



ATLANTIC COUNTY, NJ  
 EDWARD P. McGETTIGAN, COUNTY CLERK  
 RCPT # 1346980 RECD BY Eileen  
 REC FEE \$80.00 CON \$33,100.00  
 RTF \$134.00  
 RECD 09/25/2017 11:04:37 AM  
 INST # 2017053117 VOL 14310



## Atlantic County Document Summary Sheet

ATLANTIC COUNTY CLERK  
 5901 MAIN ST  
 MAYS LANDING, NJ 08330

**Return Name and Address**

Title Partners, LLC  
 1 Atlantic Avenue  
 Ocean City, NJ  
 08226

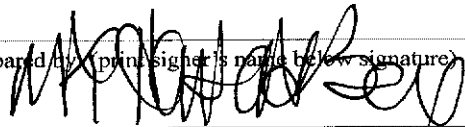
**Official Use Only**

Submitting Company		Title Partners, LLC			
Document Date (mm/dd/yyyy)		9/15/2017			
Document Type		DEED			
No. of Pages of the Original Signed Document (Including the cover sheet)		5			
Consideration Amount (If applicable)		\$33,100.00			
First Party (Grantor or Mortgagor or Assignor) (Enter up to five names)	Name(s)	(Last Name, First Name Middle Initial, Suffix) (or Company Name as written)		Address (Optional)	
	U.S Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust, by Caliber Real Estate Services, LLC, as Attorney-in-Fact				
Second Party (Grantee or Mortgagee or Assignee) (Enter up to five names)	Name(s)	(Last Name, First Name Middle Initial, Suffix) (or Company Name as written)		Address (Optional)	
	Mitchell Hassman Sean Reardon				
Parcel Information (Enter up to three entries)	Municipality	Block	Lot	Qualifier	Property Address
	Atlantic City	36	75		138 S. Bellevue Avenue
Reference Information (Enter up to three entries)	Book Type	Book	Beginning Page	Instrument No.	Recorded/ File Date

**\*DO NOT REMOVE THIS PAGE\***

DOCUMENT SUMMARY SHEET (COVER SHEET) IS PART OF ATLANTIC COUNTY FILING RECORD. RETAIN THIS PAGE FOR FUTURE REFERENCE.

Prepared by (print signer's name below signature)



(For Recorder's Use Only)

Mary L. Harbert-Bell, Esquire

### Deed

This Deed is made on 8/31/17, and delivered on 9/15/17, 2017

**BETWEEN**

U.S Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust, by Caliber Real Estate Services, LLC, as Attorney-in-Fact by Power of Attorney recorded February 1, 2016 as Instrument Number 2016009547 in the Office of the Clerk/Register of Atlantic County, New Jersey.

**Whose post office address is**

13801 Wireless Way, Oklahoma City, OK 73134  
Referred to as the **Grantor**,

**AND**

Sean Reardon and Mitchell Hassman

**Whose post office address is**

141 S. Texas Ave, Atlantic City, NJ 08401  
Referred to as the **Grantee**.

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

**1. Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of \$33,100.00 (THIRTY-THREE THOUSAND ONE HUNDRED AND 00/100 U.S. Dollars)  
The Grantor acknowledges receipt of this money.

**2. Tax Map Reference.** (N.J.S.A. 46:15-1.1) City of Atlantic City  
Block No. 36 Lot No. 75 Qualifier No. Account No.  
 No lot and block or account number is available on the date of this Deed. (Check Box if Applicable)

**3. Property.** The Property consists of the land and all the buildings and structures on the land in the City of Atlantic City, County of Atlantic and State of New Jersey. The legal description is:  
 Please see attached Legal Description annexed hereto and made a part hereof. (Check Box if Applicable)

Being the same lands and premises vested unto U.S Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust, by Deed from Frank X. Balles, Sheriff of the County of Atlantic, New Jersey, dated July 26, 2017 and recorded August 15, 2017 in as Instrument Number 2017045734 in the Atlantic County Clerk's/ Register's Office.

The street address of the Property is: 138 S Bellevue Ave, Atlantic City, NJ 08401

252-10150

SCHEDULE "A"

All that certain tract or parcel of land and premises situate, lying and being in the CITY of ATLANTIC CITY, County of ATLANTIC and State of New Jersey.

Also known as Tax Lot 75 in Block 36 on the Tax Assessment map of the CITY of ATLANTIC CITY.

More commonly known as 138 S BELLEVUE AVE. ATLANTIC CITY, NJ, 08401.

**ALL THAT CERTAIN** tract or parcel of land and premises lying, being and situate in City of Atlantic City, Atlantic County, and State of New Jersey being more particularly described as follows:

**BEGINNING** in the Westerly line of Bellevue Avenue, 285 feet Southwarily of the Southerly line of Pacific Avenue; and extending thence

(1) Southwarily, along Bellevue Avenue, 15 feet; thence

(2) Westwarily, parallel with Pacific Avenue, 60 feet; thence

(3) Northwarily, parallel with Bellevue Avenue, 15 feet; thence

(4) Eastwarily and partly through a party wall dividing premises 136 Bellevue Avenue and premises 138 South Bellevue Avenue 60 feet to the BEGINNING.

**BEING** premises No. 138 South Bellevue Avenue.

**BEING** Block 36, Lot 75

**BEING** the same land and premises which became vested in US Bank National Association, As Trustee For CSAB Mortgage-Backed Pass-Through Certificates, Series 2006-3, by deed from James McGettigan, Sheriff of the County of Atlantic, in the State of New Jersey, dated 1/2/2008, recorded 1/15/2008, in the Atlantic County Clerk/Register's Office in instrument No. 2008004103.

4. **Promises by Grantor.** The Grantor promises that the Grantor has done no act to encumber the Property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This 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).

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

U.S Bank Trust, N.A., as Trustee for LSF9  
Master Participation Trust by Caliber Real  
Estate Services, LLC, as Attorney-in-Fact

Witnessed By:

By: *Odette Hodges* (Seal)

*Katrina Ghoston* Katrina Ghoston

Name: Odette Hodges

Title: Authorized Signatory

STATE OF Texas  
COUNTY OF Dallas SS:

I certify that on 8/3/11, 2017, Odette Hodges personally came before me and this person acknowledged under oath, to my satisfaction, that:

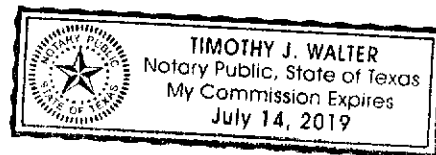
(a) this person is the Authorized Signatory of CALIBER REAL ESTATE SERVICES, LLC, as Attorney-in-Fact for U.S Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust, the entity named in this deed;

(b) this document was signed, sealed, and delivered by the entity as its voluntary act duly authorized by a proper resolution; and

(c) executed this Deed for \$33,100.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5)

RECORD AND RETURN TO:

By: *Timothy J. Walter*  
Name: Timothy J. Walter  
Title: Notary Public



State of New Jersey  
**SELLER'S RESIDENCY CERTIFICATION/EXEMPTION**

**SELLER(S) INFORMATION**  
 Name(s)  
 U.S Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust by Caliber Real Estate Services, LLC, as Attorney-in-Fact  
 Current Resident Address:  
 13801 Wireless Way  
 City, Town, Post Office State Zip Code  
 Oklahoma City OK 73134

**PROPERTY INFORMATION**  
 Block(s) Lot(s) Qualifier  
 36 75  
 Street Address:  
 138 S Bellevue Ave  
 City, Town, Post Office State Zip Code  
 Atlantic City NJ 08401  
 Seller's Percentage of Ownership Total Consideration Owner's Share of Consideration Closing Date  
 100% \$33,100.00 33,100.00 9/15/17

- SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 10 apply to Residents and Non-Residents)**
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 as such not required to make an estimated gross income tax payment.
  6.  The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated income tax payment.
  7.  The gain from the sale will not be recognized for Federal income tax purposes under 26 U.S. Code section 721, 1031, 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 has 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 being recorded is a deed 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.

**SELLER(S) DECLARATION**  
 The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein could be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box  I certify that the 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.

8/11/17  
 \_\_\_\_\_  
 Date

*Odette Hodges*  
 \_\_\_\_\_  
 Signature  
 (Seller) Please indicate if Power of Attorney or Attorney in Fact  
 Odette Hodges Authorized Signatory

\_\_\_\_\_  
 Date

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