

Prepared by:
Eric S. Hausman, Esq.
Loan No. 7600887547

SPECIAL WARRANTY DEED

This Deed made on Dec 6th, 2019

BETWEEN

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT, having its principal office at 15480 LAGUNA CANYON ROAD, SUITE 100, IRVINE, CA 92618,

, referred to as the Grantor

AND

Laura Scully and Aissa Abed, tenants by the entirety, whose address is 26 S Main Street, Lambertville New Jersey 08530.

, referred to as the Grantee.

The word "Grantee" shall mean 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 HUNDRED NINETY-ONE THOUSAND DOLLARS AND ZERO CENTS (\$191,000.00)**.

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) City of Lambertville

Block No. 1046 Lot No. 5

No Property tax identification number is available on the date of this Deed.

Property. The property consists of the land and all the buildings and structures on the land in the Township of Lambertville, County of Hunterdon and State of New Jersey.

The legal description is:

See Description attached hereto and made a part hereof.


BEING same premises conveyed to U.S. Bank National Association, not in its individual capacity, but solely as Trustee for the RMAC Trust, Series 2016-CTT, by virtue of a Deed from Sheriff of Hunterdon County, recorded May 7, 2019, in Deed Book 2468 at Page 433, of the Records of Hunterdon County, New Jersey.

Commonly known as 26 S Main Street, Lambertville New Jersey 08530

Warranties. Grantor covenants that Grantor will warrant specially the property conveyed hereby against any claims or demand of the Grantor and all persons claiming or to claim by, through or under Grantor.

Signatures. This Deed is signed and attested to by the Grantor's proper corporate officers as of the date at the top of the first page.

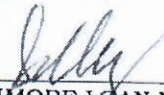
Attested by:


(signature of Attesting Witness)

Briton Jones

(print or type name of Attesting Witness)

**U.S. BANK NATIONAL ASSOCIATION, NOT IN
ITS INDIVIDUAL CAPACITY, BUT SOLELY AS
TRUSTEE FOR THE RMAC TRUST, SERIES
2016-CTT**

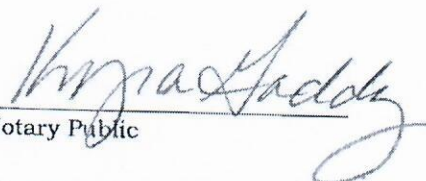
By: 
RUSHMORE LOAN MANAGEMENT SERVICES LLC
ITS APPOINTED ATTORNEY IN FACT
Name: **Susan Christy**
Title: **Assistant Vice President**

7600887547 P223

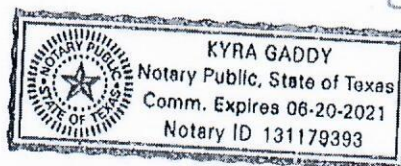
STATE OF Texas
COUNTY OF Dallas

SS:

I CERTIFY that on Dec 6th, 2019, Susan Christy personally came before me and stated to my satisfaction that:
(a) this person is the AVP of **Rushmore Loan Management Services LLC, As Attorney-in-Fact for U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT** the entity named in this deed;
(b) this deed was made for **\$191,000.00** 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); and
(c) this deed was signed and delivered by the Company as its voluntary act and deed by virtue of authority from its Members.


Notary Public

RECORD AND RETURN TO:



LEGAL DESCRIPTION
EXHIBIT "A"

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF HUNTERDON AND STATE OF NEW JERSEY BEING KNOWN AND DESIGNATED AS FOLLOWS

BEGINNING AT A POINT, IN THE EASTERLY LINE OF SOUTH MAIN STREET (50 FEET WIDE) OPPOSITE THE MIDDLE OF A COMMON ALLEYWAY AND THE PARTITION WALL BETWEEN THE DWELLING CONTAINED HEREON AND THE DWELLING ATTACHED THERETO ON THE NORTH ON LANDS NOW OR FORMERLY OF JACK M. VENETTONE, ET UX. AS DESCRIBED IN DEED BOOK 714, PAGE 218, SAID EASTERLY LINE BEING IN LINE WITH THE WESTERLY FACE OF THE ROW OF FIVE DWELLINGS OF WHICH THE HEREIN DESCRIBED IS A PART AND RUNNING, THENCE:

(1) N 78° E, 74.35 FEET ALONG SAID VENETTONE PASSING THROUGH THE MIDDLE OF A FIRST STORY COMMON ACCESS ALLEYWAY BETWEEN THE DWELLING ON THE NORTH DWELLING AND THE DWELLING ATTACHED THERETO ON THE SOUTH AND IN LINE WITH THE SECOND AND THIRD STORY PARTITION WALLS COMMON THERETO TO A POINT;

(2) S 13° 30' E, 18.33 FEET ALONG A STRIP OF LAND FORMING A GORE BETWEEN THE LANDS HEREIN DESCRIBED AND LANDS NOW OR FORMERLY OF WALLACE RICHARDS, INC. AS DESCRIBED IN DEED BOOK 809, PAGE 14, TO A POINT;

(3) S 78° W, 74.83 FEET ALONG LANDS NOW OR FORMERLY OF JOHN E. COOPER, ET UX. AS DESCRIBED IN DEED BOOK 714, PAGE 442 TO A POINT IN THE EASTERLY LINE OF SOUTH MAIN STREET;

(4) N 12° W, 18.33 FEET ALONG THE EASTERLY LINE OF SOUTH MAIN STREET TO THE POINT OF BEGINNING.

TAX ID: BLOCK 1046 LOT 5



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
 (9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

U.S. Bank National Association, not in its individual capacity, but solely as trustee for the RMAC Trust, Series 2016-CTT

Current Street Address

15480 LAGUNA CANYON ROAD, SUITE 100

City, Town, Post Office Box

IRVINE

State

Zip Code

CA

92618

PROPERTY INFORMATION

Block(s)

1046

Lot(s)

5

Qualifier

Street Address

26 S Main Street

City, Town, Post Office Box

Lambertville

State

Zip Code

NJ

08530

Seller's Percentage of Ownership

Total Consideration

Owner's Share of Consideration

Closing Date

100%

\$191,000.00

\$191,000.00

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.

12/6/2019
 Rushmore Loan Management Services LLC
 Its appointed Attorney In Fact

Susan Christy
 Assistant Vice President

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

Date

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