

Atlantic County Document Summary Sheet

ATLANTIC COUNTY CLERK

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ATLANTIC COUNTY, NJ
EDWARD P. McGETTIGAN, COUNTY CLERK
RECORDED 07/16/2020 13:37:00
RCPT # 1551669 RECD BY E-RECORD
NAME FEE
RECORDING FEES 130.00
INSTRUMENT# 2020036159
VOL 14822 PAGE 1 OF 12

Official Use Only

		Official Osc Offiy
Transaction Id	4475571 4216015	
Submission Date(mm/dd/yyyy)	07/13/2020	Return Address (for recorded documents)
No. of Pages (excluding Summary Sheet)	10	NUCO TITLE INSURANCE AGENCY, INC
Recording Fee (excluding transfer tax)	\$130.00	429 PAGE AVE LYNDHURST, NJ 07071
Realty Transfer Tax	\$160.00	
Total Amount	\$290.00	
Document Type DEED/NO EXEMPTION FROM I	REALTY TRANSFER FEE	
Municipal Codes ATLANTIC CITY	01	
Batch Type L2 - LEVEL 2 (WITH IMAGES)		
324677		

Additional Information (Official Use Only)

* DO NOT REMOVE THIS PAGE. COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF ATLANTIC COUNTY FILING RECORD. RETAIN THIS PAGE FOR FUTURE REFERENCE.



Atlantic County Document Summary Sheet

	Туре	DEED/NO EXEMPTION FROM REALTY TRANSFER FEE						
	Consideration	\$40,000.00	\$40,000.00					
	Submitted By	NUCO TITLE INSURANCE AGENCY, INC (CSC/INGEO SYSTEMS INC)						
	Document Date	06/25/2020						
	Reference Info							
	Book ID	Book	Beginni	ing Page	Instrument No.	Recorded/File Date		
DEED/NO EXEMPTION	GRANTOR		Name			Address		
FROM REALTY TRANSFER FEE		US BANK NA RMAC TRUST	US BANK NA					
	GRANTEE	Name			Address			
		SUZANNE CARVAJAL						
	Parcel Info							
	Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality		
		01	136	22 & 2	23	01		

* DO NOT REMOVE THIS PAGE. COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF ATLANTIC COUNTY FILING RECORD. RETAIN THIS PAGE FOR FUTURE REFERENCE.

6214060_7M13D(16H21M11S437)/4475571 4216015

Prepared by: Stuart Gordan, Esq McCalla Raymer Leibert Pierce, LLC

SPECIAL WARRANTY DEED

This Deed is made on

<u>June 25th</u> , 2020

BETWEEN

U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT, whose address is 15480 Laguna Canyon Rd., Suite 100, Irvine, CA 92618 by Rushmore Loan Management Services, LLC as Attorney-in-Fact (hereinafter referred to as "Grantor").

AND

Suzanne Carvajal, a single woman, whose address is 97 Dukes Street, Kearny, NJ, 07032 (hereinafter referred to as "Grantee").

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

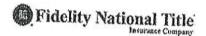
- 1. <u>TRANSFER OF TITLE</u>. The Grantor does hereby grant and convey the property described below to the Grantee.
- 2. <u>CONSIDERATION</u>. This transfer of ownership is made for the sum and consideration of Forty Thousand and 00/100 Dollars (\$40,000.00). The Grantor acknowledges receipt of this money.
- 3. <u>TAX MAP REFERENCE.</u> The property is located in the Municipality of Atlantic City in Block 136, Lots 22 and 23, and is commonly known as 37 S Gordons Alley, Atlantic City, NJ, 08401.
- 4. <u>PROPERTY DESCRIPTION</u>. The property consists of all the land, buildings, structures and improvements contained on the property located in the Atlantic City, County of Atlantic and State of New Jersey, more particularly described as follows:

See attached Schedule A

BEING THE SAME LAND AND PREMISES conveyed to the Grantor, U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT, Assignee by Civil Action Final Judgment, dated November 21, 2019, recorded December 23, 2019, in the Atlantic County Clerk's/Register's Office in Instrument Number 2019062915.

5. <u>PROMISES BY GRANTOR</u>. The Grantor promises and warrants that Grantor has done no act to encumber the property other than what has been disclosed to the Grantee. This promise is called a "covenant as to Grantor's acts" pursuant to N.J.S.A. 46:4-6. This promise means that the Grantor has not allowed anyone else to obtain any legal right which would affect the property being transferred (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

See Limitel Power of Otherney feconded on 2/21/2020 as instrument Number 202011/483



SCHEDULE C LEGAL DESCRIPTION

Issuing Office File No. NU20-389

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Atlantic City, in the County of Atlantic, State of New Jersey:

Tract No. 1: BEGINNING at a point in the easterly line of Presbyterian Avenue 100 feet North of the northerly line of Pacific Avenue and extending thence

- 1. Northwardly along the easterly line of Presbyterian Avenue 10 feet; thence
- 2. eastwardly parallel with the northerly line of Pacific Avenue 52 feet; thence
- 3. northwardly parallel with Presbyterian Avenue 85.5 feet; thence 4. eastwardly parallel with Presbyterian Avenue 3 feet; thence
- 5. southwardly parallel with Presbyterian Avenue 95.5 feet; thence
- 6. westwardly parallel with Pacific Avenue 55 feet to the easterly line of Presbyterian Avenue and the point

Tract No. 2: BEGINNING at a point in the easterly line of Presbyterian Avenue 110.0 feet northwardly of the northerly line of Pacific Avenue; thence

- 1. northwardly along the easterly line of Presbyterian Avenue 14.7 feet; thence
- 2. eastwardly parallel with Pacific Avenue and passing part way through middle line of party wall dividing premises 35 and 37 South Presbyterian Avenue 52.0 feet; thence
- 3. southwardly parallel with Presbyterian Avenue 14.7 feet; thence
- 4. westwardly parallel with Pacific Avenue 52.0 feet to a point in the easterly line of Presbyterian Avenue and the point and place of BEGINNING.

TOGETHER with all my right title and interest in over and along the following described tract of land leading into Presbylerian Avenue for alley purposes which said alley is to be always kept open to be used by adjoining owners, tenants and mortgagees as follows:

- 1. northwardly along the easterly line of Presbyterian Avenue 10.0 feet; thence
- 2. eastwardly parallel with Pacific Avenue 52.0 feet; thence
- 3. northwardly parallel with Presbyterian Avenue 14.6 feet; thence
- 4. eastwardly parallel with Pacific Avenue 3.0 feet; thence
- 5. southwardly parallel with Pacific Avenue 24.7 feet; thence
- 6. westwardly parallel with Pacific Avenue 55.0 feet to a point in the easterly line of Presbyterian Avenue and place of BEGINNING.

Presbyterian Avenue now known as Gordons Alley

FOR INFORMATION PURPOSES ONLY: BEING known as Tax Lot 23 & 22 (there is no tax search for this lot as the City doesn't tax them on it, it's the actual alleyway) in Tax Block 136 on the Official Tax Map of the Atlantic City, Atlantic County, State of NJ.

FOR INFORMATION PURPOSES ONLY: The mailing address is: 37 S Gordons Alley, Atlantic City, NJ

This page is only a part of a 2016 ALTA® Commitment for Title Insurance Issued by Fidelity National Title Insurance Company . This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II— Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

ALTA Commitment for Title Insurance (8-1-16)

NJRB 3-09 (Adopted 5-23-17)

6. SIGNATURES. The Grantor signs this Deed as of the date at the top of the first page.

U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT, By Rushmore Loan Management Services, LLC, its Attorney-in-Fact.

Y: Carl Hartmann, Assistant Vice President

Its Attorney-in-Fact pursuant to that certain Limited Power of Attorney recorded on 1/3/2018 at Deed Book 14361 Page 1 thru 11

STATE OF: TEXAS

COUNTY OF: DALLAS

I CERTIFY that on June 25th, 2020, Cari Hartmann personally known to me and came before me and stated to my satisfaction that he/she (a) was authorized to and did execute this deed as Assistant Vice President of Attorney in Fact on behalf of U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT, by Rushmore Loan Management Services, LLC, its Attorney-in-Fact the entity named in this deed (b) made this deed for Forty Thousand and 00/100 Dollars (\$40,000.00) as the full and actual consideration paid or to be paid for transfer of title (such consideration is defined by N.J.S.A. 46:15-5.) and (c) executed this deed as the act of the entity.

Notary Public

KYRA GADDY
Notary Public, State of Texas
Comm. Expires 08-20-2021
Notary ID 131179393

State of New Jersey SELLER'S RESIDENCY CERTIFICATION/EXEMPTION (Please Print or Type)

Current Street Address			2016-CTT
15480 Laguna Canyor	Rd Ste 100		
City, Town, Post Office Box		State	7: 7 1
PROPERTY INFORMATION		CA	Zip Code 92618
Block(s) 136	I -4/ > 20 0 00		32010
Street Address	Lot(s) 22 & 23	Qualifier	
37 S Gordons Alley			
City, Town, Post Office Box		State	7: 0
Atlantic City,		NJ	Zip Code 08401
Seller's Percentage of Ownership	Total Consideration	Owner's Share of Consideration	Closing Date
100%	\$40,000.00	\$40,000.00	c 1 - 1
SELLER'S ASSURANCES (Check the A	ppropriate Box) (Boxes 2 throu	gh 14 apply to Residents and No	0 10 110-5
1. Seller is a resident taxpayer (individu file a resident gross income tax return	al, estate, or trust) of the State of Nev	y Jersey pursuant to the New Jersey G.	ross Income Tax Act. wi
 The real property sold or transferred i Seller is a mortgagor conveying the m 	ostogged manufacture as a principal resid	lence as defined in 26 U.S. Code secti	on 121.
additional consideration.	longaged property to a mortgagee in	foreclosure or in a transfer in lieu of fo	oreclosure with no
4. Seller, transferor, or transferee is an a the Federal National Mortgage Associ	gency or authority of the United State	s of America, an apency or authority	of the State of Nov. I
the Federal National Mortgage Association, or a private mortgage ins	ation, the Federal Home Loan Mortg	age Corporation, the Government Nat	ional Mortoage
Association, or a private mortgage ins 5. X Seller is not an individual, estate, or to	urance company.		roma mortgage
6. The total consideration for the property	ust and is not required to make an es	imate gross income tax payment.	
 6. The total consideration for the propert 7. The gain from the sale is not recognized 	y is \$1,000 or less so the seller is not	required to make an estimated income	e tax payment.
APPLICABLE SECTION). If the indi	cated section does not alti-	der 26 U.S. Code section 721, 1031, o	
file a New Jersey income tax return for	the year of the sale and report the re	ly to this transaction, the seller acknow	wledges the obligation to
 Seller did not receive non-like kind pr 	operty.		
9. The real property is being transferred by	y an executor or administrator as a	ecedent to a devisee or bein to affect d	listribution afth.
			istroution of the
I he deed is dated prior to August 1, 20	104, and was not previously recorded		
 The real property is being transferred to from the seller and then sells the house 	nder a relocation company transactio	n where a trustee of the relocation cor	mpany buys the property
from the seller and then sells the house The real property is being transferred by Code section 1041.	to a third party buyer for the same pr	rice.	i of coperty
Code section 1041.	otacon spouses of incident to a divor	ce decree or property settlement agree	ment under 26 U.S.
 The property transferred is a cemetery j 	olot		
4. The seller is not receiving net proceeds sheet.	from the sale. Net proceeds from the	sale means the net amount due to the	
sheet. The seller is a retirement trust that reco	non ale	sate means the net amount due to the	seller on the settlement
	ved an acknowledgment letter from t	he Internal Revenue Service that the s	eller is a retirement
5. The seller (and/or spouse/civil union ne	utner) originally purchased the	payment.	
		my while a resident of New Jersey as a	member of the U.S.
	ply.)	a delive daty outside of New Jersey. (Unity check this box if
LLER'S DECLARATION	-		
a undersigned understands that this declaration and tement contained herein may be punished by fine it pulledge and belief, it is true, correct and complete	its contents may be disclosed or provi	led to the New Jersey Division of Taxati	ion and that any false
wledge and belief, it is true, correct and complete	By charling this hay VI I to	Power of Attorney to represent the sell	on and, to the best of my
orded or is being recorded simultaneously with the	deed to which this form is attached.	a rower of rationary to represent the sen	er(s) has been previously
06/25/2020	, I	Cari Hartman	nn,
Date	_ v · · · · · ·	Assistant Vic	e President
	(Seller) I	Signature lease indicate if Power of Attorney or attor	mey in Fact
\	Rushmore L	oan Management Services, LLC, its A	ttorney in Fact
X			
, van	(C-II> D	Signature lease indicate if Power of Attorney or attor	

Document drafted by and RECORDING REQUESTED BY: Rushmore Loan Management Services LLC 15480 Laguna Canyon Road, Suite 100 Irvine, CA 92618

SPACE ABOVE THIS LINE FOR RECORDER'S USE

LIMITED POWER OF ATTORNEY

The trusts identified on the attached Schedule A (the "Trusts"), by and through U.S. Bank National Association, a national banking association organized and existing under the laws of the United States and having an office at 60 Livingston Avenue, EP-MN-WS3D, 10R-St. Paul, MN 55107, not in its individual capacity but solely as Trustee ("Trustee"), hereby constitutes and appoints Rushmore Loan Management Services LLC ("Servicer"), and in its lee name, aforesaid Attorney-In-Fact, by and through any officer appointed by the Board of Directors of Servicer, to execute and acknowledge in writing or by facsimile stamp all documents customarily and reasonably necessary and appropriate for the tasks described in the items (1) through (12) below; provided however, that (a) the documents described below may only be executed and delivered by such Attorneys-In-Fact if such documents are required or permitted under the terms of the related servicing agreements, (b) all actions taken by Servicer pursuant to this Limited Power of Attorney must be in accordance with Federal, State and local laws and procedures, as applicable and (c) no power is granted hereunder to take any action that would be either adverse to the interests of or be in the name of U.S. Bank National Association in its individual capacity. This Limited Power of Attorney is being issued in connection with Servicer's responsibilities to service certain mortgage loans (the "Loans") held by the Trustee. These Loans are secured by collateral comprised of mortgages, deeds of trust, deeds to secure debt and other forms of security instruments (collectively the "Security Instruments") encumbering any and all real and personal property delineated therein (the "Property") and the Notes secured thereby. Please refer to Schedule A attached hereto.

Demand, sue for, recover, collect and receive each and every sum of money, debt, account and interest (which now is, or hereafter shall become due and payable) belonging to or claimed by the Trustee, and to use or take any lawful means for recovery by legal process or otherwise, including but not limited to the substitution of trustee serving under a Deed of Trust, the preparation and issuance of statements of breach, notices of default, and/or notices of sale, accepting deeds in lieu of foreclosure, evicting (to the extent allowed by federal, state or local laws) foreclosing on the properties under the Security Instruments by judicial or non-judicial foreclosure, actions for temporary restraining orders, injunctions, appointments of receiver, suits for waste, fraud and any and all other tort, contractual or verifications in support thereof, as may be necessary or advisable in any bankruptcy action, state or federal suit or any other action.

Execute and/or file such documents and take such other action as is proper and necessary to defend the Trustee in litigation and to resolve any litigation where the Servicer has an After recording, return to:

RETURN TO: Mortgage Connect, LP 260 Airside Drive Moon Township, PA 15108

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Any provision herein which restrict the sale, rental or use of the described Real Property because of color or race is invalid and unenforceable under the Federal Law. Confidential information may have been redacted from the document in compliance with the Public Information Act.

A Certified Copy Attest: 11/27/2019 Diane Trautman, County Clerk Harris County, Texas



obligation to defend the Trustee, including but not limited to dismissal, termination, cancellation, rescission and settlement.

- Transact business of any kind regarding the Loans, as the Trustee's act and deed, to contract for, purchase, receive and take possession and evidence of title in and to the Property and/or to secure payment of a promissory note or performance of any obligation or agreement relating thereto.
- Execute, complete, indorse or file bonds, notes, mortgages, deeds of trust and other contracts, agreements and instruments regarding the borrowers and/or the Property, including but not limited to the execution of estoppel certificates, financing statements, continuation statements, releases, satisfactions, reconveyances, assignments, loan modification agreements, payment plans, waivers, consents, amendments, forbearance agreements, loan assumption agreements, subordination agreements, property adjustment agreements, management agreements, listing agreements, purchase and sale agreements, short sale transactions and other instruments pertaining to mortgages or deeds of trust, and execution of deeds and associated instruments, if any, conveying the Property, in the interest of the Trustee.
- Endorse on behalf of the undersigned all checks, drafts and/or other negotiable instruments made payable to the undersigned.
- Execute any document or perform any act in connection with the administration of any PMI policy or LPMI policy, hazard or other insurance claim relative to the Loans or related Property.
- Execute any document or perform any act described in items (3), (4), and (5) in connection with the termination of any Trust as necessary to transfer ownership of the affected Loans to the entity (or its designee or assignee) possessing the right to obtain ownership of the
- Subordinate the lien of a mortgage, deed of trust, or deed or other security instrument to secure debt (i) for the purpose of refinancing Loans, where applicable, or (ii) to an easement in favor of a public utility company or a government agency or unit with powers of eminent domain, including but not limited to the execution of partial satisfactions and releases and partial reconveyances reasonably required for such purpose, and the execution or requests to the trustees to accomplish the same.
- Convey the Property to the mortgage insurer, or close the title to the Property to be acquired as real estate owned, or convey title to real estate owned property ("REO Property").
- 10. Execute and deliver any documentation with respect to the sale, maintenance, preservation, renovation, repair, demolition or other disposition, of REO Property acquired through a foreclosure or deed-in-lieu of foreclosure, including, without limitation: permits, remediation plans or agreements, certifications, compliance certificates, health and safety certifications, listing agreements; purchase and sale agreements; grant / limited or special warranty / quit claim deeds or any other deed, but not general warranty deeds, causing the transfer of title of the property to a party contracted to purchase same; escrow instructions; and any and all documents necessary to effect the transfer of REO Property.

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A Certified Copy Attest: 11/27/2019

Diane Trautman, County Clerk

Sharon M. Garrett

Harris County, Texas

- Servicer has the power to execute additional limited powers of attorney and delegate the
 authority given to it by U.S. Bank National Association, as Trustee, under the applicable
 servicing agreements for the Trusts listed on Schedule A, attached.
- 12. To execute, record, file and/or deliver any and all documents of any kind for the purpose of fulfilling any servicing duties, including but not limited to those listed in subparagraphs (1) through (11), above, where Trustee's interest is designated, stated, characterized as or includes any reference to one or more of the following: "Indenture Trustee", "Owner Trustee", "Successor Trustee", "Successor in Interest", "Successor to" "Successor by Merger", "Trustee/Custodian", "Custodian/Trustee" or other similar designation.

Trustee also grants unto Servicer the full power and authority to correct ambiguities and errors in documents necessary to effect or undertake any of the items or powers set forth in items (1) to (12), above.

In addition to the indemnification provisions set forth in the applicable servicing agreements for the Trusts listed on Schedule A, attached, Servicer hereby agrees to indemnify and hold the Trustee, and its directors, officers, employees and agents harmless from and against any and all liabilities, obligations, losses, damages, penalties, actions, judgments, suits, costs, expenses or disbursements of any kind or nature whatsoever incurred by reason or result of the misuse of this Limited Power of Attorney by the Servicer. The foregoing indemnity shall survive the termination of this Limited Power of Attorney and the related servicing agreements or the earlier resignation or removal of the Trustee for the Trusts listed on Schedule A.

Witness my hand and seal this 27th day of December, 2016.

NO CORPORATE SEAL

On Behalf of the Trusts, by

U.S. Bank National Association, as Trustee

Witness: Angela Lee

Recollection

Attest: Jennie L. Kunde, Trust Officer

Becky Warren, Vice President

Andrea J. Seeger-Friesen, Vice President

Any provision herein which restrict the sale, rental or use of the described Real Property because of color or race is invalid and unenforceable under the Federal Law. Confidential information may have been redacted from the document in compliance with the Public Information Act.

A Certified Copy Attest: 11/27/2019 Diane Trautman, County Clerk Harris County, Texas

Shown of Sanett

Deputy



CORPORATE ACKNOWLEDGMENT

State of Minnesota

County of Ramsey

On this 27^{th} day of December, 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Becky Warren, Andrea J. Seeger-Friesen and Jennie L. Kunde, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons who executed the within instrument as Vice President, Vice President, and Trust Officer, respectively of U.S. Bank National Association, a national banking association, and acknowledged to me that such national banking association executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.

WITNESS my hand and official seal.

Signature: WyMNyM hano

Titrany M. Jeanson

cial seal.

TIFFANY M. JEANSON
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2019
eanson

My commission expires: 1/31/2019

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A Certified Copy Attest: 11/27/2019

Diane Trautman, County Clerk

Sharon M. Garrett

Harris County, Texas

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21 CF RMAC Pass-Through Trust, Series 2011-B

RMAC Pass-Through Trust, Series 2011-C

RMAC Pass-Through Trust, Series 2011-D

RMAC Pass-Through Trust, Series 2013-A

RMAC Pass-Through Trust, Series 2013-B

RMAC Pass-Through Trust, Series 2013-C

RMAC Trust, Series 2011-2T

RMAC Trust, Series 2012-1T

RMAC Trust, Series 2012-2T

RMAC Trust, Series 2012-3T

RMAC Trust, Series 2012-4T

RMAC Trust, Series 2012-5T

RMAC Trust, Series 2013-1T

RMAC Trust, Series 2013-2T

RMAC Trust, Series 2013-3T

RMAC Trust, Series 2013-4T

RMAC Trust, Series 2013-RM1T

RMAC Trust, Series 2013-RM2T

RMAC Trust, Series 2015-TT

RMAC Trust, Series 2016-CTT

RMAC Trust, Series 2016-HC-CTT

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A Certified Copy Attest: 11/27/2019

Diane Trautman, County Clerk

Sharon M. Garrett

Harris County, Texas

__ Deputy



FILED FOR RECORD

1:50;28 PM

Tuesday, April 18, 2017

Stan Stanart

COUNTY CLERK, HARRIS COUNTY, TEXAS

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE RENTAL. OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

THE STATE OF TEXAS

COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED; in the Official Public Records of Real Property of Harris County Texas

Tuesday, April 18, 2017



51 Stanst COUNTY CLERK HARRIS COUNTY, TEXAS

Any provision herein which restrict the sale, rental or use of the described Real Property because of color or race is invalid and unenforceable under the Federal Law. Confidential information may have been redacted from the document in compliance with the Public Information Act.

A Certified Copy Attest: 11/27/2019 Diane Trautman, County Clerk

Harris County, Texas

_ Deputy



