to PLS the
reasonably should be aware that may
thereon, upon which the Work is to
responsibility to disclose to PLS the
locations. Client warrants the accurac
for use in connection with perform
provided directly from one of Client's

**PLS'S WORK IS EXCLUSIVELY**
**THE PARTIES WITH RESPECT**
the benefit of Client. This Agreement
party. It is the intent of PLS and the
into other agreements with third parti
not give rise to any duty or responsib
to Client in connection with the Wo
provided by Client to third parties for

**CLIENT'S RESPONSIBILITY F**
PLS and its subcontractors to perfo
minimize damages to the site and a
recognized and agreed that Client sha
subcontractors to perform their Wo
subcontractors have included in thei
subcontractors to restore the site to it
necessary to do so and Client agrees t

**LIMITATIONS ON CLIENT'S**
accordance with the prescribed stand
reasonably discovered as a result of
error, omission or other professional
sum not to exceed the contract price
under this Agreement. Additionally,
arising from the Work (or the use of
third party, for any liabilities, losses, d
the Work (or use of the Work).

**INDEMNIFICATION.** Client will
any and all claims, demand or causes
including attorneys' fees and court
representatives, or by any third party,
under this Agreement or Client's use
whole or in part upon the negligence
defend PLS from such claim, demand
damage or injuries sustained by the cl
caused by Client.

**COMPLETE AGREEMENT.** The
discussions, representations, understan
terms and conditions expressed in this

PENN

[redacted] [redacted] [redacted]

**APPLICABLE LAW.** This Agreem

**CONSULTING AND REIMBU**
necessary to complete the project ph
and/or beyond the outlined tasks shal

Subconsultant's/Subcontractor's Fee
contracted by PLS, PLS shall admini
subconsultant fees.

Reimbursable Expenses: All expens
list, photography, assessment maps, a
surcharge of twenty percent (20%) sh

Application Fees: All application

**BILLING PROCEDURES.** Invoi
days of the date of invoice. PLS
services, of any Client specific invoici
first invoice that will incur additional

The Client must submit in writing t
within ten (10) calendar days of the
considered correct.

**DELINQUENT ACCOUNTS.**
date of the invoice. Delinquency of
PLS be considered as termination of
the date of invoice will force PLS to
attorney be required to collect payme
PLS, in addition to the outstanding a

**TERMINATION OF SERVICES**
event of substantial failure by the oth
through no fault of the terminating p
certified mail. Furthermore, in the ev
of the date of the termination. As so
cessation of work on the project. Th

Upon payment of all outstanding in
reproduction, the client will be entitle

Originals of the records shall remain
the implied Professional Warranty as

PLS reserves the right to terminate
Conflict of Interest which was not ap
reasonable length of time for circums
the subject of good faith negotiations

**PRICE GUARANTEE.** The prop
days from the date of the proposal.
for ninety (90) calendar days from sai

If a signed agreement based upon th
reserves the right to revise the propo
services.
Fees will not be changed for the dura
expenses or subconsultants/subcontr

**ADDITIONAL SERVICES.** An
invoiced to the Client on a time and

A reasonable amount of revisions and
modification that are required due t
revisions to the plans required for mu
in changes in scope of services or des
regulations applicable to the scope of

Prior to increasing the original scope
the Client for authorization to proc
additional services within a reasonable

**SURVEY CRITERIA.** All design
otherwise by the Client, will confor
agencies involved in the review of t
reviewing agent or as requested by the

PENN

[redacted] [redacted] [redacted]

shall be outside the scope of this Co
handled as an additional service and c

**CONSTRUCTION LAYOUT.** A
the field, it shall be the responsibility
the stakes initially set, will constitute
Fee Estimate in the proposal, or in an

**CONSTRUCTION RESPONSIBI**
the Surveyor with PLS shall be imme
and the Surveyor. Participation, of an

TERM

**INDEMNIFICATION.** The Clie
personnel from and against any and
resulting from the use of the CAD fil

**OWNERSHIP.** All information o
for additions to this project or for co
shall the transfer of these files be con

**COMPATIBILITY.** PLS makes no

**DRAWING TITLES.** Since the in
right, at its sole option, to remove all

**ACCURACY OF FILES.** PLS mak
their merchantability or fitness for a p
may not been incorporated. In the
govern. It is the Client's responsib
Documents as defined by the Genera

**DIMENSIONAL RESPONSIBIL**
Client's responsibility for the proper
as required to facilitate complete and

**LICENSING FEES.** PLS believes
in the event that any are, the Client w

PENNELL LAND SURVEYING,
327 Clems Run
Mullica Hill, NJ 08062
[redacted]
Fax

| Bill To |
| --- |
| Individuals<br>Doug McHaffey |

| Description |
| --- |
| Plan of Minor Subdivision at Block 1503, Lot<br>Road, Township of Pittsgrove, Salem County, |
| Pd ck 2 |

PENN

[redacted] [redacted] [redacted]

DEED DESCRIPTION

ALL that certain
of Pittsgrove, County of
described as follows:

Beginning at poi
end of a Proposed divisi
point being located by th
centerline of Deerfield R
between Lots 78 and 79,
(A) N 12°27'22"E, alon
a Concrete Monument fo
to a point for a corner, w
East, said point being co
(B) N 65°36'38"E, along
1503, a distance of 460.
as called for in Deed Bo

1. N 46°29'11"
a point for a
Block 1503 o

2. S 52°32'11"
passed over a
page 274) to
as called for
division line
thence

3. S 40°24'28"
a corner, now
drainage pipe
the former di

4. N 65°36'38"
boundary lin
Point of Begi

PENN

[redacted] [redacted] [redacted]

Containing 12.97± Acre

Being a portion of Lot 7
Plan of Minor Subdivisi
County, NJ, by Pennell

BEING part of Lot 73, B

PENN

[redacted] [redacted] [redacted]

DEED DES

ALL that certain
of Pittsgrove, County of
described as follows:

Beginning at poi
said point being in the ex
Plan hereinafter mention

1. N 12°27'22"
passed over a
beginning of
Monument fo
Block 1503 c

2. N 65°36'38"
Block 1503,
Stone found
the Southerly
Lot 79, Block

3. N 46°29'11"
a point for a
Block 1503 c

4. S 52°32'11"
passed over a
page 274) to
as called for
division line
thence

5. S 40°24'28"
a corner, now
drainage pipe

6. S 51°04'22"
93.23 feet to

7. S 57°07'22"
same; thence

PENN

[redacted] [redacted] [redacted]

8. S 13°58'01"E
the centerline

9. N 77°02'36"
feet to an ang

10. N 78°18'36"

Containing 22.29± Acres
Containing 21.96± Acres

Being Proposed Lot 79,
and 79, Township of Pitt
dated 9/2/21.

BEING all of Lot 79 and
Pittsgrove Tax Map.

PENN

[redacted] [redacted] [redacted]

DEED DES

ALL that certain
of Pittsgrove, County of
described as follows:

Beginning at poi
wide), said point now ma
1037, page 274, said poi
1503 on Plan hereinafter

1. N 78°18'36"
between Lots
point for a co
thence

2. N 68°58'36"
or less to an a

3. N 61°48'04"
corner in the
thence

4. N 28°11'56"
a point for a
as described i

5. Northwardly,
Lake, and als
65, 64, 63, 54
further along
to a point for
between Lot
by an Concre
as called for

6. S 46°29'11"
point for a co
1037, page 2
Block 1503 o

7. S 17°27'45"
of Beginning

PENN

[redacted] [redacted] [redacted]

Containing 87.2± Acres

Being Proposed Lot 73,
and 79, Township of Pitt
dated 9/2/21.

BEING part of Lot 73, B

# EXHIBIT D

Board Engineer completeness / technical review letter (Oct. 4, 2021)

We Set Our Sights on E
Fralinger
E[redacted]eeri

Albert A. Fralinger, Jr., PE, PLS & PP
J. Michael Fralinger, Sr. (1957-2009)
Charles M. Fralinger, PLS
Carl R. Gaskill, PE, PLS, PP & CME
Stephen J. Nardelli, PE, PP, CME & CPWM
Barry S. Jones, PLS & PP
Guy M. DeFabrites, PLS & PP
J. Olbrich, PLS
[redacted] A. Mulford, III, PE, CME
Corey R. Gaskill, PE, CME
J. Michael Fralinger, Jr., PE, CME

Pittsgrove Township Plan
Attention: Barb Laury, Se
989 Centerton Road
Pittsgrove, New Jersey 08

RE: Minor Subdivision f
Block 1503, Lot 73
Pittsgrove Townshi
Our Project No.: 30

Dear Members of the Boa

I have reviewed the follow

1. Land Development
2. Checklist "A" and "
3. Subdivision Plan pr
sheet
4. Copy of Deed of Pr
5. Certification from T
6. Cover letter from th
7. Deed Description
Surveying, Inc., dat

The following comments are for the Board's consideration regarding **Completeness** of the Application:

1. Checklist "A" – Item #10 – NJDEP Letter of Interpretation

   **The Applicant is requesting a waiver. The Applicant indicates the land will continue to be farmed. Therefore, I have no objection to this request.**

2. Checklist "D" – Item #15 – Contour Elevations

   **I have no objection to this waiver request since no new construction is proposed.**

3. Checklist "D" – Item #16 – Grading Plan

   **I have no objection to this waiver request since no new construction is proposed.**

At this time, I would recommend the application be deemed complete subject to granting of the above requested waivers.

The following comments are offered for the Board's consideration regarding my **Technical Review** of the application.

1. The subdivision is located in the RR-Rural Residence zone and C-Conservation zone. These zones require the following minimum standards:

   RR - Zone

   Minimum Standards:

| | |
|---|---|
| Minimum Lot Area: | 3 Acres |
| Minimum Lot Width: | 300 Feet |
| Minimum Lot Depth: | 300 Feet |
| Minimum Front Yard: | 50 Feet |
| Minimum Side Yard: | 40 Feet |
| Minimum Rear Yard: | 50 Feet |

   Maximum Lot Coverage:

| | |
|---|---|
| Building: | 20% |
| Other: | 10% |

C - Zone

Minimum Standards:

| | |
|---|---|
| Minimum Lot Area: | 5 Acres |
| Minimum Lot Width: | 200 Feet |
| Minimum Lot Depth: | 400 Feet |
| Minimum Front Yard: | 30 Feet |
| Minimum Side Yard: | 30 Feet |
| Minimum Rear Yard: | 30 Feet |

Maximum Lot Coverage:

| | |
|---|---|
| Building: | 5% |
| Other: | 10% |

The subdivision proposes 12.97 acres of existing Lot 73 be added to existing Lot 79. No variances are being requested by the application. Existing Lot 73 contains Centerton Lake and is owned by Lake Centerton Association.

2. This application will require Salem County Planning Board approval.

3. The Deed Descriptions of Proposed Lot 73, Proposed Lot 79 and the portion of Lot 73 to be added to Lot 79 are consistent with the subdivision plan.

Should you have any questions, please do not hesitate to contact me.

Very truly yours,

Stephen J. Nardelli, PE, PP, CME & CPWM
Vice President
FRALINGER ENGINEERING PA

Cc: Matthew Ritter, Esq.
Sarah Birdsall, PP, AICP
Douglas and Michele Mehaffey, Applicant
Pennell Land Surveying, Inc.

# EXHIBIT E

Planning Board Resolution No. 21-17 (adopted Nov. 23, 2021) and transmittal letter (Nov. 30, 2021)

RESOLUTION # 21-17

Township of Pittsgrove Planning Board

**Applicant's Name:** Douglas and Michele Mehaffey

**Application No.:** 21-06

**Property:** Block 1503, Lots 73 & 79

**Application For:** Minor Subdivision

**Public Hearing:** November 9, 2021

**Findings of Fact:**

1. Applicant Douglas Mehaffey appeared before the Board via Zoom, was sworn, and gave testimony in support of the application.

2. Applicant is the owner of Lot 79 of Block 1503, an approximately 9-acre parcel in the Township's Rural Residential Zone, which is currently used for agriculture.

3. Neighboring Lot 73 (which includes Centerton Lake) is owned by the Lake Centerton PK Homeowners Association. It comprises 85.2 acres and is in the Conservation Zone.

4. Applicant proposes a minor subdivision which will add 12.97 acres of Lot 73 to Lot 79.

5. No variances are required, and no development is proposed at this time.

6. The Board received and considered the following:

   a. Cover letter from Applicant;

   b. Land Development Application dated September 16, 2021;

   c. Checklists A and D

   d. Plan of Minor Subdivision by Pennell Land Surveying, Inc., dated 09/02/21;

e. Copy of Deed to Property;

f. Tax Collector's Certification; and

g. Deed descriptions prepared by Pennell Land Surveying, Inc.

7. The Board voted unanimously to deem the application complete after the Board Engineer reviewed his October 4, 2021 Review letter with the Board.

8. Waivers were granted for:

a. Checklist A, Item 10 – freshwater wetlands (due to no new development)

b. Checklist D, Item 15 – contours (due to no new development)

c. Checklist D, Item 16 – grading plan (due to no new development)

9. The Board next received and considered the technical portion of the October 4, 2021 Report of Board Engineer Stephen J. Nardelli, PE, PP, CME & CPWM, who was present and who participated in the hearing.

10. The Board found that compliance was had with each of the various requirements of the Open Public Meetings Law, P.L. 1975 c. 231.

11. The Planning Board has carefully considered this matter and, based upon the representations and testimony presented on the Applicant's behalf, as well as the information set forth in the application materials, and the input from the Board's professionals, finds that good cause exists for the granting of minor subdivision approval.

NOW THEREFORE BE IT RESOLVED that the Board does hereby grant minor subdivision approval to Applicants, provided that the following conditions are met:

A. Applicant must pay any and all required fees that are due, or become due to the Township, and replenish any outstanding review escrow accounts as directed, within seven (7) days notice thereof.

B. That Applicant must comply with all representations made during the course of applicant's presentation to the Board, and in all documents filed with the application.

C. The Applicant shall obtain approvals and permits as may be required by any other agency having jurisdiction, including, but not limited to, the Salem County Planning Board.

D. The Applicant must submit to the Planning Board Engineer, for his review and approval, the metes and bounds descriptions to be included in the Deeds which will effectuate the subdivision (approved via Engineer's Technical Review Letter).

E. The Applicant must submit to the Board Solicitor, for review and approval as to form, the Deeds that will effectuate the subdivision. The minor subdivision Deeds must each contain the statement "Minor subdivision approval of the premises described herein was granted by the Pittsgrove Township Planning Board at its November 9, 2021 regular meeting, and memorialized on [insert Resolution date] in Resolution [insert Resolution number]." This text should be followed by signature lines for Marlene Smith, the Planning Board Chair, and Barbara Laury Planning Board Secretary.

F. Once approved by the Board Solicitor, the Applicants must submit the minor subdivision Deeds to the Planning Board for signature by the Chairman and Secretary.

G. The Applicants must comply with all above conditions, prior to the Board Chairman and Secretary signing the Deeds.

H. Applicant must record the minor subdivision Deeds in the Salem County Clerk's Office, and file the Deeds with the Township Engineer and Tax Assessor, within 190 days of the date of adoption of this Resolution.

I. That compliance be had with all other requirements of the Pittsgrove Township Development Ordinance and building code.

**BE IT FURTHER RESOLVED** that a Certified copy of this Resolution be furnished to Applicant and Notice of this action be advertised as required by Law.

The undersigned, Chair of the Pittsgrove Township Planning Board, hereby certifies that the above is a true copy of a Resolution adopted by said Board on November 23, 2021, to memorialize action taken on November 11, 2021.

Pittsgrove Township Planning Board

MARLENE SMITH, Chair

ATTEST:

BARBARA LAURY, Secretary




[redacted]

November 30, 2021

Douglas & Michele Me
459 Old Deerfield Pike
Bridgeton, NJ 08302

RE: RESOLUTION

Minor Subdivision

Dear Mr. & Mrs. Mehat

Enclosed is a copy of th
Planning Board on Nov

If you have any questio

Very truly yours,

Barbara Laury
Planning Board Secreta

# EXHIBIT F

Deed, Association to Mehaffey, dated Feb. 7, 2022, recorded Deed Book 4621, Page 116

CLERK OF SALEM COUNTY NEW JERSEY 1727

**All information**

Salem County Clerk's Office
Dale A. Cross, Clerk
110 Fifth Street, Suite 200
Salem, NJ 08079-1073
| salemcountyclerk.org

Return Na
DOMINIO
55 E COM
BRIDGET

| | |
|---|---|
| Submitting Company | |
| Document Date (mm/dd/yyyy) | |
| Document Type | |
| No. of pages of the original Signed Documer (include the Document Summary Sheet) | |
| Consideration Amount (if applicable) | |

| | | |
|---|---|---|
| FIRST PARTY (GRANTOR OR MORTGAGOR OR ASSIGNOR OR DEFENDANTS) (ENTER UP TO FIVE NAMES) | NAME (S) (LAST NA (COMPANY | |
| | LAKE CENTERTON PARK H | |
| SECOND PARTY (GRANTEE OR MORTGAGEE OR ASSIGNEE OR PLAINTIFF) (ENTER UP TO FIVE NAMES) | NAME (S) (LAST NA (COMPANY | |
| | MEHAFFEY MICHELE<br>MEHAFFEY DOUGLAS K | |
| DEED PARCEL INFORMATION (ENTER UP TO THREE ENTRIES) | Municipality | |
| | PITTSGROVE TOWNSHIP | 15 |
| REFERENCE INFORMATION (ENTER UP TO THREE ENTRIES) (IF APPLICABLE) | Book Type | Or |
| | | |

THIS COV
OF
**** Dis

*Prepared by:*

HOWARD D. MELNICOVE, ESQ.

# DEED

This Deed is made on February 7, 2022.

**BETWEEN** **Lake Centerton Park Homeowners Association**

whose post office address is 23 Lake Centerton Drive, Pittsgrove, New Jersey 08318

referred to as the Grantor,

**AND** **Michele Mehaffey and Douglas K. Mehaffey**

whose post office address is 459 Old Deerfield Pike, Bridgeton, New Jersey 08302

referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and 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 TWENTY THOUSAND ($20,000.00) DOLLARS.

The Grantor acknowledges receipt of this money.

**Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of Pittsgrove Township
Block No. 1503 Part of Lot No. 73 Account No.
**(To be added to Lot 79)**

☐ 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 on the land in the Township of Pittsgrove, County of Salem, and State of New Jersey. The legal description is:

SEE SCHEDULE "A" ATTACHED HERETO

BEING a portion of the land and premises conveyed to Lake Centerton Park Homeowners Association by Deed from Lake Centerton Park, Inc., dated March 29, 2000, recorded April 11, 2000, in the Clerk's Office of Salem County, New Jersey in Deed Book 1037, page 274 as Instrument Number [redacted]

THIS DEED is also made in accordance with a minor subdivision application approved by the Pittsgrove Township Planning Board on November 11, 2021 and memorialized by Resolution No. 21-17 adopted on November 23, 2021.

Barbara Laury, Secretary
Township of Pittsgrove Planning Board

Marlene Smith, Chairperson
Township of Pittsgrove Planning Board

PEN

[redacted]

DEED DESCRIPT

ALL that cert
of Pittsgrove, County
described as follows:
Beginning at
end of a Proposed di
point being located b
centerline of Deerfie
between Lots 78 and
(A) N 12°27'22"E, a
a Concrete Monumer
to a point for a corne
East, said point being
(B) N 65°36'38"E, a
1503, a distance of 4
as called for in Deed

1. N 46°29'
a point fo
Block 150

2. S 52°32'1
passed ov
page 274)
as called f
division li
thence

3. S 40°24'2
a corner,
drainage p
the former

4. N 65°36'3
boundary
Point of B

Containing

Being a po
Plan of Mi
County, N

BEING pa

GIT/REP-3
(2-21)
(Print or Type)

# State of New Jersey
## Seller's Residency Certification/Exemption

### Seller's Information

Name(s)
Lake Centerton Park Homeowners Association

Current Street Address
23 Lake Centerton Drive

City, Town, Post Office | State | ZIP Code
Pittsgrove | NJ | 08318

### Property Information

Block(s) | Lot(s) | Qualifier
1503 | Part of 73 to be added to Lot 79 |

Street Address
Deerfield Road

City, Town, Post Office | State | ZIP Code
Pittsgrove Township

Seller's Percentage of Ownership | Total Consideration | Owner's Share of Consideration | Closing Date
100 | $20,000.00 | $20,000.00 | 2.7.2022

### Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 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.
   ☐ Seller did not receive non-like kind property.
8. ☐ 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.
9. ☐ 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.
10. ☐ The deed is dated prior to August 1, 2004, and was not previously recorded.
11. ☐ 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.
12. ☐ 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.
13. ☐ The property transferred is a cemetery plot.
14. ☐ 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.
15. ☐ The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
16. ☐ The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

### 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 may 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. By checking this box ☐ I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

| Date | Signature (Seller) | Indicate if Power of Attorney or Attorney in Fact |
|---|---|---|
| 2.7.2022 | Clifford C. Wheaton | CLIFFORD C. WHEATON, SECRETARY |
| | | |
| Date | Signature (Seller) | Indicate if Power of Attorney or Attorney in Fact |

**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.

Witnessed or Attested by:

Clifford C. Wheaton (Seal)
Lake Centerton Park Homeowners Association
By: CLIFFORD C. WHEATON, SECRETARY

STATE OF NEW JERSEY, COUNTY OF Ambulance SS:

I CERTIFY that on February 7, 2022,
Clifford C. Wheaton
for Lake Centerton Park Homeowners Association

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) executed this deed as his or her own act; and
(c) made this Deed for $20,000.00 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.)

Carolyn D. King
NOTARY PUBLIC
STATE OF NEW JERSEY
My [redacted] Expires
December 22, 2024
#2069391

| | |
|---|---|
| **DEED** | Dated: February 7, 2022 |
| Lake Centerton Park Homeowners Association<br>Grantor,<br>TO<br>Michele Mehaffey and Douglas K. Mehaffey<br>Grantee. | Record and return to:<br>Dominion Title Services, Inc.<br>55 E. Commerce Street<br>Bridgeton, NJ 08302<br>File #D21647BR |

## Page withheld

Source page 40. Exhibit G (settlement statement and check) withheld from this copy: bank account and check data (R. 1:38-7). Copy available from the Court.

## Page withheld

Source page 41. Exhibit G (settlement statement and check) withheld from this copy: bank account and check data (R. 1:38-7). Copy available from the Court.

## Page withheld

Source page 42. Exhibit G (settlement statement and check) withheld from this copy: bank account and check data (R. 1:38-7). Copy available from the Court.

## Page withheld

Source page 43. Exhibit G (settlement statement and check) withheld from this copy: bank account and check data (R. 1:38-7). Copy available from the Court.

# EXHIBIT H

Consolidation deed, Deed Book 4621, Page 121, and Association deed for remainder of Lot 73

CLERK OF SALEM COUNTY NEW JERSEY 1727

**All information**

| | |
|---|---|
| **Salem County Clerk's Office**<br>**Dale A. Cross, Clerk**<br>**110 Fifth Street, Suite 200**<br>**Salem, NJ 08079-1073**<br>**\| salemcountyclerk.org** | **Return Na**<br>DOMINIO<br>55 E COM<br>BRIDGET |

| | |
|---|---|
| **Submitting Company** | |
| **Document Date (mm/dd/yyyy)** | |
| **Document Type** | |
| **No. of pages of the original Signed Docume (include the Document Summary Sheet)** | |
| **Consideration Amount (if applicable)** | |

| | | |
|---|---|---|
| **FIRST PARTY** (GRANTOR OR MORTGAGOR OR ASSIGNOR OR DEFENDANTS) (ENTER UP TO FIVE NAMES) | **NAME (S) (LAST NA (COMPANY** | |
| | MEHAFFEY MICHELE<br>MEHAFFEY DOUG K | |
| **SECOND PARTY** (GRANTEE OR MORTGAGEE OR ASSIGNEE OR PLAINTIFF) (ENTER UP TO FIVE NAMES) | **NAME (S) (LAST NA (COMPANY** | |
| | MEHAFFEY MICHELE<br>MEHAFFEY DOUG K | |
| **DEED PARCEL INFORMATION** (ENTER UP TO THREE ENTRIES) | **Municipality** | |
| | PITTSGROVE TOWNSHIP | 1 5 |
| **REFERENCE INFORMATION** (ENTER UP TO THREE ENTRIES) (IF APPLICABLE) | **Book Type** | **Or** |
| | | |

**THIS COV**

**OF**

****** Dis**

*Prepared by:*

HOWARD D. MELNICOVE, ESQ.

# DEED

This Deed is made on February 7, 2022.

**BETWEEN** **Michele Mehaffey and Doug K. Mehaffey**

whose post office address is 459 Old Deerfield Pike, Bridgeton, New Jersey 08302

referred to as the Grantor,

**AND** **Michele Mehaffey and Doug K. Mehaffey**

whose post office address is 459 Old Deerfield Pike, Bridgeton, New Jersey 08302

referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and 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 ONE ($1.00) DOLLAR.

The Grantor acknowledges receipt of this money.

**Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of Pittsgrove Township
Block No. 1503 Lot 79 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 on the land in the Township of Pittsgrove, County of Salem, and State of New Jersey. The legal description is:

SEE SCHEDULE "A" ATTACHED HERETO

BEING a portion of the land and premises conveyed to Michele Mehaffey and Douglas K. Mehaffey by Deed from Lake Centerton Park Homeowners Association dated , and intended for recording.

ALSO BEING the same land and premises which vested in Michele Mehaffey and Doug K. Mehaffey, husband and wife by Deed from Estate of Joseph Edward Toye by [redacted] Stacy Toye n/k/a [redacted] Stacy Toye Anderson, Individually as Co-Administrator and Jill Toy Brown, Individually and as Co-Administrator dated April 16, 2021, recorded May 21, 2021 in the Office of the Clerk of Salem County, New Jersey in Deed Book 4590, Page 791, Instrument Number 2021006027.

GIT/REP-3
(2-21)
(Print or Type)

# State of New Jersey
## Seller's Residency Certification/Exemption

## Seller's Information

Name(s)
Michele Mehaffey and Doug K. Mehaffey

Current Street Address
459 Old Deerfield Pike

City, Town, Post Office | State | ZIP Code
Bridgeton | NJ | 08302

## Property Information

Block(s) | Lot(s) | Qualifier
1503 | 79 |

Street Address
Deerfield Road

City, Town, Post Office | State | ZIP Code
Pittsgrove Township |

Seller's Percentage of Ownership | Total Consideration | Owner's Share of Consideration | Closing Date
100 | $1.00 | $1.00 | 2.7.2022

## Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 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.
   ☐ Seller did not receive non-like kind property.
8. ☐ 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.
9. ☐ 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.
10. ☐ The deed is dated prior to August 1, 2004, and was not previously recorded.
11. ☐ 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.
12. ☐ 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.
13. ☐ The property transferred is a cemetery plot.
14. ☐ 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.
15. ☐ The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
16. ☐ The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

## 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 may 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. By checking this box ☐ I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

| Date | Signature (Seller) | Indicate if Power of Attorney or Attorney in Fact |
|---|---|---|
| 2/7/22 | Michele Mehaffey | Michele Mehaffey |
| 2/7/22 | Doug K. Mehaffey | Doug K. Mehaffey |

[redacted]

PEN

DEED D

ALL that certa
of Pittsgrove, County
described as follows:

Beginning at p
said point being in the
Plan hereinafter menti

1. N 12°27'2
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Monument
Block 1503

2. N 65°36'3
Block 1503
Stone foun
the Souther
Lot 79, Blo

3. N 46°29'1
a point for
Block 1503

4. S 52°32'11
passed over
page 274) t
as called fo
division lin
thence

5. S 40°24'28
a corner, no
drainage pi

6. S 51°04'22
93.23 feet t

7. S 57°07'22
same; thenc

8. S 13°58'01
the centerli

9. N 77°02'36
feet to an au

10. N 78°18'36

Containing 22.29± Acr
Containing 21.96± Acr

Being Proposed Lot 79
and 79, Township of Pi
dated 9/2/21.

BEING all of Lot 79 a
Pittsgrove Tax Map.

THIS DEED is also made in accordance with a minor subdivision application approved by the Pittsgrove Township Planning Board on November 11, 2021 and memorialized by Resolution No. 21-17 adopted on November 23, 2021.

Barbara Laury, Secretary
Township of Pittsgrove Planning Board

Marlene Smith, Chairperson
Township of Pittsgrove Planning Board

**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.

Witnessed or Attested by:

Michele Mehaffey (Seal)

Doug K. Mehaffey (Seal)

STATE OF NEW JERSEY, COUNTY OF Cumberland SS:

I CERTIFY that on January 7, 2022,

Michele Mehaffey and Doug K. Mehaffey

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) executed this deed as his or her own act; and

(c) made this Deed for $1.00 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.)

Carolyn D. King
NOTARY PUBLIC
STATE OF NEW JERSEY
My [redacted] Expires
December 22, 2024
#2069391

RTF-1 (Rev. 4/17)
MUST SUBMIT IN DUPLICATE

STATE OF NEW JERSEY
**AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER**
(P.L.1968, c. 49, as amended through P.L. 2006, c. 33) (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
} SS.
COUNTY Salem County Municipal Code 1711

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

*Use symbol "C" to indicate that fee is exclusively for county use.

MUNICIPALITY OF PROPERTY LOCATION Township of Pittsgrove

(1) PARTY OR LEGAL REPRESENTATIVE *(See Instructions #3 and #4 on reverse side)*

Deponent, Carolyn D. King (Name), being duly sworn according to law upon his/her oath, deposes and says that he/she is the Officer of Title Company (Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.) in a deed dated February 7, 2022 transferring real property identified as Block number 1503 Lot number 79 located at Deerfield Road, Pittsgrove Township, Salem County (Street Address, Town) and annexed thereto.

(2) CONSIDERATION $1.00 *(Instructions #1 and #5 on reverse side)* ☒ no prior mortgage to which property is subject.

(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 **P.L.** 1968, **c.** 49 as amended through **P.L.** 2004, **c. 66** for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.
Consideration less than $100.00

(5) PARTIAL EXEMPTION FROM FEE *( 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, Supplemental, and General Purpose Fees, as applicable, imposed by **P.L.** 1975, **c.** 176, **P.L.** 2004, **c.** 113 and **P.L.** 2004, **c.** 66 for the following reason(s):

A. **SENIOR CITIZEN** Grantor(s) ☐ 62 years of age or over. * *( 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 CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

C. **LOW AND MODERATE INCOME HOUSING** *(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 *(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 top of first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES *(Instructions #5, #12, #14 on reverse side)*
☐ No prior mortgage assumed or to which property is subject at time of sale.
☐ No contributions to capital by either grantor or grantee legal entity.
☐ No stock or money exchanged by or between grantor or grantee legal entities.

(8) 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 **P.L.** 1968, **c.** 49 as amended through **P.L.** 2006, **c.** 33.

Subscribed and sworn to before me
this 7 day of Feb , 2022

Signature of Deponent

Michele & Doug Mehaffey
Grantor Name

55 E. Commerce St. Bridgeton, NJ 08302
Deponent Address

459 Old Deerfield Pike Bridgeton NJ 08302
Grantor Address at Time of Sale

XXX-XX-X 961
Last three digits in Grantor's Social Security Number

Dominion Title Services/Bridgeton
Name/Company of Settlement Officer

ANDREA KATHERINE SAMMONS
New Jersey Notary Public
[redacted] D# 2448136
[redacted] on Expires [redacted]

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

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to:

**STATE OF NEW JERSEY**
**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:
**https://www.state.nj.us/treasury/taxation/lpt/localtax.shtml**

# SALE
# DOCUM

**All information is to**

| | |
|---|---|
| **Salem County Clerk's Office**<br>**Dale A. Cross, Clerk**<br>**110 Fifth Street, Suite 200**<br>**Salem, NJ 08079-1073**<br>**\| salemcountyclerk.org** | **Ret**<br>Do<br>55<br>Bric |
| **Submitting Company** | |
| **Document Date (mm/dd/yyyy)** | |
| **Document Type** | |
| **No. of pages of the original Signed Docu**<br>*(include the Document Summa* | |
| **Consideration Amount** *(if applicable)* | |

| | |
|---|---|
| **First Party**<br>(Grantor or Mortgagor or Assignor or Defendants)<br>*(Enter up to five names)* | **Name**<br>Lake Cente |
| **Second Party**<br>(Grantee or Mortgagee or Assignee or Plaintiff)<br>*(Enter up to five names)* | **Name**<br>Lake Cente |
| **Deed Parcel Information**<br>*(Enter up to three entries)* | **Municipal**<br>Pittsgrove T |
| **Reference Information**<br>*(Enter up to three en*<br>*(If applicable)* | **Book Typ**<br>Deeds |

***

*THIS C*

# DEED

This Deed is made on

**BETWEEN**

whose post office ad

**AND**

whose post office ad

The words "Grantor" a

**Transfer of Own**
property described b
ONE ($1.00) DOLLAR.

**Tax Map Refere**
Block No. 1503

☐ No property tax i
box if applicable).

**Property.** The p
the land in the Townsh
legal description is:

BEING a portion
Homeowners Associ
2000, recorded April
[redacted] Book 1037, pag

THIS DEED is also ma
approved by the Pit
memorialized by Res

PENNELL
327 C

[redacted] [redacted] [redacted]

DEED DESCRIP

ALL that certain part an
of Pittsgrove, County of Salem,
described as follows:

Beginning at point for a
wide), said point now marked b
1037, page 274, said point being
1503 on Plan hereinafter mentio

1. N 78°18'36"E, along
between Lots 73 and
point for a corner in
thence

2. N 68°58'36"E, along
or less to an angle po

3. N 61°48'04"E, along
corner in the division
thence

4. N 28°11'56"W, alon
a point for a corner a
as described in Deed

5. Northwardly, Southw
Lake, and also along
65, 64, 63, 54, 53, Bl
further along Block 1
to a point for a corne
between Lot 73 and
by an Concrete Monu
as called for in Deed

6. S 46°29'11"W, along
point for a corner, no
1037, page 274, said
Block 1503 on said P

7. S 17°27'45"E, along
of Beginning.

Containing 87.2± Acr

Being Proposed Lot 7
and 79, Township of
dated 9/2/21.

BEING part of Lot 73

GIT/REP-3
(2-21)
(Print or Type)

# State of New Jersey
## Seller's Residency Certification/Exemption

## Seller's Information

Name(s)
Lake Centerton Park Homeowners Association

Current Street Address
23 Lake Centerton Drive

City, Town, Post Office | State | ZIP Code
Pittsgrove | NJ | 08318

## Property Information

Block(s) | Lot(s) | Qualifier
1503 | 73 |

Street Address
Deerfield Road

City, Town, Post Office | State | ZIP Code
Pittsgrove Township

Seller's Percentage of Ownership | Total Consideration | Owner's Share of Consideration | Closing Date
100 | $1.00 | $1.00 | 2.7.2022

## Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 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.
   ☐ Seller did not receive non-like kind property.
8. ☐ 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.
9. ☐ 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.
10. ☐ The deed is dated prior to August 1, 2004, and was not previously recorded.
11. ☐ 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.
12. ☐ 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.
13. ☐ The property transferred is a cemetery plot.
14. ☐ 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.
15. ☐ The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
16. ☐ The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

## 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 may 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. By checking this box ☐ I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

Date | Signature (Seller) | Indicate if Power of Attorney or Attorney in Fact
2.7.2022 | Clifford C Wheaton | SECRETARY

Date | Signature (Seller) | Indicate if Power of Attorney or Attorney in Fact

**Promises by G**
encumber the prope
46:4-6). This promise
legal rights which aff
judgment to be ente

**Signatures.** Th

Witnessed or Attested

STATE OF NEW JERSE

I CERTIFY that
Clifford C Wha

personally car
more than one, eac
(a) was the m
(b) executed
(c) made this
for the transfer of title

[redacted]

**DEED**

Lake Centerton Park
Association

TO

Lake Centerton Park
Association

C:\Users\Owner\Documen
Park Homers Assoc.) Blk 150

# EXHIBIT I

Board Engineer invoices, Planning Board escrow statement and letter, and deed-preparation invoice

We Set Our Sights on Excellence

Fralinger Engineering PA

629 Shiloh Pike
Bridgeton, NJ 08302

[redacted]

Pittsgrove Township Planning Boar
ATTN: Jessica Baker, Secretary
Municipal Building
989 Centerton Road
Pittsgrove, NJ 08318

Professional services rendered through Oct

**Professional Fees**
**Professional Services**

**10/01/2021**
Stephen J. Nardelli
**Plan Review**
**Professional Engineer**
*Do review*

**Reimbursables**
**Reimbursable Expenses**

Postage

*Please include our project number and invo*
*Past due accounts will be charged 1.5% (18*
*Please Note: We now accept Visa, Master*

We Set Our Sights on Excellence
Fralinger Engineering PA

629 Shiloh Pike
Bridgeton, NJ 08302
[redacted]

Pittsgrove Township Planning Board
ATTN: Jessica Baker, Secretary
Municipal Building
989 Centerton Road
Pittsgrove, NJ 08318

Professional services rendered through Nov

**Professional Fees**
**Professional Services**

**11/09/2021**
Stephen J. Nardelli
**Public Meeting Attendance**
**Professional Engineer**
*Attend PB meeting*

*Please include our project number and invoi*
*Past due accounts will be charged 1.5% (18*
*Please Note: We now accept Visa, Master*

Project Id: 21-06 Project Name: DOUGLAS & MICHELE MENAFFEY Statement Date Range: 01/01/00 to 12/17/21
Category Id: 21-06 MENAFFEY Project Status: Active

PITTSGROVE TOWNSHIP
989 CENTERTON ROAD
PITTSGROVE NJ 08318

Block: 1503
Lot: 73
Qual:

| Date | Type | | Description | | Amount | Balance |
|---|---|---|---|---|---|---|
| | | | Opening Balance: | | | 0.00 |
| 09/30/21 | Deposit | Ck: 2543 | #21-06-MENAFFEY-1503/73-MINOR SUB | | 1,200.00 | 1,200.00 |
| 11/10/21 | Expenditure PO 21000814 | 1 | Douglas & Michele Menaffey | Pd | 248.65- | 951.35 |
| 12/08/21 | Expenditure PO 21000934 | 1 | Mehaffey Minor Subdivision | Pd | 82.00- | 869.35 |

Total Transactions:

| | |
|---|---|
| Opening Balance: | 0.00 |
| Deposits: | 1,200.00 |
| Adjustments: | 0.00 |
| Developer Interest: | 0.00 |
| Expenditures: | 330.65 |
| Unencumbered Balance: | 869.35 |
| Encumbrances: | 0.00 |
| Closing Balance: | 869.35 |

* Denotes Transaction that is not included in Balance. The Transaction was previously incurred and billed.




[redacted]

January 10, 2022

Douglas & Michele Me
459 Old Deerfield Pike
Bridgeton, NJ 08302

Dear Mr. & Mrs. Mehat

Attached is a copy of yo
17, 2021. Your remaini

If y[redacted]ave any questio

[redacted]

Sincerely,

Barbara Laury
Planning Board Secreta

Old Va

Howard D. Melnicove, Esquire

36 Franklin Street
Bridgeton, New Jersey 08302

# Invoice

| Date | Invoice # |
|---|---|
| 1/31/2022 | 12786 |

| Bill To |
|---|
| Mehaffey, Michele & Doug<br>c/o Dominion Title Servces, Inc.<br>55 E. Commerce Street<br>Bridgton, NJ 08302 |

| Description | Amount |
|---|---|
| Deed Preparation - Three subdivision Deeds (Lake Centerton Park Homeowners Association and Mehaffey) Block 1503, Lots 73 & 79, Pittsgrove Township, NJ<br>Send deeds for signature of Planning Board, Pick up Deeds | 800.00 |
| Pd Ck # 2931 2/2/22 | **Total** $800.00 |

# EXHIBIT J

Real estate tax records for the Parcel (Block 1503, Lot 79)




Home Register

| | | | |
|---|---|---|---|
| **Block/Lot/Qual** | 1503. 79. QFARM | **Tax Account Id** | 4553 |
| **Property Location** | DEERFIELD RD | **Property Class** | 3B - Farm (Qualified) |
| **Owner Name/Address** | MEHAFFEY, MICHELE + DOUGLAS K | **Land Value** | 7,400 |
| | 459 OLD DEERFIELD PIKE | **Improvement Value** | 0 |
| | BRIDGETON NJ 08302 | **Exempt Value** | 0 |
| | | **Total Assessed Value** | 7,400 |
| | | **Additional Lots** | |
| **Special Taxing Districts** | FIRE DST 3 | **Deductions** | 0 |

Property Tax

Make a Payment | View Current Bill | Projected Interest | Tax Rates | PAS-1 Form Info

Last Payment: 09/02/2026

| Year | Due Date | Type | Billed | Balance | Interest | Total Due | Status |
|---|---|---|---|---|---|---|---|
| 2027 | 02/01/2027 | Tax | 82.11 | 82.11 | 0.00 | 82.11 | Open |
| 2027 | 05/01/2027 | Tax | 82.10 | 82.10 | 0.00 | 82.10 | Open |
| | Total 2027 | | 164.21 | 164.21 | 0.00 | 164.21 | |
| 2026 | 02/01/2026 | Tax | 79.70 | 0.00 | 0.00 | 0.00 | Paid |
| 2026 | 05/01/2026 | Tax | 79.70 | 0.00 | 0.00 | 0.00 | Paid |
| 2026 | 08/01/2026 | Tax | 84.51 | 0.00 | 0.00 | 0.00 | Paid |
| 2026 | 11/01/2026 | Tax | 84.50 | 84.50 | 0.00 | 84.50 | Open |
| | Total 2026 | | 328.41 | 84.50 | 0.00 | 84.50 | |
| 2025 | 02/01/2025 | Tax | 79.05 | 0.00 | 0.00 | 0.00 | Paid |
| 2025 | 05/01/2025 | Tax | 79.05 | 0.00 | 0.00 | 0.00 | Paid |
| 2025 | 08/01/2025 | Tax | 80.35 | 0.00 | 0.00 | 0.00 | Paid |
| 2025 | 11/01/2025 | Tax | 80.34 | 0.00 | 0.00 | 0.00 | Paid |
| | Total 2025 | | 318.79 | 0.00 | 0.00 | 0.00 | |
| 2024 | 02/01/2024 | Tax | 75.26 | 0.00 | 0.00 | 0.00 | Paid |
| 2024 | 05/01/2024 | Tax | 75.26 | 0.00 | 0.00 | 0.00 | Paid |
| 2024 | 08/01/2024 | Tax | 82.84 | 0.00 | 0.00 | 0.00 | Paid |
| 2024 | 11/01/2024 | Tax | 82.84 | 0.00 | 0.00 | 0.00 | Paid |
| | Total 2024 | | 316.20 | 0.00 | 0.00 | 0.00 | |

Pittsgrove Township, NJ
**Need help?** Contact
Pittsgrove Tax Collector [redacted] ext. 6016

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