



TWO OWNER SEARCH REPORT

Order Number:
79-317966-47

Subject Property:
2041 LUCAS LANE
VOORHEES TOWNSHIP, NJ 08043

Effective:
06/01/2022

Completed:
06/13/2022

AFX RESEARCH, LLC

A Quarter-Century of Title Document Research Expertise

999 Monterey St. Suite 380, San Luis Obispo, CA 93401

(877) 848-5337 / www.afxllc.com

TWO OWNER SEARCH REPORT

(pg. 2 of 4)

Order #: 79-317966-47 | Completed: 06/13/2022 | Effective: 06/01/2022

PROPERTY AND OWNERSHIP INFORMATION

Owner's Name(s): MASOUD LAHIJANI
Street Address: 2041 LUCAS LANE
City, State Zip Code: VOORHEES TOWNSHIP, NJ 08043
APN/Parcel/PIN: 34-00150-02-00001-08-C2041
34-00150-0002-00001-0008-C-2041
County: CAMDEN

DEED CHAIN

Instrument 1. DEED

Date Recorded: 11/15/2017
Dated: 10/24/2017
Grantor(s): SAID SHARIFI AZAD; FAHIMEH SHARIFI AZAD
Grantee(s): MASOUD LAHIJANI
Instrument: 2017084566

Instrument 2. DEED

Date Recorded: 06/09/2015
Dated: 05/27/2015
Grantor(s): MCMAHON PROPERTIES, INC.
Grantee(s): SAID SHARIFI AZAD; FAHIMEH SHARIFI AZAD
Instrument: 2015043557

TAX INFORMATION

Year:	Property Tax Status:	Due Date:	Amount:
2021 - ANNUAL	PAID		\$2,467.20
2022 - FIRST	PAID	02/01/2022	\$616.80
2022 - SECOND	PAID	05/01/2022	\$616.80
2022 - THIRD	DUE		\$616.80
2022 - FOURTH	DUE		\$616.80
Land Value:			\$14,900.00
Building/Improvements:			\$45,100.00
Total Assessed Value:			\$60,000.00



TWO OWNER SEARCH REPORT

(pg. 3 of 4)

Order #: 79-317966-47 | Completed: 06/13/2022 | Effective: 06/01/2022

MORTGAGES AND DEEDS OF TRUST

Instrument: **MORTGAGE**

Date Recorded: 10/11/2018

Instrument: 2018072687

Dated: 09/12/2018

Original Amount: \$57,560.00

Mortgagor(s): MASOUD LAHJANI; AKA MASOUD LAHIHANI

Mortgagee(s): PNC BANK

JUDGMENTS, UCC, AND LIENS

NO JUDGMENTS, UCC'S, OR LIENS FOUND.

MISCELLANEOUS INSTRUMENTS

NO MISCELLANEOUS INSTRUMENTS FOUND.



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TWO OWNER SEARCH REPORT

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THANK YOU FOR YOUR ORDER

For questions, please contact our office at 1-877-848-5337.

Order Number:
79-317966-47

The Current Owner Search provides ownership and encumbrance information from the time the current owner purchased the property, up to present time. The report will verify property ownership, check property tax status and report on any encumbrances recorded during the current ownership, including: mortgages, taxes, liens and judgments.

Our professional network of trained researchers follow established industry protocols and use client-supplied property information to complete this Current Owner Search. The report includes:

- Current deed information (i.e. grantor, grantee, recording dates)
- Property tax status, when available
- Lien and judgment information (i.e. creditor, amounts, and recording dates)
- Copy of the most recently recorded deed

DISCLAIMER

This report was prepared for the intended use of AFX Research, LLC (AFX) and client, exclusively. This report is not a guarantee of title, nor a commitment to insure, nor a policy of title insurance. No warranty, expressed or implied, is made whatsoever in connection with this report. AFX Research, LLC specifically disclaims the making of any such warranties, including without limitation, merchantability or fitness for a particular use or purpose. The information contained in this report is retrieved as it is recorded from the various agencies that make it available. The total liability is limited to the fee paid for this report.



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Block/Lot/Qual:	150.02 1.08 -C2041- -	Tax Account Id:	1462
Property Location:	2041 LUCAS LN	Property Class:	2 - Residential
Owner Name/Address:	LAHIJANI, MASOUD 2041 LUCAS LN VOORHEES NJ 08043	Land Value:	14,900
		Improvement Value:	45,100
		Exempt Value:	0
		Total Assessed Value:	60,000
		Additional Lots:	None
Special Taxing Districts:		Deductions:	

Taxes **Utilities**

[Make a Payment](#)

[View Tax Rates](#)

[View Current Bill](#)

[Project Interest](#)

Year	Due Date	Type	Billed	Balance	Interest	Total Due	Status
2022	02/01/2022	Tax	616.80	0.00	0.00	0.00	PAID
2022	05/01/2022	Tax	616.80	0.00	0.00	0.00	PAID
Total 2022			1,233.60	0.00	0.00	0.00	
2021	02/01/2021	Tax	613.50	0.00	0.00	0.00	PAID
2021	05/01/2021	Tax	613.50	0.00	0.00	0.00	PAID
2021	08/01/2021	Tax	620.10	0.00	0.00	0.00	PAID
2021	11/01/2021	Tax	620.10	0.00	0.00	0.00	PAID
Total 2021			2,467.20	0.00	0.00	0.00	
2020	02/01/2020	Tax	591.90	0.00	0.00	0.00	PAID
2020	05/01/2020	Tax	591.90	0.00	0.00	0.00	PAID
2020	08/01/2020	Tax	633.90	0.00	0.00	0.00	PAID
2020	11/01/2020	Tax	636.30	0.00	0.00	0.00	PAID
Total 2020			2,454.00	0.00	0.00	0.00	

Last Payment: 05/04/22

[Return to Home](#)

2021 FINAL/2022 PRELIMINARY TAX BILL

VOORHEES TOWNSHIP

CAMDEN COUNTY

BLOCK NUMBER	LOT NUMBER	QUALIFICATION	EXPLANATION OF TAXES		
150.02	1.08	C2041	DESCRIPTION	RATE PER \$100	AMOUNT OF TAX
Property 2041 LUCAS LN			COUNTY TAX	0.879	527.40
Building 1SF-0/S			LIBRARY TAX	0.057	34.20
Additional			SCHOOL TAX	1.536	921.60
Land Dimens. 1.92307 %			REGIONAL SCHOOL TAX	0.677	406.20
Bank	Mortgage	Tax Acct 1462	COUNTY OPEN SPACE	0.023	13.80
ASSESSED VALUATION INFORMATION			MUNICIPAL OPEN SPACE	0.020	12.00
LAND: 14900	IMPROVEMENTS: 45100	TOTAL: 60000	MUNICIPAL TAX	0.920	552.00
EXEMPTIONS:			NET TAXABLE VALUE: 60000		

LAHIJANI, MASOUD
2041 LUCAS LN
VOORHEES NJ 08043

2021 TOTAL TAX	4.112	2467.20
2021 NET TAX		2467.20
LESS 2021 PREV. BILLED		1227.00
BALANCE OF 2021 TAX		1240.20

2021 3RD QTR DUE AUG 1, 2021	2021 4TH QTR DUE NOV 1, 2021	2022 1ST QTR DUE FEB 1, 2022	2022 2ND QTR DUE MAY 1, 2022
620.10	620.10	616.80	616.80
INFORMATION FOR TAX PAYERS		2022 PRELIMINARY TAX	
MAKE CHECK PAYABLE TO: VOORHEES TWP MAIL TO: VOORHEES TAX COLLECTOR 2400 VOORHEES TOWN CENTER VOORHEES, NJ 08043		PRELIMINARY TAX IS EQUAL TO ONE HALF OF 2021 TOTAL NET TAX 1,233.60	
*****SUMMER HOURS 5/23-9/2***** MON-THUR 8AM-4:30PM, FRI 8AM-11AM Grace Periods: 3Q22 due 8/1/22 Last day 8/10/22 4Q22 due 11/1/22 Last day 11/10/22 1Q23 due 2/1/23 Last day 2/10/23 2Q23 due 5/1/23 Last day 5/10/23 Postmarks are not accepted.		DISTRIBUTION OF TAXES BEFORE REAP County Taxes 23.32% \$ 575.40 School Taxes 53.82% \$ 1327.80 Municipal Taxes 22.86% \$ 564.00	
STATE AID USED TO OFFSET LOCAL PROPERTY TAXES: The budgets of government agencies funded by this tax bill include State aid used to reduce property taxes. State aid offset information for the current year municipal tax bills will start becoming available at the end of July. Access the Division of Local Government Service' website at http://www.nj.gov/dca/divisions/dlgs/resources/property_tax.html to find (based on assessed value of this parcel) the amount of State aid used to offset property taxes on this parcel.			

VOORHEES TOWNSHIP CAMDEN COUNTY 2022-2 TAX COLLECTOR'S STUB - DETACH AND RETURN WITH YOUR CHECK 2022 2ND QUARTER TAX DUE MAY 1, 2022				VOORHEES TOWNSHIP CAMDEN COUNTY 2022-1 TAX COLLECTOR'S STUB - DETACH AND RETURN WITH YOUR CHECK 2022 1ST QUARTER TAX DUE FEBRUARY 1, 2022			
BLOCK NUMBER 150.02	LOT NUMBER 1.08	QUALIFICATION C2041	BANK CODE	BLOCK NUMBER 150.02	LOT NUMBER 1.08	QUALIFICATION C2041	BANK CODE
TAX ACCOUNT NUMBER 1462	TAX BILL NUMBER	TAX AMOUNT DUE	DUE MAY 1, 2022 616.80	TAX ACCOUNT NUMBER 1462	TAX BILL NUMBER	TAX AMOUNT DUE	DUE FEBRUARY 1, 2022 616.80
LAHIJANI, MASOUD 2041 LUCAS LN				LAHIJANI, MASOUD 2041 LUCAS LN			
CREDIT: 616.80-				CREDIT: 616.80-			
AMT DUE: 0.00				AMT DUE: 0.00			
INTEREST				INTEREST			
CASH				CASH			
CHECK				CHECK			
TOTAL				TOTAL			

VOORHEES TOWNSHIP CAMDEN COUNTY 2021-4 TAX COLLECTOR'S STUB - DETACH AND RETURN WITH YOUR CHECK 2021 4TH QUARTER TAX DUE NOVEMBER 1, 2021				VOORHEES TOWNSHIP CAMDEN COUNTY 2021-3 TAX COLLECTOR'S STUB - DETACH AND RETURN WITH YOUR CHECK 2021 3RD QUARTER TAX DUE AUGUST 1, 2021			
BLOCK NUMBER 150.02	LOT NUMBER 1.08	QUALIFICATION C2041	BANK CODE	BLOCK NUMBER 150.02	LOT NUMBER 1.08	QUALIFICATION C2041	BANK CODE
TAX ACCOUNT NUMBER 1462	TAX BILL NUMBER	TAX AMOUNT DUE	DUE NOVEMBER 1, 2021 620.10	TAX ACCOUNT NUMBER 1462	TAX BILL NUMBER	TAX AMOUNT DUE	DUE AUGUST 1, 2021 620.10
LAHIJANI, MASOUD 2041 LUCAS LN				LAHIJANI, MASOUD 2041 LUCAS LN			
CREDIT: 620.10-				CREDIT: 620.10-			
AMT DUE: 0.00				AMT DUE: 0.00			
INTEREST				INTEREST			
CASH				CASH			
CHECK				CHECK			
TOTAL				TOTAL			

DEEDS EXHIBIT

SAMPLE

AMX

RELIABLE PROPERTY RESEARCH



CAMDEN COUNTY, NJ
 CAMDEN COUNTY CLERK'S OFFICE
 DEED-OR BOOK 10759/1517
 RECORDED 11/15/2017 16:24:05
 FILE NUMBER 2017084566
 RCPT #: 1963043; RECD BY: RL15
 RECORDING FEES \$93.00
 MARGINAL NOTATION \$0.00
 TOTAL TAX \$0.00



Camden County Document Summary Sheet

CAMDEN COUNTY CLERK
 520 MARKET ST
 CAMDEN NJ 08102

Return Name and Address
 Fendrick & Morgan, LLC
 1307 White Horse Rd, B200
 Voorhees, NJ 08043

Official Use Only

Submitting Company		FENDRICK & MORGAN, LLC			
Document Date (mm/dd/yyyy)		10/24/2017			
Document Type		DEED			
No. of Pages of the Original Signed Document (Including the cover sheet)		6			
Consideration Amount (If applicable)		\$1.00			
First Party <i>(Grantor or Mortgagor or Assignor)</i> <i>(Enter up to five names)</i>	Name(s)	<i>(Last Name First Name Middle Initial Suffix)</i> <i>(or Company Name as written)</i>		Address (Optional)	
	AZAD, SAID SHARIFI and AZAD, FAHIMEH SHARIFI, husband and wife				
Second Party <i>(Grantee or Mortgagee or Assignee)</i> <i>(Enter up to five names)</i>	Name(s)	<i>(Last Name First Name Middle Initial Suffix)</i> <i>(or Company Name as written)</i>		Address (Optional)	
	LAHIJANI, MASOUD				
Parcel Information <i>(Enter up to three entries)</i>	Municipality	Block	Lot	Qualifier	Property Address
	Township of Voorhees	150.02	1.08		2041 Lucas Lane
Reference Information <i>(Enter up to three entries)</i>	Book Type	Book	Beginning Page	Instrument No.	Recorded/File Date


***DO NOT REMOVE THIS PAGE.**

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

17W774

DEED

Prepared by:



DOUGLAS A. FENDRICK, ESQUIRE

This Deed is made on October 24, 2017

BETWEEN SAID SHARIFI AZAD and FAHIMEH SHARIFI AZAD, Husband and Wife, of 3 Collage Court, Cherry Hill, New Jersey 08002 referred to as Grantor,

AND MASOUD LAHIJANI, of 2041 Lucas Lane, Voorhees, New Jersey 08043, referred to as Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all 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 DOLLAR (\$1.00). The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Township of Voorhees
 Block No. 150.02 Lot No. 1.08 Qualifier. C2041

Property. The property consists of the land and premises and all the buildings and structures on the land in the Township of Voorhees, County of Camden and State of New Jersey. The legal description is:

Real property situate in the Township of Voorhees, County of Camden, State of New Jersey more particularly described as follows:

Being Unit No. 2041, as shown in the appropriate exhibits of the Master Deed creating and establishing Lucas Lane Condominium, a Condominium, dated March 21, 1989, recorded March 27, 1989 in Deed Book 4360, page 312, and its supplements and amendments, together with the undivided 1.92307 percent interest in the Common Elements appertaining to said Unit as shown in said Master Deed, which condominium is subject to the terms, conditions and provisions of the Condominium Act of the State of New Jersey, its supplements and amendments.

FOR INFORMATION PURPOSES ONLY: BEING known as 2041 Lucas Lane, Tax Lot 1.08 C2041, Tax Block 150.02 on the Official Tax Map of Township of Voorhees, New Jersey.

Subject to any and all easements or encumbrances of record, known or implied.

BEING the same land and premises which became vested in SAID SHARIFI AZAD and FAHIMEH SHARIFI AZAD, Husband and Wife, by Deed from McMahon Properties, Inc., dated May 27, 2015 and delivered May 28, 2015, recorded June 9, 2015, in Deed Book 10209, Page 1526 and File Number 2015043557.

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 by:

Valerie Krauss

Said S. Azad
SAID SHARIFI AZAD

Valerie Krauss

Fahimeh Sharifi Azad
FAHIMEH SHARIFI AZAD

STATE OF NEW JERSEY :
:SS
COUNTY OF CAMDEN :

I CERTIFY that on October 24, 2017

SAID SHARIFI AZAD, personally came before me and acknowledged under oath, to my satisfaction, that this person (or each person):

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as their own act and deed; 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.)

Valerie Krauss

VALERIE KRAUSS
A Notary Public of New Jersey
My Commission Expires March 1, 2019

STATE OF NEW JERSEY :
:SS
COUNTY OF CAMDEN :

I CERTIFY that on October 24, 2017

FAHIMEH SHARIFI AZAD, personally came before me and acknowledged under oath, to my satisfaction, that this person (or each person):

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as their own act and deed; 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.)

Valerie Krauss

VALERIE KRAUSS
A Notary Public of New Jersey
My Commission Expires March 1, 2019



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
 (9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

Said Sharifi Azad and Fahimeh Sharifi Azadm, Husband and Wife

Current Street Address

3 Collage Court

City, Town, Post Office Box

Cherry Hill

State

NJ

Zip Code

08002

PROPERTY INFORMATION

Block(s)

150.02

Lot(s)

1.08

Qualifier

C2041

Street Address

2041 Lucas Lane

City, Town, Post Office Box

Voorhees

State

NJ

Zip Code

08043

Seller's Percentage of Ownership

100%

Total Consideration

\$1.00

Owner's Share of Consideration

\$1.00

Closing Date

10-24-2017

SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 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.

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.

10-24-2017

Date

10-24-2017

Date

Said S. Azad

Signature

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

Fahimeh Sharifi Azadm

Signature

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

DEED

Dated: October 24, 2017

SAID SHARIFI AZAD and
FAHIMEH SHARIFI AZAD, Husband and Wife

Grantor,

TO

MASOUD LAHIJANI,

Grantee.

Record and Return to:

FENDRICK & MORGAN, LLC
1307 White Horse Road, B200
Voorhees, NJ 08043

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L.1968, as amended through Chapter 33, P.L. 2006) (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

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

COUNTY Camden } ss. County Municipal Code 0434

MUNICIPALITY OF PROPERTY LOCATION Voorhees Twp.

*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, Said Sharifi Azad, being duly sworn according to law upon his/her oath, deposes and says that he/she is the Grantor in a deed dated 10-24-2017 transferring real property identified as Block number 150.02 Lot number 1.08 Qualifer C2041 located at 2041 Lucas Lane, Voorhees, Camden County 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 C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

consideration less than \$100

(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 C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 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 Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

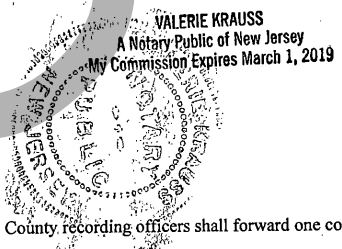
Subscribed and sworn to before me this 24th day of October, 2017
Valerie Krauss

Said Sharifi Azad
Signature of Deponent
3 Collage Court
Cherry Hill, NJ 08002

SAID SHARIFI AZAD
Grantor Name
3 Collage Court
Cherry Hill, NJ 08002

Deponent Address Grantor Address at Time of Sale

xxx-xxx- 319
Last three digits in Grantor's Social Security Number 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: www.state.nj.us/treasury/taxation/lpt/localtax.htm

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BARGAIN AND SALE
With Covenants

130077
Record & Return to:
Integrity Title Agency, Inc.
110 Barclay Pavilion East
Cherry Hill, NJ 08034

Prepared by:

Melanie M. Levan, Esquire

Deed

Date This Deed is made on May 27, 2015, between
Delivered MAY 28, 2015
McMahon Properties, Inc, whose address is 1 Tiffany Place, Apt. 3J,
Brooklyn, NY 11231, Grantor, and

Said Sharifi Azad and Fahimeh Sharifi Azad, Husband and Wife, whose
address is 3 Collage Court, Cherry Hill, NJ 08003, Grantee

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

Consideration In return for the payment to the Grantor by the Grantee of Fifty
Thousand (\$50,000.00) Dollars.

Conveyance The Grantor grants and conveys (transfers ownership of) the property
described below to the Grantee.

Tax Map Reference (N.J.S.A. 46:15-2.1) Township of Voorhees, County of Camden, and
State of New Jersey, Block No. 150.02, Lot No. 1.08, Quota Tier C2041

Check box No property tax identification number is available on the date
if applicable of this deed.

Description of Land SEE LEGAL DESCRIPTION ATTACHED HERETO AS
SCHEDULE A AND MADE A PART HEREOF.

BEING the same land and premises conveyed to McMahon Properties, Inc. by
Deed from LLRV, LLC, a New Jersey Limited Liability Company, dated October 25, 2004,
recorded November 9, 2004, in the Clerk's Office of the County of Camden, New Jersey, in
Deed Book OR7628, Page 1220.

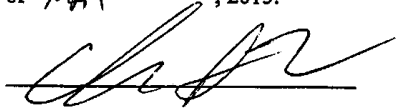


CAMDEN COUNTY, NJ
CAMDEN COUNTY CLERK'S OFFICE
DEED-OR BOOK 10209 PG 1526
RECORDED 06/09/2015 11:50:42
FILE NUMBER 2015043557
RCPT #: 1594283; RECD BY: SLO2
RECORDING FEES \$93.00
MARGINAL NOTATION
TOTAL TAX \$200.00

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).

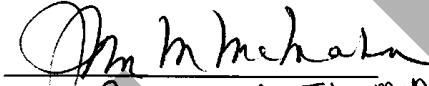
Signature of Grantor The Grantor signs this Deed as of the date above.

Sworn to and subscribed
before me this 27 day
of MAY, 2015.



Charles G Thomas
Notary Public Of New Jersey
MY COMMISSION EXPIRES
JULY 31, 2015

McMahon Properties, Inc.

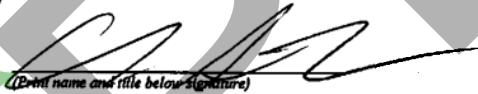
BY: 
President John McMahon

STATE OF NEW JERSEY :
: SS.
COUNTY OF Burlington :

I CERTIFY that on May 27, 2015, John McMahon
personally came before me and acknowledged under oath,

to my satisfaction, that this person (or if more than one, each person):

- (a) is an officer of McMahon Properties, Inc.;
- (b) personally signed this Deed as an officer of McMahon Properties, Inc.;
- (c) signed, sealed and delivered this Deed as his or her act and deed; and
- (d) made this Deed for Fifty Thousand (\$50,000.00) Dollars as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration as defined in N.J.S.A. 46:15-5.)


(Print name and title below signature)

Charles G Thomas
Notary Public Of New Jersey
MY COMMISSION EXPIRES
JULY 31, 2015



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION
(C.55, P.L. 2004)

(Please Print or Type)

SELLER(S) INFORMATION (See Instructions, Page 2)

Names(a)

McMAHON PROPERTIES, INC.

Current Resident Address:

Street: 1 TIFFANY PLACE, APT. 3J

City, Town, Post Office

BROOKLYN

State

NY

Zip Code

11231

PROPERTY INFORMATION (Brief Property Description)

Block(s)

150.02

Lot(s)

1.08

Qualifier

C2041

Street Address:

2041 LUCAS LANE

City, Town, Post Office

VOORHEES

State

NJ

Zip Code

08043

Seller's Percentage of Ownership

100%

Consideration

\$50,000.00

Closing Date

5/28/15

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 10 apply to Residents and Non-residents)

1. I am a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
2. The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
3. I am 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 payment pursuant to N.J.S.A.54A:1-1 et seq.
6. The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.
7. The gain from the sale will not be recognized for Federal income tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION). If such 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 (see instructions).
 No non-like kind property received.
8. Transfer 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 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 the effective date of P.L. 2004, c. 55 (August 1, 2004), and was previously unrecorded.

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.

Date

Date

Signature

Signature

(Seller) Please Indicate if Power of Attorney or Attorney in Fact

(Seller) Please Indicate if Power of Attorney or Attorney in Fact

President

SCHEDULE "A"
LEGAL DESCRIPTION

Real property situate in the Township of Voorhees, County of Camden, State of New Jersey more particularly described as follows:

Being Unit No. 2041, as shown in the appropriate exhibits of the Master Deed creating and establishing Lucas Lane Condominium, a Condominium, dated March 21, 1989, recorded March 27, 1989 in Deed Book 4360, page 312, and its supplements and amendments, together with the undivided 1.92307 percent interest in the Common Elements appertaining to said Unit as shown in said Master Deed, which condominium is subject to the terms, conditions and provisions of the Condominium Act of the State of New Jersey, its supplements and amendments.

FOR INFORMATION PURPOSES ONLY: BEING known as 2041 Lucas Lane, Tax Lot 1.08 C2041, Tax Block 150.02 on the Official Tax Map of Township of Voorhees, New Jersey.

Subject to any and all easements or encumbrances of record, known or implied.

DEED

Dated: *May 28, 2015*

McMahon Properties, Inc.,
Grantor(s),

and
SHARIFI AZAD
Said and Fahimeh Sharifi Azad,

Grantee(s)

Prepared by:

Melanie M. Levan, Esquire
**McDOWELL POSTERNOCK
APPELL & DETRICK, P.C.**
46 West Main Street
Maple Shade, New Jersey 08052

Record and Return to:

This is not an official document

SAMPLE

MORTGAGES / DEEDS OF TRUST EXHIBIT

SAMPLE

RELIABLE PROPERTY RESEARCH



CAMDEN COUNTY, NJ
 CAMDEN COUNTY CLERK'S OFFICE
 MTG-DR BOOK 10985/981
 RECORDED 10/11/2018 10:55:33
 FILE NUMBER 2018072687
 RCPT #: 2025358; RECD BY: VR83
 RECORDING FEES \$63.00
 MARGINAL NOTATION \$0.00
 TOTAL TAX \$0.00



**Camden County
 Document Summary Sheet**

CAMDEN COUNTY CLERK 520 MARKET ST CAMDEN NJ 08102	Return Name and Address PNC BANK, N.A. 2730 LIBERTY AVE PGH, PA 15222
---	---

Official Use Only

Submitting Company	PNC BANK, N.A.
Document Date (mm/dd/yyyy)	09/12/2018
Document Type	MORTGAGE
No. of Pages of the Original Signed Document (Including the cover sheet)	4
Consideration Amount (If applicable)	\$57,560.00

First Party <i>(Grantor or Mortgagor or Assignor)</i> <i>(Enter up to five names)</i>	Name(s)	<i>(Last Name First Name Middle Initial Suffix)</i> <i>(or Company Name as written)</i>	Address (Optional)
	MASOUD LAHJANI AKA MASOUD LAHIJANI		

Second Party <i>(Grantee or Mortgagee or Assignee)</i> <i>(Enter up to five names)</i>	Name(s)	<i>(Last Name First Name Middle Initial Suffix)</i> <i>(or Company Name as written)</i>	Address (Optional)
	PNC BANK, N.A.		

Parcel Information <i>(Enter up to three entries)</i>	Municipality	Block	Lot	Qualifier	Property Address
	VOORHEES	150.02	1.08	C2041	2041 LUCAS LN VOORHEES, NJ 08043

Reference Information <i>(Enter up to three entries)</i>	Book Type	Book	Beginning Page	Instrument No.	Recorded/File Date

*DO NOT REMOVE THIS PAGE.

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

Return to: PNC Bank - Consumer Loan Center
Mortgage Servicing
Mailstop P5-PCLC-01-1
2730 Liberty Avenue
Pittsburgh, PA 15222
Telephone 412-762-6728

Mortgage

(Open-End Mortgage) (For New Jersey Property)

THIS MORTGAGE is made on **09/12/2018**.
The Mortgagor is **MASOUD LAHIJANI AKA MASOUD LAHIJANI**



If there is more than one, the word "Mortgagor" herein refers to each and all of them.
The name and address of Mortgagee (Lender) are PNC Bank, Consumer Loan Center, Collateral Control, 2730 Liberty Avenue, Pittsburgh, PA 15222.

The word "Borrower" means **MASOUD LAHIJANI**.
If there is more than one, the word "Borrower" herein refers to each and all of them.

Mortgagee has granted to Borrower a home equity line of credit, providing for a Maximum Credit Limit (that is, a maximum amount of indebtedness of **Fifty-Seven Thousand Five Hundred Sixty Dollars And Zero Cents** (U.S. \$ **57,560.00**), under the terms of Borrower's written agreement (referred to herein as the "Agreement"), dated **09/12/2018**

Mortgagee is obligated, under terms set forth in the Agreement, to make future advances during the Draw Period of the Account. Mortgagee is not obligated to make advances which would cause the principal balance outstanding to exceed the Maximum Credit Limit and is not obligated to make advances after the Account is terminated or during periods when further extensions of credit are prohibited or suspended as provided in the Agreement. By the Agreement, Borrower has agreed to repay the advances in monthly installments with interest. The terms of the Agreement allow for changes in the interest rate and the monthly payment. Borrower may transfer all or a portion of the principal balance to a fixed rate part, to be paid over a term in equal installments. The rate on new fixed rate parts will change based on a formula, but the rate on a fixed rate part will not change after it is established.

This Mortgage secures to Mortgagee: (a) the repayment of the debt evidenced by the Agreement, as amended, supplemented or modified, from time to time, with interest and other charges as provided therein including any future advances; (b) the payment of all other sums, with interest thereon, advanced hereunder for the payment of taxes, assessments, maintenance charges, insurance premiums and costs incurred to protect the security of this Mortgage; (c) the payment of all of Mortgagee's costs of collection, including costs of suit and, if permitted by law, reasonable attorneys' fees and expenses, if suit is filed or other action is taken to collect the sums owing or to protect the security of this Mortgage; (d) payment of any refinancing, substitution, extension, modification, and/or renewal of any of the indebtedness and other amounts mentioned in subparagraphs (a), (b) or (c) of this paragraph; (e) the performance of Mortgagor's and/or Borrower's covenants and agreements under this Mortgage and the Agreement; and (f) the repayment of the debt evidenced by any agreement which was replaced by the Agreement, to the extent that such debt is owed to Lender and has not been paid. All loans and future advances secured by this Mortgage shall have priority as provided by New Jersey law, P.L. 1985, c.353, as amended. For this purpose, Mortgagor does hereby mortgage, grant and convey to Mortgagee the following described property, together with all improvements now or hereafter erected, and all easements, rights and appurtenances thereon, located at and known as:

2041 LUCAS LN	VOORHEES	NJ	08043	CAMDEN
Recording Date	11/15/2017			
Deed Book Number	10759	Page Number	1517	
Tax Parcel Number	BLOCK 150.02 Lot 1.08			
Uniform Parcel Number	VOORHEES			
Lot and Block Number	N/A N/A			

The word "Property" herein shall mean all of the foregoing mortgaged property.

To have and to hold the Property unto the Mortgagee, its successors and assigns, forever. Provided, however, that if the Mortgagor and/or Borrower shall pay to Mortgagee the said debt, interest and all other sums and perform all covenants and agreements secured hereby, and if Borrower has no further right to obtain advances of credit under the Agreement, then and from thenceforth, as well, this present Mortgage and the estate hereby granted and conveyed by it shall cease, determine and become void and of no effect, notwithstanding anything to the contrary in this Mortgage.

Warranty of Title. Mortgagor warrants and represents to Mortgagee that: (a) Mortgagor is the sole owner of the Property, and has the right to mortgage and convey the Property; (b) the Property is unencumbered except for encumbrances now recorded; and (c) Mortgagor will defend the title to the Property against all claims and demands except encumbrances now recorded.

Default. Mortgagor will be in default under this Mortgage upon a default under the terms of the Agreement.

Mortgagee's Remedies. Unless prohibited by law, if Mortgagor is in default under this Mortgage, Mortgagee may at its option, after notice required by law, if any, declare due and payable the entire unpaid balance on the sums which are secured by this Mortgage and owing under the Agreement. If Mortgagee so declares such entire balance due and payable, Mortgagee may take possession of the Property pursuant to an appropriate court order, collect any and all rents, apply said rents to the indebtedness secured by this Mortgage, foreclose the Mortgage, or take other action upon the Mortgage as permitted or provided by law to collect the balance owing.

Remedies Cumulative. If any circumstance exists which would permit Mortgagee to accelerate the balance, Mortgagee may take such action at any time during which such circumstance continues to exist. Mortgagee's remedies under this Mortgage shall be cumulative and not alternative.

Benefit and Burden. The promises, agreements and rights in this Mortgage shall be binding upon and benefit anyone to whom the Property or this Mortgage is transferred. If more than one Mortgagor signs this Mortgage, each and all of them are bound individually and together.

Delay in Enforcement. Mortgagee can delay in enforcing any of its rights under this Mortgage or the Agreement without losing that right. Any waiver by Mortgagee of any provision of this Mortgage or the Agreement will not be a waiver of the same or any other provision on any other occasion.

Assignment. Mortgagee may sell, transfer or assign this Mortgage without Mortgagor's consent.

Severability. If any provision of this Mortgage is held to be invalid or unenforceable, such determination shall not affect the validity or enforceability of the remaining provisions of this Mortgage.

Masoud Lahjani 9-12-18

Mortgagor's Signature

Mortgagor's Signature

MASOUD LAHJANI AKA MASOUD LAHIJANI

Print or Type Mortgagor's Name

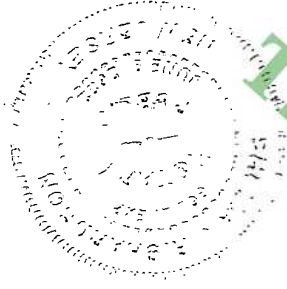
Print or Type Mortgagor's Name

Acknowledgment

STATE OF New Jersey)
) SS:
COUNTY OF Camden)

BE IT REMEMBERED, that on this 12th day of September, 2018, before me, a Notary Public in and for the State/Commonwealth of New Jersey, personally appeared Masoud Labjani aka Masoud Labjani who I am satisfied is/are the person(s) named in and who executed the within Mortgage, and who acknowledged that he/she/they executed the same as a voluntary act for the uses and purposes expressed in the Mortgage and desired the same to be recorded.

In Witness Whereof, I set my hand and official seal.



Shelia J Richardson
Signature of Notary Public

Shelia J Richardson
Print or Type Name of Notary Public

Notary Public
Title

SHELIA J RICHARDSON
Notary Public
State of New Jersey
My Commission Expires June 9, 2022

