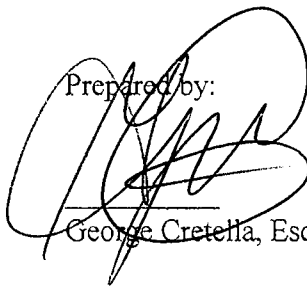




Prepared by:

George Cretella, Esq.

Booklet: 00014245
Type: DEE Pages: 6
James N. Hogan, Gloucester County Clerk
Receipt #: 527049 10:23:48A Apr 20, 2016
Recording Fee: 90.00 DB 5456 209

DEED

This deed is made on 2/4, 2016

BETWEEN

Mortgage Bridge Solutions, LLC by Carrington Mortgage Services, Inc., its attorney in fact, a corporation of the State of California, having its principal office at 1600 South Douglass Road, Suite 130A, Anaheim, CA 92806, referred to as the Grantor,

and


Brian Anderson referred to as the Grantee.

whose address is about to be: 1157 Red Bank Avenue
The word Grantee shall mean all Grantees listed above. Thorofare NJ 08086

TRANSFER OF OWNERSHIP. The Grantor grants and conveys the property described below to the Grantee. This transfer is made for the sum of One Hundred Thirty Four Thousand and Nine Hundred 00/000 ---- (\$134,900.00) -----dollars. The Grantor acknowledges receipt of this money.

TAX MAP REFERENCE. (N.J.S.A. 46:15-2.1) Township of West Deptford

Block Number 00121 Lot Number 00006

Property Address: 1157 Red Bank Avenue, Thorofare, NJ 08086, NJ 08690

PROPERTY. The property consists of the land and all the buildings and structures on the land in the Township of West Deptford, County of Gloucester and the State of New Jersey. The legal description is:

(See attached Schedule A)

Being the same premises conveyed to Mortgage Bridge Solutions, LLC by deed from James N. Hogan, Sheriff of the County of Gloucester, dated April 14, 2015, recorded October 3, 2015 in Book 5380 Page 166.

Property Address: 1157 Red Bank Avenue, Thorofare, NJ 08086, NJ 08690

Consideration: 134,900.00 Tax/Code: S
County: 135.00 State: 337.50
NJAHF: .00 PHPFA: 67.50
EAA: .00
GenPur: .00
C) \$1M: .00 REALTY TOTAL: 540.00



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
(9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

Mortgage Bridge Solutions, LLC by Carrington Mortgage Services, LLC

Current Street Address

1600 S. Douglass Road, Suite 130A

City, Town, Post Office Box

Anaheim

State

CA

Zip Code

92806

PROPERTY INFORMATION

Block(s)

00121

Lot(s)

00006

Qualifier

Street Address

1157 Red Bank Avenue

City, Town, Post Office Box

Thorofare

State

NJ

Zip Code

08086

Seller's Percentage of Ownership

100%

Total Consideration

\$134900

Owner's Share of Consideration

100%

134,900.00

Closing Date

3-27-16

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.

2-4-16

Date

Norma Camarena

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



COASTAL TITLE AGENCY, INC.

PO Box 740

Freehold, New Jersey 07728

Ph: 732 308-1660 / 800 521-0378

Fax: 732 308-1881

Website: www.coastaltitleagency.com

**COMMITMENT FOR TITLE INSURANCE
SCHEDULE A - 3
DESCRIPTION**

File No. CT-64528-M

ALL that certain lot, parcel or tract of land, situate and lying in the Township of West Deptford, County of Gloucester, State of New Jersey, and being more particularly described as follows:

BEGINNING at a point in the Easterly edge of Red Bank Avenue, (66 feet wide), the said point being the corner to Lot 7 and Lot 8 as shown on a plan of Lots prepared for George T. Ashmead, Esquire, by Edward H. Saunders, dated July 23, 1853, the said point being distant 100 feet Northwardly along the said Easterly line of Red Bank Avenue from Old Stone corner to Lots 8 and 9 on the said plan, and running; thence

- (1) along the aforesaid Lot 7, North 71 degrees East, 300 feet to the Westerly edge of unnamed street; thence
- (2) thereby, South 19 degrees East, 75 feet to a point for a corner; thence
- (3) by other lands now or formerly of the grantor, South 71 degrees West, 300 feet to the Easterly line of Red Bank Avenue; thence
- (4) thereby, North 19 degrees West 75 feet to the place of BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot 6 in Block 121 on the Township of West Deptford Tax Map.

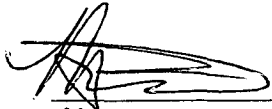
PROPERTY ADDRESS: 1157 Red Bank Avenue, West Deptford, NJ 08086

Issued by:
First American Title Insurance Company

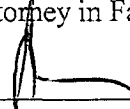
PROMISES BY GRANTOR. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

SIGNATURES. 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. Its corporate seal is affixed.

Attested by:


Norma Camarena

Mortgage Bridge Solutions, LLC by
Carrington Mortgage Services, Inc.,
its Attorney in Fact

By:  2-4-16
Chris Lechtanski, AVP of Default
for Carrington Mortgage Services, LLC, Attorney in Fact

STATE OF _____, CITY OF _____

See Attached

I CERTIFY that on _____, 2016,

personally came before me and this person acknowledged under oath, to my satisfaction, that: To the best of my knowledge and belief:

(a) this person is the _____ of Mortgage Bridge Solutions, LLC, as Trustee, the corporation named in this deed;

(b) this person is the attesting witness to the signing of this Deed by the proper corporate officer who is _____, the _____ of the corp.;

(c) this Deed was signed and delivered by the corporation as its voluntary act duly authorized by a proper resolution of its Board of Directors;

(d) this person knows the proper seal of the corporation which was affixed to this deed;

(e) this person signed this proof to attest to the truth of these facts; and

(f) the full and actual consideration paid or to be paid for the transfer of title is \$134,900.00. (Such consideration is defined in N.J.S.A. 46:15-5.)

Signed and sworn to before me on _____
2016

Notary Public
My Commission Expires: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

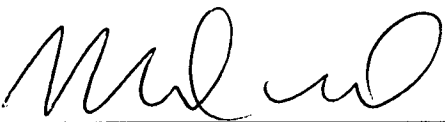
On February 4, 2016 before me, Marisela Jacqueline Islas Notary Public
(insert name and title of the officer)

personally appeared Chris Lechtanski
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

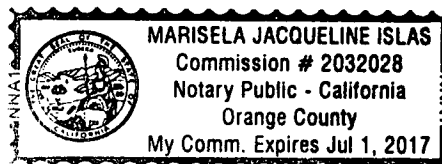
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



DEED

Dated: 2/4, 2016

Mortgage Bridge Solutions, LLC by
Carrington Mortgage Services, Inc., its Attorney in
Fact

Grantor, Return & Record to:

to

Brian Anderson

Grantee

64528
COASTAL TITLE AG
P.O. Box 740
Freehold, N.J. 07728
Phone: 1-800-521-0376
www.coastaltitleagency.com