

Page 1 of 2



Essex County Register Document Summary Sheet

DEED/NO
EXEMPTION
FROM REALTY
TRANSFER FEE

Type	DEED/NO EXEMPTION FROM REALTY TRANSFER FEE				
Consideration	\$578,000.00				
Submitted By	SIMPLIFILE, LLC. (SIMPLIFILE)				
Document Date	08/19/2026				
Reference Info					
Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
GRANTOR	Name			Address	
	TYRONE BROOKS			8 PINE STREET, WEST ORANGE, NJ 07052	
	TANYA BROOKS			8 PINE STREET, WEST ORANGE, NJ 07052	
GRANTEE	Name			Address	
	STEFAN MANCEVSKI			8 PINE STREET, WEST ORANGE, NJ 07052	
	JULIA SHU			8 PINE STREET, WEST ORANGE, NJ 07052	
Parcel Info					
Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
	99	30	9		99

*** DO NOT REMOVE THIS PAGE.**

**COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF ESSEX COUNTY REGISTER FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.**

PREPARED BY: _____

Jennifer T. Conti-Bediner, Esq.

DEED

This Deed is made on ~~July~~ ^{August 19}, 2026 and delivered on August 20, 2026

BETWEEN

Tyrone Brooks, unmarried, and Tanya Brooks, unmarried,

whose post office address is 8 Pine Street, West Orange, New Jersey 07052, (hereinafter referred to as the "Grantor")

And

Stephan

Stephan Mancevski and Julia Shu, husband and wife

who are about to have an address of, 8 Pine Street, West Orange, New Jersey 07052, (hereinafter referred to as the "Grantee"),

The word "Grantee" shall mean all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum Five Hundred Seventy-Eight Thousand Dollars (\$578,000.00). The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Township of West Orange

Block No. ~~111~~ ³⁰ Lot No. ~~165~~ ⁹ Qual.

PROPERTY: The property consists of the land and all the buildings and structures on the land in the Township of West Orange, County of Essex, State of New Jersey. The legal description is:

The Land is described as follows: See Schedule A, attached.

FOR INFORMATION ONLY: Being known as 8 Pine street, West Orange Township, Essex County, State of New Jersey, Block 30, Lot 9 on the tax map of West Orange Township. The mailing address is: 8 Pine Street, West Orange, New Jersey 07052

Being the same land and premises that became vested in Tyrone Brooks and Tanya Brooks, married by Deed from Linda Nwokoro, dated 6/26/2003, recorded 9/24/2003 in the Essex County Clerk/Register's Office in Deed Book 5994, Page 796.

The within conveyance is being made subject to all easements and restrictions of record, if any, applicable zoning ordinances and such state of facts as an accurate survey would disclose.

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).

**EXHIBIT A
LEGAL DESCRIPTION**

Issuing Office File No. ETA3-26-36932

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of West Orange, in the County of Essex, State of New Jersey:

BEGINNING in the easterly line of Pine Street (50' wide) therein distant 145.00 feet southerly from the intersection of the easterly line of Pine Street with the southerly line of Hazel Avenue thence running

- 1.) South 56 degrees 49 minutes East 112.00 feet; thence
- 2.) South 33 degrees 11 minutes West 34.00 feet; thence
- 3.) North 56 degrees 49 minutes West 112.00 feet to the easterly line of Pine Street; thence
- 4.) Along the easterly line of Pine Street North 33 degrees 11 minutes East 34.00 feet to the point and place of BEGINNING.

The above description is drawn in accordance with a survey prepared by Richard J. Hingos, Inc., Professional Land Surveyors, Dated August 18, 2026.

FOR INFORMATION PURPOSES ONLY: BEING known as Tax Lot 9 in Tax Block 30 on the Official Tax Map of the Township of West Orange, Essex County, State of New Jersey.

FOR INFORMATION PURPOSES ONLY: The mailing address is: 8 Pine Street, West Orange, NJ 07052.

GIT/REP-3
(8-25)
(Print or Type)

State of New Jersey Seller's Residency Certification/Exemption

Seller's Information

Name(s)

Tyrone Brooks, unmarried SS

Current Street Address

245 Reynolds Ter. Apt C1

City, Town, Post Office

Orange

State

NJ

ZIP Code

07050

Property Information

Block(s)

30

Lot(s)

9

Qualifier

Street Address

8 Pine Street

City, Town, Post Office

West Orange

State

NJ

ZIP Code

07052

Seller's Percentage of Ownership

50%

Total Consideration

\$ 578,000

Owner's Share of Consideration

\$ 289,000

Closing Date

~~7/31/2026~~ 8/20/2026

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

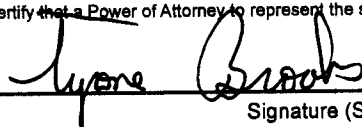
1. ☒ Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident Gross Income Tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. ☒ The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121. See instructions.
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.

8/19/26

Date



Signature (Seller)

Tyrone Brooks

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

GIT/REP-3
(8-25)
(Print or Type)

State of New Jersey Seller's Residency Certification/Exemption

Seller's Information

Name(s)

Tanya Brooks, *unmarried*

Current Street Address

50 Johnson Road

City, Town, Post Office

West Orange

State

NJ

ZIP Code

07052

Property Information

Block(s)

30

Lot(s)

9

Qualifier

Street Address

8 Pine Street

City, Town, Post Office

West Orange

State

NJ

ZIP Code

07052

Seller's Percentage of Ownership

50%

Total Consideration

\$ 578,000

Owner's Share of Consideration

\$ 289,000

Closing Date

7/31/2026 8/20/2026

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. See instructions.
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.
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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.)

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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.

8/19/2026

Date

Tanya E. Brooks

Signature (Seller)

Tanya Brooks

Indicate if Power of Attorney or Attorney in Fact

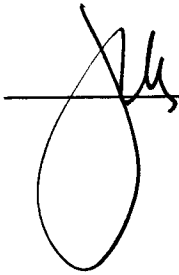
Date

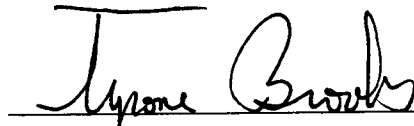
Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Signatures. The Grantor signs this Deed as of the Date at the top of the first page.
(print name below each signature).

Witness by:




Tyrone Brooks


Tanya Brooks

ACKNOWLEDGMENT

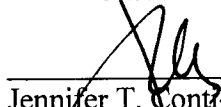
STATE OF NEW JERSEY, COUNTY OF ESSEX:

SS:

I CERTIFY that on August 16 2026

Tyrone Brooks, unmarried, personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- a) was the maker of the attached instrument; and
- b) executed this Deed as his or her own act; and
- c) made this Deed for **\$578,000.00** 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.).


Jennifer T. Conti-Bediner,
Attorney at Law
State of New Jersey

**JENNIFER T. CONTI-BEDINER
ATTORNEY AT LAW
STATE OF NEW JERSEY**

STATE OF NEW JERSEY, COUNTY OF ESSEX:

SS:

I CERTIFY that on August 19 2026

Tanya Brooks, unmarried, personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- a) was the maker of the attached instrument; and
- b) executed this Deed as his or her own act; and
- c) made this Deed for **\$578,000.00** 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.).


Jennifer T. Conti-Bediner,
Attorney at Law
State of New Jersey

**JENNIFER T. CONTI-BEDINER
ATTORNEY AT LAW
STATE OF NEW JERSEY**

RECORD & RETURN TO:

Evident Title Agency, Inc.
874 Pompton Avenue, Suite B2
Cedar Grove, New Jersey 07009