



E-recorded

DOCKET#:33105 Type:ERX-Deed
PAGES:9

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 1139362 11:32:00 AM

11/06/2023
DB 6932 244

Fee:\$ 110.00

CONSIDERATION:\$ 150,100.00 Tax/Code: STANDARD UNDER 350K

COUNTY:	150.50	STATE :	376.25
NJAHTF :	.75	EAA :	.60
PHPFA :	75.25	GEN PURP	0.00
1% OVER:	0.00		

REALTY TOTAL: \$ 603.35

GRANTEE ADDRESS: 37 BRAHAM AVENUE

AMITYVILLE
NY-11701

DOCUMENT DATE: 10/26/2023

MUNICIPALITY: MANTUA BLOCK: 155 LOT: 18

PARTIES:

FIRST PARTY-BANK UNITED NA
ADDITIONAL PARTY-CARRINGTON MORTGAGE SERVICES LLC
SECOND PARTY-MGW PROPERTIES LLC

RECORD & RETURN TO:
SIMPLIFILE

PLEASE DO NOT DETACH THIS PAGE FROM THE ORIGINAL
DOCUMENT AS IT CONTAINS IMPORTANT INFORMATION AND
IS PART OF THE PERMANENT RECORD.

GLOUCESTER COUNTY RECORDING DATA PAGE
HONORABLE JAMES N. HOGAN, COUNTY CLERK

CT23-30688

Core Title

1300 Route 73, Suite 112
Mount Laurel, NJ 08054

Prepared by:

Gregory X. Voorhees Esquire
Preparer signature no longer required per NJSA 46:26A-3**Deed**This Deed is made on October 26, 2022**BETWEEN**

BankUnited, N.A., c/o Carrington Mortgage Services, LLC;

whose post office address is 1600 South Douglass Road, Suite 200A, Anaheim, CA 92806;

referred to as the **Grantor**,**AND**

MGW Properties, LLC;

whose post office address is 37 Braham Avenue, Amityville, NY 11701referred to as the **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 (called the "Property") described below to the Grantee.**Consideration.** This transfer of ownership is made for the sum and consideration of ONE HUNDRED FIFTY THOUSAND ONE HUNDRED AND 00/100 DOLLARS (\$150,100.00)
The Grantor acknowledges receipt of this money.**Tax Max Reference.** The property is located in the Township of Mantua

Block No. 155 Lot No. 18

☐ No property tax identification number is available on the date of this Deed. (Check box if applicable.)**Property.** The Property consists of the land and all the buildings and structures on the land in the Township of Mantua, Gloucester County, State of New Jersey. The legal description is:

() Please see attached Legal Description annexed hereto and made a part hereof. (Check box if applicable.)

Commonly referred to as 144 Wilson Avenue, Sewell, NJ

The Title is, at the Commitment Date, vested in: BankUnited, N.A., by deed from Jonathan M. Sammons, Sheriff of the County of Gloucester, in the State of New Jersey, dated 04/26/2023 and recorded with Gloucester County Clerk on 05/17/2023 in Book 6854, Page 256.

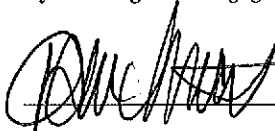
SAID POWER OF ATTORNEY ATTACHED (EXHIBIT B)

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.

BankUnited, N.A.

By: Carrington Mortgage Services, LLC as Attorney in Fact.

 Dennis Micek

OCT 26 2023

STATE OF NEW JERSEY
SS
COUNTY OF

I CERTIFY that on _____, 20____, _____
personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of this Deed;
- (b) executed this Deed with authorization on behalf of BankUnited, N.A., c/o Carrington Mortgage Services, LLC; and,
- (c) made this Deed for \$150,100.00 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.)

Notary Public

See Attached

RECORD AND RETURN TO:

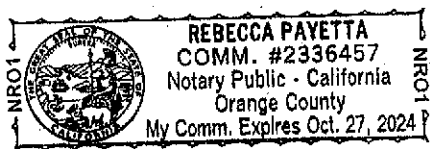
CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

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 October 26th 2023 before me, Rebecca Payetta, Notary Public, personally appeared, **Dennis Micek**, 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 State of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal.

SIGNATURE _____

REBECCA PAYETTA

PLACE NOTARY SEAL ABOVE

Optional

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of attached document

Title or type of document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other than Named Above: _____

 First American Title™	ALTA Commitment for Title Insurance
Exhibit A	ISSUED BY First American Title Insurance Company

Commitment No.: CT-23-30688

REVISED

ALL that certain land in the Township of Mantua, County of Gloucester and State of New Jersey described as follows:

BEGINNING at a point in the centerline of Wilson Avenue (33 feet wide), distant Northwesterly 182.57 feet from the intersection of the same with the centerline of New Street (50 feet wide), said point being in the division line of Lots 18 and 18.08, Block 155, as shown on the official Tax Map of Mantua Township; thence

- (1) Along the centerline of Wilson Avenue, North 57 degrees 22 minutes 10 seconds West, a distance of 127.30 feet; thence
- (2) Along the division line of Lots 18 and 18.01, North 32 degrees 37 minutes 50 seconds East, passing over an iron pipe found at 16.50 for a total distance of 75.50 feet to an iron pipe found; thence
- (3) Along the same, North 16 degrees 07 minutes 34 seconds East, a distance of 134.99 feet; thence
- (4) Along the division line of Lots 13.03 and 18, South 56 degrees 13 minutes 20 seconds East, a distance of 131.88 feet; thence
- (5) Along the division line of Lot 18 and Lots 18.08 and 18.09, South 32 degrees 37 minutes 50 seconds West, a distance of 98.29 feet to a rebar with cap found; thence
- (6) Along the division line of Lots 18 and 18.08, South 57 degrees 22 minutes 10 seconds East, a distance of 33.80 feet to a rebar with cap found; thence
- (7) Along the same, South 32 degrees 37 minutes 50 seconds West, passing over a rebar with cap found at 87.50 for a total distance of 104.00 feet to the Point of Beginning.

FOR INFORMATIONAL PURPOSES ONLY:

Being Lot 18, Block 155 on the Tax Map of the Township of Mantua

Commonly Known as: 144 Wilson Avenue, Sewell, (Mantua Township), New Jersey.

GIT/REP-3
(2-21)
(Print or Type)

State of New Jersey Seller's Residency Certification/Exemption

Seller's Information

Name(s)

BankUnited, N.A., c/o Carrington Mortgage Services, LLC

Current Street Address

1600 South Douglass Road, Suite 200A

City, Town, Post Office

Anaheim

State

CA

ZIP Code

92806

Property Information

Block(s)

155

Lot(s)

18

Qualifier

Street Address

144 Wilson Avenue

City, Town, Post Office

Sewell

State

NJ

ZIP Code

08080

Seller's Percentage of Ownership

100

Total Consideration

\$150,100

Owner's Share of Consideration

\$150,100

Closing Date

11-3-2023

Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 apply to Residents and Nonresidents)

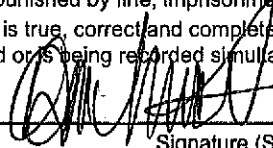
1. ☐ Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident Gross Income Tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. ☐ The real property 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.
15. ☐ The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
16. ☐ The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

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.

10/26/23

Date

 Dennis Micek

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

EXHIBIT B

LIMITED POWER OF ATTORNEY**KNOW ALL PERSONS BY THESE PRESENTS:**

THAT, BANKUNITED, N.A. ("BankUnited"), a national banking association, headquartered at 14817 Oak Lane, Miami Lakes 33016, does hereby make, constitute and appoint Carrington Mortgage Services, LLC ("Servicer"), a Delaware limited liability company, headquartered at 1600 South Douglass Road, Suites 110 & 200-A, Anaheim, CA 92806 as its true and lawful attorney-in-fact ("Attorney-in-Fact"), and hereby grants it authority and power to take, through its duly authorized officers, the Actions (as such term is defined herein) in BankUnited's name, place and stead, solely for the purposes described herein. This Limited Power of Attorney hereby revokes any other prior powers of attorneys granted by BankUnited to Servicer with respect to the Actions listed herein.

This limited power of attorney ("Limited Power of Attorney") is given in connection with, and relates solely to, the transfer of servicing to Servicer of those certain mortgage loans (the "Loans") pursuant to that certain Servicing Agreement, dated December 15, 2017, by and between BankUnited, as Purchaser, and Carrington Mortgage Services, LLC, as Servicer. Each of the Loans comprises a promissory note evidencing a right to payment and performance secured by a security interest or other lien on real property evidenced by one or more mortgages, deeds trust, deeds to secure a debt or other forms of security instruments (each, a "Mortgage").

BankUnited grants Attorney-in-fact the authority to engage in the following Actions, which shall mean and be limited to the following acts, in each case only with respect to one or another of the Loans and only as mandated or permitted by federal, state or local laws or other legal requirements or restrictions:

1. Execute or file assignments of Mortgages or any beneficial interest in a Mortgage;
2. Execute or file reconveyances, deeds of reconveyance, or releases or satisfactions of mortgage or similar instruments releasing the lien of a Mortgage;
3. Execute individual trial period plans and modification agreements and any related documents in connection with Loan modifications solely in accordance with regulations and guidelines of the Federal Housing Administration, or its successor (FHA) and the Veterans Administration, or its successor (VA) (hereinafter referred to as the FHA Regulations and the VA Regulations, respectively);
4. Execute or file quitclaim deeds or, only where necessary and appropriate, special warranty deeds or other deeds causing the transfer of title to Servicer or a third party, in respect of property acquired through a foreclosure or deed-in-lieu of foreclosure ("REO Property");
5. Execute and deliver documentation with respect to the marketing and sale of REO Property, including, without limitation, listing agreements, purchase and sale agreements, escrow instructions, closing statements, and any other document necessary to effect the transfer of REO Property. For the avoidance of doubt, with respect to any REO Property, this authority shall include the taking of a deed in lieu of foreclosure, the completion of judicial or non-judicial foreclosure or

termination, cancellation or rescission of any such foreclosure, including, without limitation, any and all of the following acts:

- a. the substitution of trustee(s) serving under a deed of trust, in accordance with applicable law and the deed of trust;
 - b. the preparation and issuance of statements of breach or non-performance;
 - c. the preparation and filing of notices of default and/or notices of sale;
 - d. the cancellation/rescission of notices of default and/or notices of sale;
 - e. the taking of deed in lieu of foreclosure; and
 - f. the preparation and execution of such other documents and performance of such other actions as may be necessary under the terms of the mortgage, deed of trust or applicable law to expeditiously complete said transactions in paragraphs 5.a. through 5.e. above.
6. Bid in the name of BankUnited in connection with foreclosure sales, in accordance with the FHA Regulations and the VA Regulations;
7. Execute or file any documents necessary and appropriate to substitute the creditor or foreclosing party in a bankruptcy or foreclosure proceeding in respect of any of the Loans;

Except as specifically set forth herein, nothing herein shall permit Servicer to commence, continue, or otherwise prosecute or pursue any foreclosure proceedings in the name of BankUnited.

All indorsements executed pursuant to this Limited Power of Attorney shall contain the words "without recourse," and unless the law requires otherwise, all other documents of transfer executed pursuant to this Limited Power of Attorney shall contain the following sentence: "This *[insert documents title]* is made without recourse to or against *[insert name of entity in whose name the Action is taken]* or BankUnited, N.A. and without representation or warranty, express or implied, by *[insert name of entity in whose name the Action is taken]* or BankUnited, N.A."

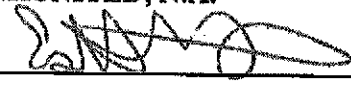
With respect to the Actions, BankUnited gives to Attorney-in-Fact full power and authority to execute such instruments and to do and perform all and every act and thing requisite, necessary and proper to carry into effect the power or powers granted by or under this Limited Power of Attorney as fully, to all intents and purposes, as the undersigned might or could do, and hereby does ratify and confirm all that said attorney-in-fact shall lawfully do or cause to be done by authority hereof.

Nothing contained herein shall be construed to grant Servicer the power to (i) initiate or defend any suit, litigation, or proceeding in the name of BankUnited or be construed to create a duty of BankUnited to initiate or defend any suit, litigation, or proceeding in the name of Servicer, (ii) incur or agree to any liability or obligation in the name of or on behalf of BankUnited or (iii) execute any documents or take any action on behalf of, or in the name, place, or stead of BankUnited except as provided herein.

This Limited Power of Attorney shall be effective from the **date of its execution** and shall continue in full force and effect through **December 31, 2025**, unless otherwise terminated by BankUnited. At such time this Limited Power of Attorney will be automatically revoked, and shall be of no further force or effect. The legal photocopy of this instrument when presented with the original shall have the same force and effect as the original instrument. This instrument may be put to record in the appropriate county clerk's or recorder's office.

IN WITNESS WHEREOF, BankUnited, N.A. by its duly authorized officer empowered by appropriate resolution of its Board of Directors, has caused these presents to be subscribed in its name this 14th day of January 2021.

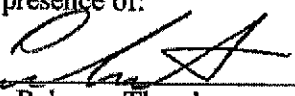
BANKUNITED, N.A.

By: 

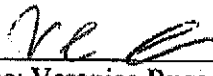
Name: Esther Santos

Title: Senior Vice President _____

Signed in the presence of:

Witness: 

Printed Name: Rebecca Thrasher

Witness: 

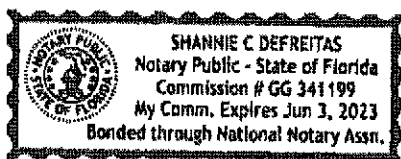
Printed Name: Veronica Rugama

STATE OF FLORIDA)

COUNTY OF Miami-Dade)

On this 14th day of January 2021, before me, a Notary Public in and for the State of Florida appeared Esther Santos, to me personally known, who, being by me first duly sworn did depose that he/she is an authorized signatory of BankUnited, N.A. in whose name the foregoing Limited Power of Attorney was executed and subscribed, and the said Limited Power of Attorney was executed and subscribed on behalf of the BankUnited, N.A.

[PLACE SEAL BELOW HERE]



Shannie C. DeFreitas
Notary Public

Printed Name of Notary: Shannie C. DeFreitas

Commission No.: GG 341199

My Commission expires: June 3, 2023

LIMITED POWER OF ATTORNEY TO CARRINGTON MORTGAGE SERVICES LLC