# Publication copy

Plaintiff's Exhibit KK - Deed LCPHA to Mehaffey 12.97 ac (Bk 4621 Pg 116)

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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 KK

2022-02-07 Deed LCPHA to Mehaffey 12.97 ac (Bk 4621 Pg 116)

# SALEM COUNTY CLERK'S

# DOCUMENT SUMMARY SHEET

INSTR # 2022001696
BK 4621 PG 116
Pgs 0116 - 120; (5pgs)
RECORDED 02/08/2022 03:04:18 PM
DALE A. CROSS, COUNTY CLERK
SALEM COUNTY, NEW JERSEY
RECORDING FEES: $80.00
RTF TOTAL: $80.00
CONSIDERATION: $20,000.00
RECORDED BY: K_SHEFFIELD

**All information is to be typed or legibly Printed**

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

**Return Name and Address:**

DOMINION TITLE SERVICES BRIDGETON INC
55 E COMMERCE ST
BRIDGETON, NJ 08302-2612

***FOR OFFICIAL USE***

| | |
|---|---|
| **Submitting Company** | DOMINION TITLE SERVICES BRIDGETON INC |
| **Document Date (mm/dd/yyyy)** | 02/08/2022 |
| **Document Type** | DEED |
| **No. of pages of the original Signed Document (include the Document Summary Sheet)** | 5 |
| **Consideration Amount (if applicable)** | $20000.00 |

| | **NAME (S)** (LAST NAME FIRST NAME M.I. SUFFIX) (COMPANY NAME AS WRITTEN) | **ADDRESS** (REQUIRED FOR DEEDS) |
|---|---|---|
| **FIRST PARTY** (GRANTOR OR MORTGAGOR OR ASSIGNOR OR DEFENDANTS) (ENTER UP TO FIVE NAMES) | LAKE CENTERTON PARK HOMEOWNERS ASSOCIATION | |
| **SECOND PARTY** (GRANTEE OR MORTGAGEE OR ASSIGNEE OR PLAINTIFF) (ENTER UP TO FIVE NAMES) | MEHAFFEY MICHELE<br>MEHAFFEY DOUGLAS K | 459 OLD DEERFIELD PIKE , BRIDGETON, NJ 08302 |

| | **Municipality** | **Block** | **Lot** | **Property Address** |
|---|---|---|---|---|
| **DEED PARCEL INFORMATION** (ENTER UP TO THREE ENTRIES) | PITTSGROVE TOWNSHIP | 1503 | 73 | DEERFIELD ROAD , PITTSGROVE, NJ 08318 |

| | **Book Type** | **Original Book No.** | **Original Beginning Page** | **Instrument No.** | **Recorded/File Date** |
|---|---|---|---|---|---|
| **REFERENCE INFORMATION** (ENTER UP TO THREE ENTRIES) (IF APPLICABLE) | | | | | |

## ***DO NOT DISCARD THIS PAGE***

**THIS COVER SHEET [DOCUMENT SUMMARY] IS A PERMANENT PART**

**OF THE SALEM COUNTY, NJ RECORDING DOCUMENT**

**** Disclaimer: This Sheet was Prepared by the Submitter****

*Prepared by:*

[redacted]

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

PENNELL LAND SURVEYING, INC.
327 Clems Run, Mullica Hill, N.J. 08062
[redacted]

**DEED DESCRIPTION FOR PORTION OF BLOCK 1503, LOT 73 TO BE ADDED TO BLOCK 1503, LOT 79**
September 2, 2021
COMM. NO. 21-189

ALL that certain part and parcel of land situate, lying and being in the Township of Pittsgrove, County of Salem, State of New Jersey and being more particularly described as follows:

Beginning at point for a corner, now marked by a Stone found at the Southerly end of a Proposed division line between Lot 73 and Proposed Lot 79, Block 1503, said point being located by the following two courses and distances from a point in the centerline of Deerfield Road (49.5' wide), said point being in the extended division line between Lots 78 and 79, Block 1503 on Plan hereinafter mentioned; thence
(A) N 12°27'22"E, along said division line, a distance of 755.44 feet (having passed over a Concrete Monument found at a distance of 24.75 feet from the beginning of this course) to a point for a corner, witnessed by a Concrete Monument found 0.7' South and 0.8' East, said point being corner to Lot 78, Block 1503 on said Plan; thence
(B) N 65°36'38"E, along the division line between Proposed Lot 79 and Lot 78, Block 1503, a distance of 460.52 feet to said point of beginning, now marked by a Stone found as called for in Deed Book 1037, page 274; extending thence

1. N 46°29'11"W, along said Proposed division line, a distance of 670.33 feet to a point for a corner in the division line between Proposed Lot 79 and Lot 1, Block 1503 on said Plan; thence

2. S 52°32'11"W, along said division line, a distance of 1035.00 feet (having passed over a Concrete Monument found as called for in Deed Book 1037, page 274) to a point for a corner, now marked by a Concrete Monument found as called for in said Deed Book 1037, page 274, said point being in the division line between Proposed Lot 79 and Lot 81, Block 1503 on said Plan; thence

3 S 40°24'28"E, along said division line, a distance of 402.60 feet to a point for a corner, now marked by a Cross Cut found in the end of a 24 inch concrete drainage pipe as called for in Deed Book 1037, page 274, said point being in the former division line between Lots 73 and 79, Block 1503; thence

4. N 65°36'38"E, along said former division line, and along the Northerly boundary line of Lots 75 and 78, Block 1503, a distance of 1149.24 feet to the Point of Beginning.

Containing 12.97± Acres

Being a portion of Lot 73, Block 1503 to be added to Proposed Lot 79, Block 1503 on Plan of Minor Subdivision, Block 1503, Lots 73 and 79, Township of Pittsgrove, Salem County, NJ, by Pennell Land Surveying, Inc., dated 9/2/21.

BEING part of Lot 73, Block 1503 as shown on the Township of Pittsgrove Tax Map.

DONALD C. PENNELL
PROFESSIONAL LAND SURVEYOR
NEW JERSEY LICENSE # 35393

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 |
| | | |

**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 Cumberland 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 |

C:\Users\Owner\Documents\REALESTA\Deed Subdivision - Mehaffey, Michele & Douglas (Lake Centerton Park Homeowners Assoc).doc