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Prepared by:

Beth L. Marlin Esq

Beth L. Marlin, Esquire
Brown & Connery, LLP
360 Haddon Avenue
Westmont, NJ 08108

Record & Return To:
FOUNDATION TITLE, LLC
13000 Lincoln Drive West
Suite 201
Marlton, NJ 08053
(856) 834-2600

DEED

989-26248
This Deed is made on July 20, 2009, between William J. McGuinness and Karen A. McGuinness, whose address is 953 Locksley Lane, West Deptford, New Jersey, referred to as the Grantors, and Hunter S. Kintzing and Joanne K. Kintzing, whose address is 953 Locksley Lane Woodbury, NJ 08096 referred to as the Grantees.

Transfer of Ownership. The Grantors grant and convey (transfer ownership of) the property described below to the Grantees. This transfer is made for the sum of THREE HUNDRED AND FIFTY FIVE THOUSAND DOLLARS (\$355,000.00). The Grantors acknowledge receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Township of West Deptford, County of Gloucester, Block No. 352.07, Lot No. 3.

Property. The property conveyed by this Deed consists of the land and all of the improvements on the land and the Grantors' rights, privileges and easements appurtenant to the land located in the Township of West Deptford, County of Gloucester and State of New Jersey bounded and described as follows:

See Exhibit "A" attached.

BEING the same land and premises that became vested in William J. McGuinness and Karen A. McGuinness, husband and wife by Deed from Clifford L. Stafford, Jr. and Barbara C. Stafford, husband and wife, dated October 27, 1997, and recorded November 5, 1997 in Deed Book 2818, page 311 in the Gloucester County Clerk's Office.

Promises by Grantors. The Grantors promise that the Grantors 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 Grantors 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 Grantors).

Consideration: \$355,000.00 Exempt Code: S
City: \$355.36 St: \$882.14
M.J.A.H.T.F.: \$307.50 P.H.P.F.A.: \$177.50
E.A.A.: \$416.50 Gen Prop: \$639.00
CITY: \$1.00 REALTY TOTAL: \$2,783.00

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)

Name(s)

William J. McGuinness and Karen A. McGuinness

Current Resident Address:

Street: 219 Warwick Road

City, Town, Post Office

Haddonfield

State

NJ

Zip Code

08033

PROPERTY INFORMATION (Brief Property Description)

Block(s)

352.07

Lot(s)

3

Qualifier

Street Address:

953 Locksley Lane

City, Town, Post Office

Township of West Deptford

State

NJ

Zip Code

08096

Seller's Percentage of Ownership

100%

Consideration

\$355,000.00

Closing Date

July 20, 2009

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to 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.

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.

July 20, 2009
DateJuly 20, 2009
DateWilliam J. McGuinness
Signature

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

Karen A. McGuinness
Signature

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

STEWART TITLE GUARANTY COMPANY

File Number: 989-26248

Exhibit "A"

LEGAL DESCRIPTION

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

BEGINNING at a point in the curved Northwesternly line of Barnsdale Road at the Northeasterly end of the curve connecting same with the Northerly line of Locksley Lane, said connecting curve having a radius of 16 feet; thence

- (1) Northeastwardly measured along the curved line of said Barnsdale Road curving to the right with a radius of 225 feet an arc distance of 83.06 feet to a point in the division line between Lots 2 and 3, Block G on plan hereinafter mentioned; thence
- (2) North 41 degrees 11 minutes 52 seconds West along last mentioned division line a distance of 109.63 feet to a point in the division line between Lots 3 and 4, Block G said plan; thence
- (3) South 48 degrees 48 minutes 08 seconds West along same, a distance of 156.25 feet to a point in the Northeasterly line of Locksley Lane; thence
- (4) South 41 degrees 11 minutes 52 seconds East along same, a distance of 11.83 feet to a point of curve therein; thence
- (5) Southeastwardly along same curving to the left with a radius of 155 feet an arc distance of 113.16 feet to a point of tangent therein; thence
- (6) South 83 degrees 01 minute 38 seconds East still along same, a distance of 29.20 feet to a point at the Westerly end of aforesaid connecting curve; thence
- (7) Northeastwardly along said connecting curve, curving to the left with a radius of 16 feet; an arc distance of 22.40 feet to Beginning.

NOTE: Being Lot(s) 3, Block: 352.07; Tax Map of the Township of West Deptford, County of Gloucester, State of New Jersey.

NOTE FOR INFORMATION ONLY: Mailing Address is 953 Locksley Lane, Woodbury, NJ 08096

NOTE: Lot and Block shown for informational purposes only.

Signatures. The Grantors sign this Deed as of the date at the top of the first page.

Witnessed By:

Beth Mark

Beth Mark

William J. McGuinness
William J. McGuinness

Karen A. McGuinness
Karen A. McGuinness

STATE OF NEW JERSEY, COUNTY OF ~~GLOUCESTER~~ Camden

I CERTIFY that on July 20, 2009, William J. McGuinness and Karen A. McGuinness personally came before me and acknowledged under oath to my satisfaction, that they:

- (a) are named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as their act and deed; and
- (c) made this Deed for \$355,000.00 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

Dawn M. DeValerio
Notary Public of New Jersey
My Commission Expires Sept. 14, 2011

DEED	Dated:
William J. McGuinness and Karen A. McGuinness, Grantors, TO Hunter S. Kintzing and Joanne K. Kintzing, Grantees.	Record and Return to: