



E-recorded

DOCKET#:720 Type:ERX-Deed
PAGES:5

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 1207615 12:24:05 PM

01/08/2025
DB 7116 153

Fee:\$ 70.00

CONSIDERATION:\$ 250,000.00 Tax/Code: STANDARD UNDER 350K

COUNTY:	250.00	STATE :	625.00
NJAHTF :	150.00	EAA :	175.00
PHPFA :	125.00	GEN PURP	0.00
1% OVER:	0.00		

REALTY TOTAL: \$ 1,325.00

GRANTEE ADDRESS: 9061 FIANO PLACE

BOCA RATON
FL -33496

DOCUMENT DATE: 01/07/2025

MUNICIPALITY: HARRISON BLOCK: 8 LOT: 7

PARTIES:

FIRST PARTY-NICHOLAS J GIOVINCO
SECOND PARTY-FLIP FLOPZ 1202 LLC
ADDITIONAL PARTY-THOMAS WEISE

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

Prepared by: John D. Kosylo, Esq.
Attorney at Law of New Jersey

DEED

*Delivered on
January 8, 2024*

This Deed is made on January 7th 2025, between

NICHOLAS J. GIOVINCO, whose address is 29 Creek Lane, Mullica Hill, New Jersey 08062, referred to as the "Grantor",

and

FLIP FLOPZ 1202 LLC and THOMAS WEISE, whose address is 9061 Fiano Place, Boca Raton, Florida 33496, referred to as "Grantee",

The Grantor grants and conveys ownership of the property described below to the Grantee for the sum of **Two Hundred Fifty Thousand and 00/100 Dollars (\$250,000.00)**.

By signing this Deed, the Grantor acknowledges receipt of this money/consideration.

The property being transferred is known as **622 Clems Run, Mullica Hill, New Jersey 08062**.

Tax Map Reference: It is identified as Block 8, Lot 7 on the Official Tax Map of the Township of Harrison, County of Gloucester and State of New Jersey. The legal description is:

ALL THAT CERTAIN land and premises, lying, being and situate in the Township of Harrison, County of Gloucester and State of New Jersey as follows:

SEE ATTACHED LEGAL DESCRIPTION

BEGINNING at a point in the center line of Aura-Ewan Road, said point being the southeast corner of Aura-Road Plot No. 1; thence

(1) Along same South 42 degrees 26 minutes 0 seconds West 100 feet; thence

(2) Still along same South 38 degrees 7 minutes 0 seconds West 70 feet, more or less, to a point in high water mark of Lake Gilman as established on said plan; thence

(3) Along lake front Southeastwardly 55 feet, more or less, to corner of Aura Road Plot No. 3; thence

(4) Along same North 38 degrees 7 minutes 0 seconds East 55 feet, more or less, to point in same; thence

(5) Still along same North 42 degrees 26 minutes 0 seconds East 100 feet to a point in center of said Aura-Ewan Road; thence

(6) Along same North 51 degrees 53 minutes 0 seconds West 52.5 feet to point and place of **BEGINNING**.

LEGAL DESCRIPTION
Dream Home Abstract, LLC - Sewell
a Policy Issuing Agent for **First American Title Insurance Company 47248**
File No. 621-241193

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

BEGINNING at a point in the center line of Aura-Ewan Road, said point being the southeast corner of Aura-Road Plot No. 1; thence

(1) Along same South 42 degrees 26 minutes 0 seconds West 100 feet; thence

(2) Still along same South 38 degrees 7 minutes 0 seconds West 70 feet, more or less, to a point in high water mark of Lake Gilman as established on said plan; thence

(3) Along lake front southeastwardly 55 feet, more or less, to corner of Aura Road Plot No. 3; thence

(4) Along same North 38 degrees 7 minutes 0 seconds East 55 feet, more or less, to point in same; thence

(5) Still along same North 42 degrees 26 minutes 0 seconds East 100 feet to a point in center of said Aura-Ewan Road; thence

(6) Along same North 51 degrees 53 minutes 0 seconds West 52.5 feet to point and place of BEGINNING.

NOTE FOR INFORMATION:

BEING known as 622 Clems Run, Harrison Township, Gloucester County, State of New Jersey, Block 8, Lot 7 on the tax map of Harrison Township.

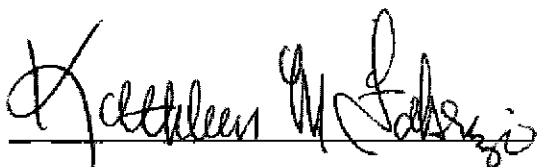
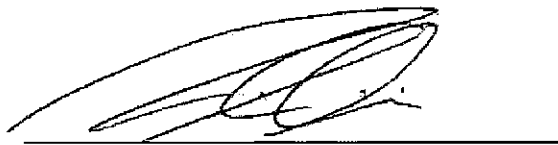
NOTE FOR INFORMATION: The mailing address of the premises is 622 Clems Run, Mullica Hill, NJ 08062.

BEING the same land and premises vested in Nicholas J. Giovinco by deed from Mary Ann Cottone, Executrix of the Estate of Dennis H. Watson, dated April 13, 2021, recorded April 14, 2021 in the Gloucester County Clerk's/Register's Office in Deed Book 6457, Page 61.

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" as defined in 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.

The Deed is signed by the Grantor as of the date at the top of the first page.

Witnessed:

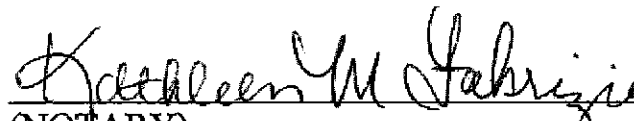


NICHOLAS J. GIOVINCO

STATE OF NEW JERSEY

SS:
COUNTY OF Gloucester

I certify that on January 7th 2025, ~~2023~~, **NICHOLAS J. GIOVINCO**, personally came before me and stated that he:

- a) Was the maker of this deed; and
- b) executed this deed as his own act; and
- c) made this deed for \$250,000.00 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)

KATHLEEN M. FABRIZIO Commission # 2416520 Notary Public, State of New Jersey My Commission Expires January 24, 2027

DEED:

NICHOLAS J. GIOVINCO

to

FLIP FLOPZ 1202 LLC and THOMAS WEISE

622 Clems Run
 Mullica Hill, New Jersey 08062
 Township of Harrison, County of Gloucester
 Block 8, Lot 7

RECORD AND RETURN TO:

Dream Home Abstract
 381 Egg Harbor Road
 Sewell, NJ 08080

GIT/REP-3
(8-24)
(Print or Type)

State of New Jersey Seller's Residency Certification/Exemption

Seller's Information

Name(s)
NICHOLAS J. GIOVINCO

Current Street Address
29 CREEK LANE

City, Town, Post Office
MULLICA HILL

State

NJ

ZIP Code

08062

Property Information

Block(s)

8

Lot(s)

7

Qualifier

Street Address

622 CLEMS RUN

City, Town, Post Office

MULLICA HILL (HARRISON TOWNSHIP)

State

NJ

ZIP Code

08062

Seller's Percentage of Ownership

100

Total Consideration

\$250,000.00

Owner's Share of Consideration

\$250,000.00

Closing Date

1.8.24

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.
- 7a. ☐ 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 CODE 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. See instructions.
- 7b. ☐ Seller only received 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.

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact