Publication copy

Plaintiff's Exhibit LL - Deed LCPHA to LCPHA remainder Lot 73 (Bk 4621 Pg 110)

Source: Superior Court of New Jersey, eCourts, SLM-C-000017-26, Trans ID CHC2026285925; filed by Plaintiff (filed 8/28/2026, eCourts CHC2026285925, Volume 7)

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 LL

2022-02-07 Deed LCPHA to LCPHA remainder Lot 73 (Bk 4621 Pg 110)

INSTR # 2022001695
BK 4621 PG 110
Pgs 0110 - 115; (6pgs)
RECORDED 02/08/2022 03:04:18 PM
DALE A. CROSS, COUNTY CLERK
SALEM COUNTY, NEW JERSEY
RECORDING FEES: $90.00
CONSIDERATION: $1.00
RECORDED BY: K_SHEFFIELD

SALEM COUNTY CLERK'S

DOCUMENT SUMMARY SHEET

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)	$1.00

	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)	LAKE CENTERTON PARK HOMEOWNERS ASSOCIATION	23 LAKE CENTERTON DRIVE , PITTSGROVE, NJ 08318

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

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

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:

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 **Lake Centerton Park Homeowners Association**

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

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 73 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 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

SCHEDULE "A"

PENNELL LAND SURVEYING, INC.

[redacted]

DEED DESCRIPTION BLOCK 1503, PROPOSED LOT 73

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 in the Northerly line of Deerfield Road (49.5' wide), said point now marked by a Concrete Monument found as called for in Deed Book 1037, page 274, said point being in the division line between Lots 73 and 75.01, Block 1503 on Plan hereinafter mentioned; extending thence

1. N 78°18'36"E, along said line of Deerfield Road, and along the division line between Lots 73 and 74, Block 1503, a distance of 767 feet more or less to a point for a corner in the Northerly line of Centerton Road (width varies); thence

2. N 68°58'36"E, along said line of Centerton Road, a distance of 479 feet more or less to an angle point for a corner in same; thence

3. N 61°48'04"E, along same, a distance of 23 feet more or less to a point for a corner in the division line between Lots 72 and 73, Block 1503 on said Plan; thence

4. N 28°11'56"W, along said division line, a distance of 125 feet more or less to a point for a corner at the edge of Centerton Lake at the former high water line as described in Deed Book 1037, page 274; thence

5. Northwardly, Southwestwardly and Southwardly, along said line of Centerton Lake, and also along the division line between Lots 73 and 72, 72, 70, 69, 66, 65, 64, 63, 54, 53, Block 1503 and also along Block 1504, Lots 6 and 7, and further along Block 1503, Lots 7.01 and 1, a distance of 7958 feet more or less to a point for a corner at the Northerly end of a Proposed division line between Lot 73 and Proposed Lot 79, Block 1503, said point being witnessed by an Concrete Monument found S 52°32'11"W, and a distance of 17.34 feet as called for in Deed Book 1037, page 274; thence

6. S 46°29'11"W, along said Proposed division, a distance of 670.33 feet to a point for a corner, now marked by a Stone found as called for in Deed Book 1037, page 274, said point being in the division line between Lots 73 and 75, Block 1503 on said Plan; thence

7. S 17°27'45"E, along said division line, a distance of 836.10 feet to the Point of Beginning.

Containing 87.2± Acres to right-of-way

Being Proposed Lot 73, 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	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	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 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 $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

DEED

Dated: February 7, 2022

Lake Centerton Park Homeowners Association

Grantor,

TO

Lake Centerton Park Homeowners Association

Grantee.

Record and return to:

Dominion Title Services, Inc.
55 E. Commerce Street
Bridgeton, NJ 08302

File #D21647BR

C:\Users\Owner\Documents\REALESTA\Deed Subdivision - Lake Centerton Park Homeowners Asso (Lake Centerton Park Homers Assoc.) Blk 1503 Lot 73.doc

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 _____

MUNICIPALITY OF PROPERTY LOCATION Township of Pittsgrove

*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, 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 73 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

Andrea Katherine Sammons

ANDREA KATHERINE SAMMONS
New Jersey Notary Public
ID# 2448136
[redacted] Expires 7/22/2024

Signature of Deponent

Lake Centerton Park Homeowners Association
Grantor Name

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

23 Lake Centerton Drive
Pittsgrove, NJ 08318
Grantor Address at Time of Sale

XXX-XX-X 967
Last three digits in Grantor's Social Security Number

Dominion Title Services / Bridgeton
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 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