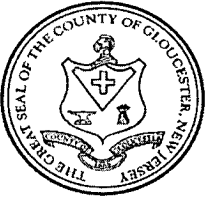


Gloucester County Recording Data Page Honorable James N. Hogan Gloucester County Clerk 	Official Use Only – Barcode *60 2022 00018229*  Docket: 00018229 Type: DEE Pages: 5 James N. Hogan, Gloucester County Clerk Receipt #: 1040252 02:23:53P Apr 21, 2022 Recording Fee: 80.00 DB 6668 53
Official Use Only – Record & Return <i>MICHAEL D. PINE</i> <i>4670 SOMERS POINT RD.</i> <i>MAYS LANDING, NJ 08330</i>	Official Use Only – Realty Transfer Fee Consideration: 10.00 Tax/Code: S County: .50 State: 1.25 NJAHF: .00 PHPFA: .25 EAA: .00 GenPur: .00 C) \$1M: .00 REALTY TOTAL: 2.00
Date of Document: <i>APRIL 21, 2022</i>	Type of Document: <i>DEED</i>
First Party Name: <i>MICHAEL D. PINE</i>	Second Party Name: <i>BRANDON M. NIEBISH</i>
Additional Parties:	

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
Block: <i>339</i>	Lot: <i>31, 32A</i>
Municipality: <i>WEST DEPTFORD</i>	
Consideration: <i>\$10.00</i>	
Mailing Address of Grantee: <i>7470 INSPIRA CIR. #3409 NAPLES, FL 34113</i>	

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY	
Original Book:	Original Page:

Signature

Prepared by:

Michael D. Pine
4678 Somers Point Rd.
Mays Landing, NJ 08330

Return to:

Brandon Mathew Niebish
7470 Inspira Circle #3409
Naples, FL 34113

QUITCLAIM DEED

Under N.J.S.A. 46:5-2

This DEED, made this 21st day of April, 2022, between the grantor,
Michael D. Pine, a married man
4678 Somers Point Rd.
Mays Landing, NJ 08330

and the grantee,

Brandon Mathew Niebish, a single man
7470 Inspira Circle #3409
Naples, FL 34113

WITNESSETH: That in consideration of \$10.00 ten dollars, and other valuable considerations

the grantor RELEASES to the said grantee all his claims upon the said lands situated in the County
of Gloucester, State of New Jersey, legally described as follows:
See exhibit A

Tax Map Reference (N.J.S.A. 46:15-1.1):

From the current official tax map of: Municipality: West Deptford, Parcel ID 4109

Block No.: 339

Lot No.: 31, 32A

Account No.:

☐ No property tax identification number is available on the date of this deed.

Commonly known as: 68 Woodland Ave. Thorofare, NJ 08086

State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s)
Michael D. Pine
Current Street Address
4678 Somers Point Rd.
City, Town, Post Office
Mays Landing
State
NJ
ZIP Code
08330

Property Information

Block(s)
339
Lot(s)
31, 32A
Qualifier
Street Address
68 Woodland Ave
City, Town, Post Office
Thorofare
State
NJ
ZIP Code
08086

Seller's Percentage of Ownership	Total Consideration	Owner's Share of Consideration	Closing Date
100	\$10.00	100%	

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.
8. ☐ Seller did not receive non-like kind property.
9. ☐ 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.
10. ☐ 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.
11. ☐ The deed is dated prior to August 1, 2004, and was not previously recorded.
12. ☐ 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.
13. ☐ 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.
14. ☐ The property transferred is a cemetery plot.
15. ☐ 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.
16. ☐ 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.
17. ☐ 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.

April 21, 2022

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Source of Title:

Being the same premise conveyed unto the grantor Michael D. Pine by Deed from Dorothy L. Pine dated August 17, 2017 and recorded in Deed Book 5713, page 106.

Subject to:

All covenants and restrictions contained in former deeds of record and to local zoning ordinances and other governmental rules and regulations affecting the use of said premises together with such facts as an accurate survey of inspection of the property would reveal.

IN WITNESS WHEREOF, the grantor has hereunto set his hand and seal the day and year first above written.

Signature: [Signature]
Print Name: Michael D. Pine
Capacity: Grantor

Signature: _____
Print Name: Brandon Mathew Niebish
Capacity: Grantee

Signature: _____
Print Name: _____
Capacity: _____

Signature: _____
Print Name: _____
Capacity: _____

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF New Jersey
COUNTY OF Gloucester

On this 21st day of April, 2022, before me, Allison McArthur,
personally appeared Michael D. Pine

the grantor(s) herein, known to me (or satisfactorily proven) to be the person who:

1. Is named in and personally signed the within deed
2. Signed, sealed, and delivered the deed as his free act and deed
3. Made this deed for TEN DOLLARS as the full actual consideration paid or to be paid for the transfer of title. (Such consideration is defined at N.J.S.A. 46:15-5.)

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid on the day and year above written.

Signature: [Signature]
Print Name: Allison M McArthur
Title: Notary
My Commission Expires: March 2, 2025

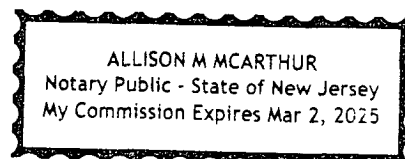


Exhibit A

Beginning at a point in the northerly line of Woodland Avenue, at the distance of 172.35 feet northeastwardly from the northeasterly corner of Church Street and Woodland Avenue and running thence (1) in an easterly direction along Woodland Avenue 50 feet to a point; and extending thence (2) northwestwardly between parallel lines of that width and at a right angle to Woodland Avenue 156 feet in length or depth.

Being Lot #74 on Map of Josephine Gibbs et al, surveyed and plotted by J. Owen Carter, C.E. in October 1920.