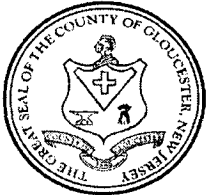


90

|                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div>Gloucester County Recording Data Page</div> <div>Honorable James N. Hogan</div> <div>Gloucester County Clerk</div> <div></div> | <div>Official Use Only – Barcode</div> <div>*60 2018 00027172*</div> <div></div> <div>Docket: 00027172</div> <div>Type:DEE Pages:6</div> <div>James N. Hogan, Gloucester County Clerk</div> <div>Receipt#:763060 03:00:47P Jul 23,2018</div> <div>Recording Fee: 90.00 DB 5911 239</div> |
| <div>Official Use Only – Record &amp; Return</div>                                                                                                                                                                   | <div>Official Use Only – Realty Transfer Fee</div> <div>Consideration: 305,000.00 Tax/Code: S</div> <div>County: 305.00 State : 762.50</div> <div>NJAHTF: 232.50 PHPFA : 152.50</div> <div>EAA : 301.50</div> <div>GenPur: .00</div> <div>C)\$1M : .00 REALTY TOTAL: 1,754.00</div>                                                                                        |
| <div>Date of Document:</div> <div>July 13, 2018</div>                                                                                                                                                                | <div>Type of Document:</div> <div>DEED</div>                                                                                                                                                                                                                                                                                                                               |
| <div>First Party Name:</div> <div>HENRY J. BRICKNER, JR. AND</div> <div>ROSE L. BRICKNER</div>                                                                                                                       | <div>Second Party Name:</div> <div>MOORE BUILDS, LLC.</div>                                                                                                                                                                                                                                                                                                                |
| <div>Additional Parties:</div>                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                            |

|                                                                                         |                              |
|-----------------------------------------------------------------------------------------|------------------------------|
| THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY                                        |                              |
| <div>Block:</div> <div>802</div>                                                        | <div>Lot:</div> <div>9</div> |
| <div>Municipality:</div> <div>Township of East Greenwich</div>                          |                              |
| <div>Consideration:</div> <div>\$305,000.00</div>                                       |                              |
| <div>Mailing Address of Grantee:</div> <div>45 Long Bow Drive, Sewell, N.J. 08080</div> |                              |

|                                                                                                                                                                            |                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY |                           |
| <div>Original Book:</div>                                                                                                                                                  | <div>Original Page:</div> |

PREPARED BY: DAVID A. WOLLMAN, ESQ.  
Preparer signature no longer required by NISA 46:26A-3

## DEED

THIS DEED is made on the 13<sup>th</sup> day of July, 2018 between

**HENRY J. BRICKNER, JR. and ROSE L. BRICKNER,**

360 Memorial Avenue  
Gibbstown, New Jersey 08027

Grantor(s)

AND

**MOORE BUILDS, LLC,**

45 Long Bow Drive  
Sewell, New Jersey 08080

Grantee(s)

In return for the payment to the Grantor(s) by the Grantee(s) of **THREE HUNDRED FIVE THOUSAND DOLLARS (\$305,000.00)**, the Grantor(s) Grant and convey to Grantee(s) all that certain parcel of land situate in the Township of East Greenwich, County of Gloucester and State of New Jersey and being further described as follows:

A more complete legal description is attached hereto.

Commonly known as 393 Kings Highway, Mickleton, New Jersey 08056.

Also known as Lot 9 in Block 802 as shown on the Official Tax Map of Township of East Greenwich.

BEING the same land and premises which became vested in **ROBERT P. MANAHAN and MARY ALICE MANAHAN, His Wife** by Deed from **JOSEPH H. MORGAN and EMMA R. MORGAN, His Wife**, dated November 11, 1971, recorded November 23, 1971, in the Clerk's Office of the County of Gloucester, New Jersey, in Deed Book 1211, Page 450.

State of New Jersey  
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

(Please Print or Type)

**SELLER'S INFORMATION**

Name(s)

Henry J. Brickner, Jr. and Rose L. Brickner

Current Street Address

360 Memorial Avenue

City, Town, Post Office Box

Gibbstown

State

NJ

Zip Code

08027

**PROPERTY INFORMATION**

Block(s)

802

Lot(s)

9

Qualifier

Street Address

393 Kings Highway

City, Town, Post Office Box

Mickleton (East GreenwichTwp.)

State

NJ

Zip Code

08056

Seller's Percentage of Ownership

100%

Total Consideration

\$305,000.00

Owner's Share of Consideration

\$305,000.00

Closing Date

7/13/18

**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.

7-13-18

Date

7-13-18

Date

Henry J. Brickner Jr.

Signature

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

Rose L. Brickner

Signature

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

**SCHEDULE A**  
(Continued)  
**LEGAL DESCRIPTION**

File No. **HTA15462**

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

BEING known and designated as Proposed Lot 9 in Block 802 as shown on map entitled "Plan of Minor Subdivision, for Robert Manahan, 7 Linden Street & 393 Kings Highway (Historic District), Plate 8, Block 802, Lot 9, Township of East Greenwich, Gloucester County, New Jersey" filed on July 3, 2012, revised to October 22, 2012 and signed by Edward S. McConnell, NJPLS Lic. No. 17432.

BEGINNING at a point in the centerline of Gloucester and Salem Turnpike, a.k.a. Kings Highway, County Route No. 551, (66 feet wide), said point being where the same is intersected by the Northeasterly line of lands now or formerly of John F. & Jeanne L. McSpeak (Block 802, Lot 8); extending thence

- (1) North 30 degrees 45 minutes 00 seconds West, along the said line of lands, a distance of 231.00 feet to an iron pin set where the same is intersected by a Proposed New Lot Line, as shown on hereinafter mentioned Plan of Minor Subdivision; thence
- (2) North 59 degrees 15 minutes 00 seconds East, a distance of 65.50 feet to an iron pin set in the Southwesterly line of Linden Street (40 feet wide), continuing along the same course a further distance of 20.00 feet, making a total distance of 85.50 feet, to a point in the centerline of said Linden Street; thence
- (3) South 30 degrees 45 minutes 00 seconds East, along the said centerline, a distance of 231.00 feet to a point in the aforementioned centerline of Gloucester to Salem Turnpike; thence
- (4) South 59 degrees 15 minutes 00 seconds West, along said centerline, a distance of 85.50 feet to the point of BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot 9 in Block 802 on the Township of East Greenwich Tax Map.

DB 5911 242  
DOCKET# 00027172

Thereafter, the said **MARY ALICE MANAHAN** departed this life on or about December 21, 2003 whereby title passed to **ROBERT MANAHAN** by Right of Survivorship.

BEING the same land and premises which became vested in **ROBERT P. MANAHAN and MARY JEAN MANAHAN, Husband and Wife**, by Deed from **ROBERT P. MANAHAN**, dated July 23, 2007, recorded August 16, 2007, in the Clerk's Office of the County of Gloucester, New Jersey, in Deed Book 4426, Page 327.

BEING the same land and premises which became vested in **ROBERT P. MANAHAN**, by Deed from **ROBERT P. MANAHAN and MARY JEAN MANAHAN, Husband and Wife**, dated June 29, 2011, recorded August 23, 2011, in the Clerk's Office of the County of Gloucester, New Jersey, in Deed Book 4896, Page 190.

Thereafter, the said **ROBERT P. MANAHAN** departed this life on or about June 6, 2012 whereby His Last Will and Testament duly probated in the Office of the Surrogate of Gloucester County, New Jersey, under Docket No. 12-00772, He did nominate, constitute and appoint His Son, **ANDREW BRICKNER**, as the Executor of His Estate.

BEING the same land and premises which became vested in **ESTATE OF ROBERT P. MANAHAN, By and through the Executor of the Estate, ANDREW BRICKNER**, by Subdivision Deed from **ESTATE OF ROBERT P. MANAHAN, By and through the Executor of the Estate, ANDREW BRICKNER**, dated February 25, 2013, recorded April 10, 2013, in the Clerk's Office of the County of Gloucester, New Jersey, in Deed Book 5062, Page 158.

BEING the same land and premises which became vested in **HENRY J. BRICKNER, JR. and ROSE L. BRICKNER, Husband and Wife**, by Deed from **ESTATE OF ROBERT P. MANAHAN, By and through the Executor of the Estate, ANDREW BRICKNER**, dated October 21, 2013, recorded October 22, 2013, in the Clerk's Office of the County of Gloucester, New Jersey, in Deed Book 5127, Page 298.

The Grantor(s) have received full payment from the Grantee(s).

**Promises by Grantor(s).** The Grantor(s) promise that Grantor(s) have 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(s) have 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(s)).

The Grantor(s) sign this Deed on the first date above. If the Grantor is a corporation, this deed is signed by its corporate officers and its corporate seal is affixed.

SIGNED SEALED AND DELIVERED  
IN THE PRESENCE OF OR ATTESTED BY:

[Signature] Henry J. Brickner, Jr.  
Witness HENRY J. BRICKNER, JR.

[Signature] Rose L. Brickner  
Witness ROSE L. BRICKNER

CERTIFICATE OF ACKNOWLEDGMENT BY INDIVIDUAL

STATE/Commonwealth of NJ :  
COUNTY OF Monmouth SS:

I am a Notary Public, an officer authorized to take acknowledgments and proofs in this State/Commonwealth.

On 7/13/, 2018, **HENRY J. BRICKNER, JR. and ROSE L. BRICKNER**, appeared before me in person. (If more than one person appears, the words "this person" shall include the names of all who appeared before me and made this acknowledgment). I am satisfied that this person is the person named in and who signed this Deed. This person acknowledged signing, sealing and delivering this Deed as this person's act and deed for the purposes and uses expressed in this Deed.

This person acknowledged that the full and actual consideration paid or to be paid for the transfer of title to realty evidenced by this Deed, as such consideration is defined in P.L. 1968, C.49, 1(c), is \$305,000.00.

[Signature]  
Notary Public

**DEBORAH L. O'DONNELL**  
Notary Public State of New Jersey  
My Commission Expires March 9, 2020

*Homestead Title Agency*  
1225 N. Broad Street, Suite 1  
West Deptford, NJ 08096  
(856) 848-3330  
HTA 15462