

Appendix E:

Property Deeds



Monmouth County Document Summary Sheet

MONMOUTH COUNTY CLERK

PO BOX 1251

MARKET YARD

FREEHOLD NJ 07728

Transaction Identification Number

2218848

1447698

Return Address (for recorded documents)

ARTHUR H. SORENSEN, ESQ.

98 FIRST AVENUE

P.O. BOX 330

ATLANTIC HIGHLANDS, NJ 07716

Official Use Only

Submission Date (mm/dd/yyyy)

06/11/2014

No. of Pages (excluding Summary Sheet)

7

Recording Fee (excluding transfer tax)

\$100.00

Realty Transfer Tax

\$0.00

Total Amount

\$100.00

Document Type

DEED-NO CONSIDERATION

Electronic Recordation Level

SS - Summary Sheet

Municipal Codes

HIGHLANDS

1901

Bar Code(s)



68 81 18

M CLAIRE FRENCH, CTY CLK
MONMOUTH COUNTY, NJ

INSTRUMENT NUMBER

2014045489

RECORDED ON

Jun 12, 2014

2:57:53 PM

BOOK: OR-9068

PAGE: 9852

Total Pages: 9

COUNTY RECORDING FEES \$100.00

TOTAL PAID \$100.00

Additional Information (Official Use Only)

* DO NOT REMOVE THIS PAGE.

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



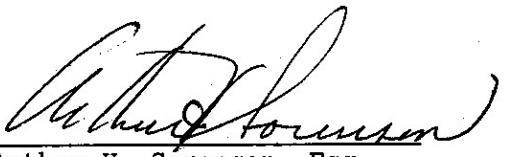
Monmouth County Document Summary Sheet

DEED-NO
CONSIDERATION

Type	DEED-NO CONSIDERATION				
Consideration	\$0.00				
Submitted By	ARTHUR H. SORENSEN,ESQ.				
Document Date	03/31/2014				
Reference Info					
Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
GRANTOR	Name			Address	
	ATLANTIC HIGHLANDS-HIGHLANDS REGIONAL SEWER AUTHORITY			P.O. BOX 72, ATLANTIC HIGHLANDS, NJ 07716	
GRANTEE	Name			Address	
	BOROUGH OF HIGHLANDS			171 BAY AVENUE, HIGHLANDS, NJ 07732	
Parcel Info					
Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
COMMERCIAL	19	40.01	21.01		1901

*** DO NOT REMOVE THIS PAGE.**
COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF MONMOUTH COUNTY FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.

Prepared by:


Arthur H. Sorensen, Esq.

DEED

THIS DEED is made on March 31, 2014.

BETWEEN:

Atlantic Highlands – Highlands Regional Sewerage Authority, having its address at P.O.Box 72, Atlantic Highlands, New Jersey 07716, referred to as “Grantor”,

AND

Borough of Highlands, a Municipal Corporation of the State of New Jersey, having its principal office at 171 Bay Avenue Highlands, New Jersey 07732, referred to as “Grantee”.

1. The Grantor grants and conveys the property (called the “Property”) described below to the Grantee. This transfer is made for no monetary consideration.

2. Tax Map Reference. (N.J.S.A. § 46:15-1.1) Municipality of Highlands, Block No. 40.01, Lot No. 21.01.

3. Property. The Property consists of the land and all the buildings and structures on the land in the Borough of Highlands, County of Monmouth, and State of New Jersey. The legal description is annexed hereto as Schedule “A”, and made a part hereof.

BEING the same property conveyed to Atlantic Highlands – Highlands Regional Sewerage Authority by deed dated December, 1987, from the Borough of Highlands, and recorded on January 29, 1988 in the Monmouth County Clerk’s Office in Book 4826, page 0205.

Mayor Nolan offered the following Ordinance pass final reading and moved on its adoption and authorized its publication according to law;

O-14-14

**ORDINANCE AUTHORIZING ACCEPTANCE OF
TRANSFER OF REAL PROPERTY FROM ATLANTIC
HIGHLANDS-HIGHLANDS REGIONAL SEWAGE AUTHORITY
BLOCK 40.01, LOT 21.01**

WHEREAS, the Atlantic Highlands-Highlands Regional Sewage Authority is the record owner of Tax Map Block 40.01, Lot 21.01 in the Borough of Highlands; and

WHEREAS, Ordinance No. 0-14-01 of the Borough of Highlands and Ordinance No.02-1914 of the Borough of Atlantic Highlands dissolved said Atlantic Highlands-Highlands Regional Sewerage Authority; and

WHEREAS, said Ordinances authorized and directed the Atlantic Highlands-Highlands Regional Sewerage Authority to transfer Block 40.01, lot 21.01 to the Borough of Highlands; and

WHEREAS, it is recommended by Arthur H. Sorensen, the Special Attorney for the Borough of Highlands for the Dissolution of the Atlantic Highlands-Highlands Regional Sewerage Authority, that this transfer be authorized because it contains the pumping station and equipment necessary to pump sewerage from Highlands to the Township of Middletown Sewerage Authority, and authority exists for acceptance of this conveyance under N.J.S.A. 40A:12-5(a)(1).

NOW THEREFORE BE IT ORDAINED by the Borough Council of the Borough of Highlands that the acceptance of the conveyance of Tax Map Block 40.01, lot 21.01 is authorized, and that Borough officials are authorized to take the necessary actions to accept the conveyance from the Atlantic Highlands-Highlands Regional Sewerage Authority.

Seconded by Mr. Redmond and adopted on the following roll call vote:

ROLL CALL:

AYES: Ms. Ryan, Mr. Redmond, Mr. Francy, Ms. Kane, Mayor Nolan
NAYS: None
ABSENT: None
ABSTAIN: None

DATE: June 18, 2014


Carolyn Cummins, Borough Clerk

Introduction: May 21, 2014

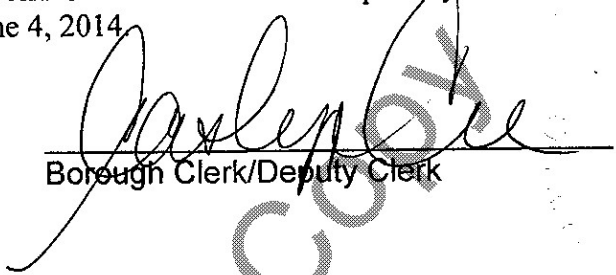
Publication: May 25, 2014, Asbury Park Press

Public Hearing: June 18, 2014

Adoption: June 18, 2014

Publication: June 13, 2014 Two River Times

I hereby certify this to be a true copy of Bond Ordinance O-14-14 adopted by the Governing Body of the Borough of Highlands on June 4, 2014.


Borough Clerk/Deputy Clerk

Not Certified Copy

SCHEDULE A

DESCRIPTION of Lot 21.01 in Block 40.01, Borough of Highlands, Monmouth County, New Jersey:

BEGINNING at an iron pin set at the intersection of the southerly line of South Second Street (a/k/a Hillside Avenue) and the westerly line of West North Street as shown on the tax map of the Borough of Highlands and running;

THENCE (1) S48° 38' 50" E along the southerly line of South Second Street a distance of 92.17 to an iron pipe found at the northwest corner of Lot 21.02 in Block 40.01;

THENCE (2) S36° 17' 14" W along the westerly line of Lot 21.02 in Block 40 a distance of 98.83' to an iron pipe found in the northerly line of Lot 21.02 in Block 40.01 (former railroad right-of-way);

THENCE (3) N 53° 37' 00" W still along the northerly line of Lot 22 in Block 40 a distance of 91.31' to an iron pin set in the easterly line of Lot 1 in Block 53;

THENCE (4) N 36° 01' 14" E along the easterly line of Lot 1 and 3 in Block 53 a distance of 106.82 to the point and place of BEGINNING.

Containing 9,414 square feet of 0.216 acres.

The above description is intended to describe all of Lot 21.01 in Block 40.01 as shown on the Map entitled "Minor Subdivision of Lot 21, Block 40.01, Borough of Highlands, Monmouth County, New Jersey" prepared by T&M Associates, John A. Martin, P.L.S. dated March 5, 1986.

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) **Louis Fligor, Chairman**Current Resident Address **100 First Avenue**City, Town, Post Office **Atlantic Highlands** State **NJ** Zip Code **07716****PROPERTY INFORMATION (Brief Property Description):**Block(s) **40.01** Lot(s) **21.01** Qualifier _____Street Address **40 Shore Drive**City, Town, Post Office **Highlands** State **NJ** Zip Code **07732**Seller's Percentage of Ownership **100%** Consideration No **Monetary consideration** Closing Date **3/31/2014****SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 10 apply to Residents and 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.
9. ☐ The property being sold is subject to a short sale instituted by the mortgagee, whereby the seller has 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 being recorded is a deed dated prior to the effective date of P.L. 2004, c. 55 (August 1, 2004), and was previously unrecorded.

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. By checking this box ☐, I certify that the 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.

March 31, 2014

Date

Louis Fligor
Signature (Seller) Please indicate if Power of Attorney or Attorney in Fact
Louis Fligor Chairman

Date

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

STATE OF NEW JERSEY

AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY } COUNTY <u>MONMOUTH</u> Municipality of Property Location: <u>Highlands</u>	SS. County Municipal Code <u>1317</u> <u>Highlands</u>	FOR RECORDER'S USE ONLY Consideration \$ _____ RTF paid by seller \$ _____ Date _____ By _____
--	--	--

† Use symbol "C" to indicate that fee is exclusively for county use.

(1) **PARTY OR LEGAL REPRESENTATIVE** (Instructions 3 and 4 attached)
Deponent, Louis Fligor, Chairman, being duly sworn according to law upon his/her oath deposes

and says that he/she is the Corporate Officer in a deed dated 3/31/14
(Grantor, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)
transferring real property identified as Block No. 40.01 Lot No. 21.01 located at
40 Shore Drive, Highlands, NJ 07732 and annexed thereto.
(Street Address, Town)

(2) **CONSIDERATION:** \$ NO MONETARY CONSIDERATION (Instructions 1 and 5) ☐ no prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A is required.

(3A) **REQUIRED CALCULATION of Equalized Valuation for all Class 4A (Commercial) Property Transactions:**
(Instructions 5A and 7)

Total Assessed Valuation ÷ Director's Ratio = Equalized Assessed Valuation
\$ _____ ÷ _____ % = \$ _____

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized value.

(4) **FULL EXEMPTION FROM FEE:** (Instruction 8)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to the exemption symbol is insufficient. Explain in detail. **8(a) For a consideration of less than \$100.00.**

(5) **PARTIAL EXEMPTION FROM FEE:** (Instruction 9) **NOTE:** All boxes below apply to grantor(s) only. **ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED.** Failure to do so will void claim for partial exemption.

Deponent claims that this deed transaction is exempt from the State's portion of the Basic Fee, Supplemental Fee and General Purpose Fee, as applicable, imposed by C. 176, P.L. 1975; C. 113, P.L. 2004 and C. 66, P.L. 2004 for the following reason(s):

A. SENIOR CITIZEN (Instruction 9)

- | | |
|--|--|
| <input type="checkbox"/> Grantor(s) 62 years of age or over.* | <input type="checkbox"/> Resident of the State of New Jersey. |
| <input type="checkbox"/> Owned and occupied by grantor(s) at time of sale. | <input type="checkbox"/> Owners as joint tenants must all qualify. |
| <input type="checkbox"/> One- or two-family residential premises. | |

B. BLIND PERSON (Instruction 9)

- | |
|--|
| <input type="checkbox"/> Grantor(s) legally blind.* |
| <input type="checkbox"/> Owned and occupied by grantor(s) at time of sale. |
| <input type="checkbox"/> One- or two-family residential premises |
| <input type="checkbox"/> Resident of the State of New Jersey. |
| <input type="checkbox"/> Owners as joint tenants must all qualify. |

* IN THE CASE OF HUSBAND AND WIFE OR STATUTORY PARTNER, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

DISABLED PERSON (Instruction 9)

- | |
|--|
| <input type="checkbox"/> Grantor(s) permanently and totally disabled.* |
| <input type="checkbox"/> Grantor(s) receiving disability payments.* |
| <input type="checkbox"/> Grantor(s) not gainfully employed.* |
| <input type="checkbox"/> Owned and occupied by grantor(s) at time of sale. |
| <input type="checkbox"/> One- or two-family residential premises |
| <input type="checkbox"/> Resident of the State of New Jersey. |
| <input type="checkbox"/> Owners as joint tenants must all qualify. |

C. LOW AND MODERATE INCOME HOUSING (Instruction 9)

- | | |
|---|--|
| <input type="checkbox"/> Affordable according to HUD standards. | <input type="checkbox"/> Reserved for occupancy. |
| <input type="checkbox"/> Meets income requirements of region. | <input type="checkbox"/> Subject to resale controls. |

(6) **NEW CONSTRUCTION** (Instructions 2, 10 and 12)

- | | |
|---|---|
| <input type="checkbox"/> Entirely new improvement. | <input type="checkbox"/> Not previously occupied. |
| <input type="checkbox"/> Not previously used for any purpose. | <input type="checkbox"/> "New Construction" printed clearly at top of the first page of the deed. |

(7) **RELATED LEGAL ENTITIES TO LEGAL ENTITIES** (Instructions 5, 12 and 14)

- | |
|---|
| <input type="checkbox"/> No prior mortgage assumed or to which property is subject at time of sale. |
| <input type="checkbox"/> No contributions to capital by either grantor or grantee legal entity. |
| <input type="checkbox"/> No stock or money exchanged by or between grantor or grantee legal entities. |

(8) Deponent makes this Affidavit to induce the County Clerk or Register of Deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me
this 31st day
of March, 20 14

Louis Fligor
Signature of Deponent

Louis Fligor, Chairman
Grantor Name

100 First Avenue
Atlantic Highlands, NJ 07716

Same

Grantor Address at Time of Sale

MICHELLE CLARK
Deponent Address

Arthur H. Sorensen, Esq.

Name/Company of Settlement Officer

MICHELLE CLARK
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Jan. 24, 2016
Notary Public

Last 3 digits in Grantor's Soc. Sec. No. 2 1 8

County recording officers shall forward one copy of each Affidavit of Consideration for Use by Seller when Section 8A is completed.

FOR OFFICIAL USE ONLY

Instrument Number _____	County _____
Deed Number _____	Book _____ Page _____
Deed Dated _____	Date Recorded _____

4. Signatures. This Deed is signed and attested to by the Grantor's proper corporate officers as of the date at the top of the first page. Its corporate seal is affixed.

ATLANTIC HIGHLANDS – HIGHLANDS REGIONAL SEWERAGE AUTHORITY

By:

Louis Fligor
Louis Fligor, Chairman

Roy Dellosso
Roy Dellosso, Secretary

STATE OF NEW JERSEY

COUNTY OF MONMOUTH

I certify that on March 31, 2014, Louis Fligor personally came before me and stated to my satisfaction that he:

- a. was the maker of the attached Deed.
- b. was authorized to and did execute this Deed as the Chairman of Atlantic Highlands – Highlands Regional Sewerage Authority, the entity named in this Deed;
- c. made this Deed for no monetary consideration as the full and actual consideration for the transfer of title. (such consideration is defined in N.J.S.A. § 46:15-5); and
- d. executed this Deed as the act of the entity.

Roy Dellosso
Roy Dellosso, Secretary

Sworn to before me on
March 31, 2014

Michelle Clark

MICHELLE CLARK
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Jan. 22, 2018



COUNTY OF MONMOUTH	
CONSIDERATION	
RTF	RTF
DATE	7-25-97

DEED

This Deed is made on June 26, 1997.

Prepared by: Roger N. Levine
 ROGER N. LEVINE

BETWEEN JOHN S. MAGGI and SHIRLEY P. MAGGI, husband and wife, as tenants in common, whose address is 114 Navesink Avenue, Highlands, New Jersey referred to as the Grantor,

AND JOHN S. MAGGI and SHIRLEY P. MAGGI, trustees of the MAGGI LIVING TRUST Dated JUN 26 1997, a revocable living trust, whose post office address is 114 Navesink Avenue, Highlands, New Jersey, referred to as the Grantee. The words "Grantor" and "Grantee" shall mean all Grantors and Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) their one-half undivided interest as tenants-in-common in the property described below to the Grantee. The transfer is made for the sum of ONE (\$1.00) DOLLAR. The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1). Borough of Highlands
 Block No. 45 Lot No. 6.01

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

Property. The property consists of the land and all the buildings and structures on the land in the Borough of Highlands, County of Monmouth, and State of New Jersey. The legal description is:

See Schedule A

BEING the same premises conveyed to ROBERT HARTSGROVE and MELODY HARTSGROVE, Husband and Wife and JOHN S. MAGGI AND SHIRLEY P. MAGGI, husband and wife, as Tenants-in-Common, by deed from RICHARD UDOVICH and JOSEPHINE UDOVICH, dated July 15, 1987, recorded on July 28, 1987, in the Office of the Clerk of Monmouth County in Deed Book 4775, page 0861.

Commonly known as 98 Bay Avenue, Highlands, New Jersey.

SUBJECT to easements, restrictions and covenants of record, if any, and such state of facts as an accurate survey would reveal.

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).

Signatures. The Grantor signs this Deed as of the date at the top of the first page.

Witnessed by:

[Signature]
 JOHN S. MAGGI

[Signature]
 SHIRLEY P. MAGGI

STATE OF NEW JERSEY, COUNTY OF MIDDLESEX, SS.:

I CERTIFY that on JUN 26 1997, JOHN S. MAGGI and SHIRLEY P. MAGGI, personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his or her act and deed; and
- (c) made this Deed for \$1.00 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).

[Signature]

Record and Return to:
 Levine & Furman
 P.O. Box 6429
 East Brunswick, NJ 08816

CECILY B. LEVINE
 NOTARY PUBLIC OF NEW JERSEY
 MY COMMISSION EXPIRES FEB. 24, 2000

CLERK'S OFFICE
 MONMOUTH COUNTY
 NEW JERSEY

INSTRUMENT NUMBER
 1997089888

RECORDED ON
 JUL 25, 1997
 9:52:56 AM
 BOOK:DB-5628
 PAGE:664

Total Pages: 3

COUNTY RECORDING FEES \$20.00
 DEDICATED TRUST FUND COMMISSION \$2.00
 TOTAL \$22.00

All that certain tract, lot and parcel of land lying and being in the Borough of Highlands County of Monmouth and State of New Jersey, being more particularly described as follows:

Intended to be all of lot 6.01 block 45 on the current Tax Assessors map of the Borough of Highlands, County of Monmouth and State of New Jersey.

Beginning at a point, said point being distant from the intersection of the northerly line of Bay Avenue and the westerly line of Kay Street along the following course: (North 39 degrees 09 minutes 00 seconds West a distance of forty and zero hundredths feet (40.0 feet); thence,

(1) Westerly along the northerly line of Bay Avenue (North 39 degrees 09 minutes 00 seconds West) a distance of eighty and zero hundredths feet (80.0 feet) to a point. Said point lying in the westerly line of Bay Avenue; thence,

(2) Northerly along the easterly line of lot 4.01 (North 51 degrees 51 minutes 00 seconds East) a distance of one hundred and zero hundredths feet (100.0 feet) to a point. Said point being the north easterly corner of lot 4.01; thence,

(3) Easterly along the southerly line of lot 1 (South 39 degrees 09 minutes 00 seconds East) a distance of forty and zero hundredths feet (40.0 feet) to a point. Said point being the south easterly corner of lot 1; thence,

(4) Northerly along the easterly line of lot 1 (North 51 degrees 51 minutes 00 seconds East) a distance of thirty-three and seventy hundredths feet (33.70 feet) to a point. Said point lying in the westerly line of Center Avenue, said point also being the north easterly corner of lot 1;

(5) Southerly along the westerly line of Center Avenue (South 1 degrees 58 minutes 00 seconds West) a distance of fifty-two and thirty-one hundredths feet (52.31 feet) to a point. Said point lying in the westerly line of Center Avenue, said point also being the north westerly corner of lot 7;

(6) Southerly along the westerly line of lot 7 (South 51 degrees 51 minutes 00 seconds West) a distance of one hundred and zero hundredths feet (100.0 feet) to the point and place of beginning.

Prepared in accordance with a survey by WILLIAM W. THOMPSEN & ASSOCIATES, INC., dated July 8, 1987.

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION OR EXEMPTION
(c. 49, P.L. 1968)

ALL-STATE® Legal
A Division of ALL-STATE International, Inc.
908-272-0800

or
PARTIAL EXEMPTION
(c. 176, P.L. 1975)

To be recorded with Deed pursuant to c. 49, P.L. 1968, as amended by c. 225, P.L. 1985 (N.J.S.A. 46:15-5 et seq.)

STATE OF NEW JERSEY
COUNTY OF Middlesex SS.

FOR RECORDER'S USE ONLY			
Consideration \$			
Realty Transfer Fee \$	Exempt		
Date 1/25/97	By	[Signature]	

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3, 4 and 5 on reverse side.)

Deponent John S. Maggi, being duly sworn according to law upon his/her oath
(Name)
deposes and says that he/she is the grantor in a deed dated 6/26/97.
(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)

transferring real property identified as Block No. 45 Lot No. 6.01

located at 98 Bay Avenue, Highlands, NJ
(Street Address, Municipality, County)
Monmouth and annexed hereto.

(2) CONSIDERATION (See Instruction #6.)

Deponent states that, with respect to deed hereto annexed, the actual amount of money and the monetary value of any other thing of value constituting the entire compensation paid or to be paid for the transfer of title to the lands, tenements or other realty, including the remaining amount of any prior mortgage to which the transfer is subject or which is to be assumed and agreed to be paid by the grantee and any other lien or encumbrance thereon not paid, satisfied or removed in connection with the transfer of title is \$ 1.00

(3) FULL EXEMPTION FROM FEE Deponent claims that this deed transaction is fully exempt from the Realty Transfer Fee imposed by c.49, P.L. 1968, for the following reason(s): Explain in detail. (See Instruction #7.) Mere reference to exemption symbol is not sufficient.

For a consideration of less than \$100

(4) PARTIAL EXEMPTION FROM FEE

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. (See Instructions #8 and #9.)

Deponent claims that this deed transaction is exempt from the increased portion of the Realty Transfer Fee imposed by c. 176, P.L. 1975 for the following reason(s):

A) SENIOR CITIZEN (See Instruction #8.)
☐ Grantor(s) 62 yrs. of age or over. *
☐ One or two-family residential premises.

☐ Owned and occupied by grantor(s) at time of sale.
☐ No joint owners other than spouse or other qualified exempt owners.

B) BLIND (See Instruction #8.)
☐ Grantor(s) legally blind. *
☐ One- or two-family residential premises.
☐ Owned and occupied by grantor(s) at time of Sale.
☐ No joint owners other than spouse or other qualified exempt owners.

DISABLED (See Instruction #8.)
☐ Grantor(s) permanently and totally disabled. *
☐ One or two-family residential premises.
☐ Receiving disability payments.
☐ Owned and occupied by grantor(s) at time of sale.
☐ Not gainfully employed.
☐ No joint owners other than spouse or other qualified exempt owners.

* IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANTOR NEED QUALIFY.

C) LOW AND MODERATE INCOME HOUSING (See Instruction #8.)
☐ Affordable According to HUD Standards.
☐ Meets Income Requirements of Region.

☐ Reserved for Occupancy.
☐ Subject to Resale Controls.

D) NEW CONSTRUCTION (See Instruction #9.)
☐ Entirely new improvement.
☐ Not previously used for any purpose.

☐ Not previously occupied.

Deponent makes this Affidavit to induce the County Clerk or Register of Deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of c. 49, P.L. 1968.

Subscribed and sworn to before me
this 26th day of June, 1997

[Signature]
Name of Deponent (sign above line)
114 Navesink Avenue
Highlands, NJ

John S. Maggi
Name of Grantor (type above line)
114 Navesink Avenue
Highlands, NJ

Address of Deponent

Address of Grantor at Time of Sale

CECILY B. LEVINE
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES FEB. 24, 2001

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.			
Instrument Number	County		
Deed Number	Book	Page	
Deed Dated	Date Recorded		

IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HEREOF. This format is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered without the approval of the Director.

ORIGINAL - White Copy To be retained by County.
DUPLICATE - Yellow Copy To be forwarded by County to Division of Taxation on partial exemption from fee (N.J.A.C. 18:16 - 8.12).
TRIPLICATE - Pink Copy Is your file copy.

WHITE AND YELLOW COPIES MUST BE SUBMITTED WITH DEED TO COUNTY RECORDING OFFICER

Prepared by: Andrew Raymond
Andrea B. Raymond
21 Cliffwood Dr
Shark River Hills
Neptune NJ 07753

FEB 08 2012

\$2.00

2

RTR
Andrea Raymond
21 Cliffwood Dr
Shark River Hills
Neptune NJ
07753

QUITCLAIM DEED

This Quitclaim Deed made June 14, 2006, by

Katharine B James ("Transferor")
107 Highlands Ave
Highlands, NJ 07732

to:
Andrea B Raymond ("Transferee")
107 Highlands Ave
Highlands, NJ 07732



Transferor, in consideration of One Dollar and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, remises, releases, and forever quitclaims to Transferee all of the interest of Transferor, if any, in and to that real property located in the County of Monmouth and State of New Jersey, and more certainly described as follows: Unimproved and Empty Lot, forty feet by forty feet, Corner of Bay Ave and Miller St, Highlands, New Jersey 07732, Block 53, Lot 6.

To have and to hold, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging to such property, or in anywise appertaining, and the rents, issues, and profits of such property to Transferee and Transferee's heirs and assigns forever.

IN WITNESS WHEREOF, Transferor has executed this Quitclaim Deed on the date first above written.

M CLAIRE FRENCH, CTY CLK
MONMOUTH COUNTY, NJ

INSTRUMENT NUMBER

2012013738

RECORDED ON

Feb 08, 2012

3:30:49 PM

BOOK: OR-8931

PAGE: 8217

Total Pages: 2

REALTY TRANSFER FEES \$2.00

COUNTY RECORDING FEES \$50.00

TOTAL PAID \$52.00

Katharine B James
Katharine B James

Acknowledgment

State of New Jersey,
County of Monmouth

On this June 14, 2006, before me personally appeared Katharine B James, to me known to be the person described in and who executed the foregoing Quitclaim Deed and acknowledged to me that Katharine B James executed the same as her free act and deed.

Diane C. Wendell
Notary Public

DIANE C. WENDELL
NOTARY PUBLIC - NEW JERSEY
COMMISSION EXPIRES 1/27/2010

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)

KATHARINE B. JAMES

Current Resident Address:

Street Emerald Way Shrewsbury
City, Town, Post Office

NJ State

07702 Zip Code

PROPERTY INFORMATION (Brief Property Description)Block(s) 53Lot(s) 6

Qualifier

unimproved empty lot 40FT x 60FT corner of Bay Ave and Miller St

Street Address:

Highlands

City, Town, Post Office

NJ State

07732 Zip Code

100

Seller's Percentage of Ownership

1.18

Consideration

6/14/2006

Closing Date

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to Residents and 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. By checking this box ☐ I certify that the 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.

1-28-12

Date

Katharine B James

Signature

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


Date

Signature

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



Monmouth County Document Summary Sheet

MONMOUTH COUNTY CLERK PO BOX 1251 MARKET YARD FREEHOLD NJ 07728	Transaction Identification Number		2478145	1742043	
	Recorded Document to be Returned by Submitter to: SCOTT TITLE SERVICES LLC 268 BROAD STREET RED BANK, NJ 07701				
Official Use Only <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> CHRISTINE GIORDANO HANLON COUNTY CLERK MONMOUTH COUNTY, NJ INSTRUMENT NUMBER 2015063227 RECORDED ON Jul 13, 2015 12:23:44 PM BOOK:OR-9121 PAGE:9189 Total Pages: 9 REALTY TRANSFER FEES \$1,442.00 COUNTY RECORDING FEES \$100.00 TOTAL PAID \$1,542.00 </div>	Submission Date (mm/dd/yyyy)		07/10/2015		
	No. of Pages (excluding Summary Sheet)		7		
	Recording Fee (excluding transfer tax)		\$100.00		
	Realty Transfer Tax		\$1,442.00		
	Total Amount		\$1,542.00		
	Document Type	DEED/NO EXEMPTION FROM REALTY TRANSFER FEE			
	Electronic Recordation Level L2 - Level 2 (With Images)				
	Municipal Codes HIGHLANDS 1901				
	Bar Code(s)				
	 7 3 6 9 6 6				

Additional Information (Official Use Only)

* DO NOT REMOVE THIS PAGE.
 COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF MONMOUTH COUNTY FILING RECORD.
 RETAIN THIS PAGE FOR FUTURE REFERENCE.



Monmouth County Document Summary Sheet

DEED/NO EXEMPTION FROM REALTY TRANSFER FEE	Type	DEED/NO EXEMPTION FROM REALTY TRANSFER FEE				
	Consideration	\$265,000.00				
	Submitted By	SCOTT TITLE SERVICES.LLC				
	Document Date	06/30/2015				
	Reference Info					
	Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
	GRANTOR	Name			Address	
		KRISTEN E RAYMOND				
		KRISTEN E RAYMOND EXRX				
		ANDREA BEATRICE RAYMOND EST				
	GRANTEE	Name			Address	
		WILLIAM C ILER				
	Parcel Info					
	Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
	19	59	9		1901	
	19	53	6 & 7		1901	

*** DO NOT REMOVE THIS PAGE.**

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

Prepared by:


John A. Haulenbeek, Esquire

DEED

This Deed is made on June 30, 2015

BETWEEN **Kristen E. Raymond, Individually and as Executrix under the Last Will & Testament of Andrea Beatrice Raymond** whose address is 27 Old Mill Road, Tinton Falls, NJ 07724 referred to as the "Grantors"

AND **William C. Iler** whose address is 114 S. Linden Avenue, Highlands, NJ 07732 referred to as the "Grantee".

The words "Grantors" and "Grantee" shall mean all Grantors and all Grantees listed above.

TRANSFER OF OWNERSHIP. The Grantors grant and convey the property described below to the Grantee. This transfer is made for the sum of **Two Hundred Sixty Five Thousand and 00/100 Dollars (\$265,000.00)** Grantors hereby acknowledge receipt of this money.

TAX MAP REFERENCE.(N.J.S.A. 46:15-2.1) **Borough of Highlands**
Tax Block 59, Lot 9 and Block 53, Lot 6 and Block 53, Lot 7

PROPERTY. The property consists of the land and all the buildings and structures on the land in the **Borough of Highlands, County of Monmouth and State of New Jersey.** The legal description is:

The Legal Description is attached hereto as Schedule A and made a part hereof

BEING the same premises conveyed to Andrea B. Raymond, single, by Deed from Katherine B. James, formerly Katherine Bohinski, single, individually and as Executrix of the Estate of Beatrice M. H. Bedle, dated December 1, 2006 and recorded in the Monmouth County Clerk's office on December 15, 2006 in Book OR 8617 at Page 380 (as to Block 59, Lot 9-165 Bay Avenue) and BEING the same premises conveyed to Andrea B. Raymond by Quitclaim Deed from Katherine B. James, dated June 14, 2006 and recorded in the Monmouth County Clerk's office on February 8, 2012 in Book OR 8931 at Page 8217 (as to Block 53 Lot 6 -Bay Avenue) and BEING the same premises conveyed to Andrea B. Raymond, single by deed dated June 11, 2006 and recorded February 8, 2012 in OR Book 8931 Page 8209 and conveyed to Katherine James by Final Judgment attached hereto filed in the Superior Court on July 8, 1995 under Docket number F-5778. (As to Block 53, Lot 7 - Bay Avenue) Andrea B. Raymond departed this

Issued by
Scott Title Services, LLC
AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE
COMPANY

File Number: ST-15447-15

SCHEDULE A
LEGAL DESCRIPTION

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Highlands, in the County of Monmouth, State of New Jersey:

BEGINNING at a the intersection of the Southerly sideline of Bay Avenue (50 foot ROW), with the Westerly sideline of Miller Street (40 foot ROW), and from said point running; thence

- (1) South 38 degrees 00 minutes 00 seconds West, 52.00 feet to a point; thence
- (2) North 49 degrees 20 minutes 00 seconds West, 60.00 feet to a point; thence
- (3) North 38 degrees 00 minutes 00 seconds East, 52.00 feet to a point; thence
- (4) South 49 degrees 20 minutes 00 seconds East, 60.00 feet to the point and place of BEGINNING.

The above description was drawn in accordance with a Survey prepared by Charles Surmonte, PE & LS, dated June 8, 2015.

FOR INFORMATION ONLY:

Commonly known as: 165 Bay Avenue
Highlands, NJ 07732
Tax Block 59, Tax Lot 9

Unimproved and Empty Lot, 40.00 feet by 40.00 feet, corner of Bay Ave and Miller St, Highlands, New Jersey 07732, Block 53, Lot 6.

FOR INFORMATION ONLY:

Commonly known as: Bay Avenue, Highlands, NJ 07732
Tax Block 53, Tax Lot 6

Unimproved and Empty Lot, 40.00 feet by 20.0 feet, Bay Ave, Highlands, New Jersey 07732, Block 53, Lot 7.

FOR INFORMATION ONLY:

Commonly known as: Bay Avenue, Highlands, NJ 07732
Tax Block 53, Tax Lot 7

End Schedule A - Legal Description

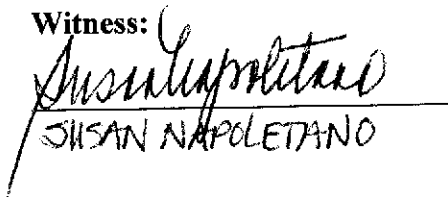
life on November 12, 2014 and by her Last Will and Testament duly probated with the Monmouth County Surrogate's Court as File No. 240913, Letters Testamentary were issued to Kristen E. Raymond.

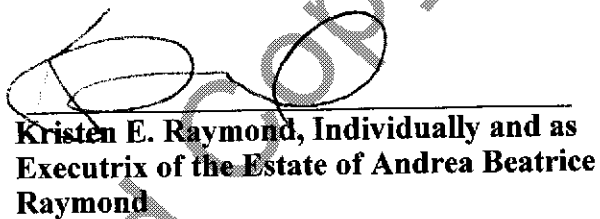
SUBJECT TO easements and restrictions of record.

PROMISES BY GRANTOR. 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 making a mortgage or by allowing a judgment to be entered against the Grantors).

SIGNATURES. The Grantor signs this Deed as of the date at the top of the first page.

Witness:


SUSAN NAPOLETANO


Kristen E. Raymond, Individually and as
Executrix of the Estate of Andrea Beatrice
Raymond

State of New Jersey

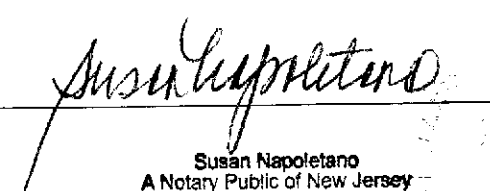
ss}

County of Monmouth

I certify that on June 30, 2015, Kristen E. Raymond, Individually and as Executrix of the Estate of Andrea Beatrice Raymond personally came before me and these persons acknowledged under oath, to my satisfaction, that:

- (a) she is named in and personally signed this document; and
- (b) she signed, sealed and delivered this document as her act and deed.
- (c) made this Deed for \$265,000.00 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.)

Record & Return:
Joseph Jasaitis, Esquire
75 Abe Voorhees Drive
Manasquan, NJ 08736


Susan Napoletano
A Notary Public of New Jersey
My Commission Expires 1.23.2018

FILED
SUPERIOR COURT OF N.J.

JUL 3 1995

SMK

Boglioli and O'Mara, Esqs.
121 Monmouth Parkway
PO Box 68
West Long Branch, NJ. 07764
908-229-8020
Attorneys for Plaintiff:

KATHERINE B. JAMES	:	SUPERIOR COURT OF NEW JERSEY
	:	
Plaintiff	:	CHANCERY DIVISION
	:	MONMOUTH COUNTY
vs.	:	
BETTY PRIESER, her heirs,	:	DOCKET NO. F-5778-94
devisees and personal	:	
representatives and her,	:	Civil Action
their, or any of their	:	
successors in right,	:	FINAL JUDGMENT
title and interest.	:	

It appearing by Affidavit filed in this proceeding that all of the defendants in this action have had notice of the time and place fixed for redemption of the premises described in the Complaint filed herein, and that no redemption has been made, all as provided in the Order of this Court dated April 17, 1995;

It is thereupon, on this 6th day of July, 1995, on motion of John W. O'Mara, attorney for Plaintiff ORDERED and ADJUDGED that the defendants BETTY PRIESER, her heirs, devisees and personal representatives and her, their, or any of their successors in right, title and interest, and each of them, and any and all persons claiming by, from or under them or any of them stand absolutely debarred and foreclosed of and from all right and equity of redemption of, in and to the said lands and premises and every part thereof; and that an absolute and indefeasible estate of inheritance in fee simple is hereby vested in the Plaintiff. KATHERINE B. JAMES: the said lands and premises referred to herein being more particularly described as follows:

All that certain lot or parcel of land and premises, situate, lying and being in the Borough of Highlands, in the County of Monmouth and State of New Jersey.

Being known and designated as Lot 7 in Block 53 on the Tax Map of the Borough of Highlands, in the County of Monmouth and State of New Jersey.

Being commonly known as 159 Bay Avenue, Highlands, New Jersey.

Beginning at a point on the south side of Bay Avenue, said point being distant 40 feet measured in an easterly direction along the south side of Bay Avenue from the east side of Miller Street and running: thence

1) South 57 degrees 14 minutes East along the south side of Bay Avenue 20 feet to a point therein; thence

2) South 29 degrees 0 minutes West 39.75 feet to a point in the north line of land now or formerly of LaMarca: thence

3) North 57 degrees 57 minutes West along said LaMarca's north line 20 feet to a point therein; thence

4) North 29 degrees 0 minutes East 40 feet to a point in the south side of Bay Avenue and the place of Beginning.

Respectfully recommended:

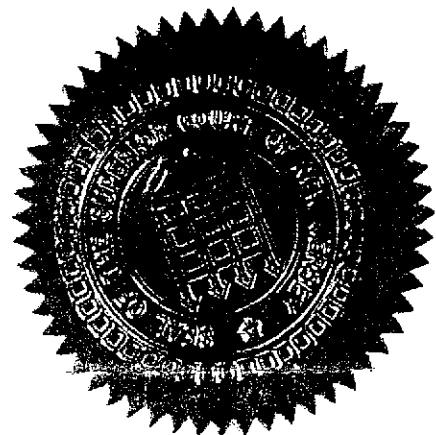
R. 34-6 OFFICE OF FORECLOSURE

SAMUEL D. LENOX, JR., P.J.Ch.
, J.S.C.

I, Donald F. Phelan, Clerk of the Superior Court of New Jersey, the same being a Court of Record, do hereby certify that the foregoing is a true copy of the First Document now on file in my office.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said Court at Trenton, this 6th day of
2004, Nineteen hundred and Ninety Five

Donald F. Phelan
CLERK





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)

Names(s)

Kristen E. Raymond, individually and as Executrix of the Estate of Andrea Beatrice Raymond

Current Resident Address:

Street: 27 Old Mill Road

City, Town, Post Office
Tinton FallsState
NJZip Code
07728**PROPERTY INFORMATION (Brief Property Description)**

Block(s)

Lot(s)

Qualifier

59 and 53

9 (in 59) and 6 & 7 (in 53)

Street Address:

165 Bay Avenue, Bay Avenue (vacant) and Bay Avenue (vacant) respectively

City, Town, Post Office
HighlandsState
NJZip Code
07732Seller's Percentage of Ownership
100%Consideration
\$265,000.00

Closing Date

7.1.2015

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 10 apply to Residents and 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.
9. ☐ The property being sold is subject to a short sale instituted by the mortgagee, whereby the seller has 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 being recorded is a deed dated prior to the effective date of P.L. 2004, c. 55 (August 1, 2004), and was previously unrecorded.

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. By checking this box ☐ I certify that the 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.

6.30.2015

Date

Signature

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

Date

Signature

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

RTF-1 (Rev. 7/14/10)
MUST SUBMIT IN DUPLICATESTATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

COUNTY Monmouth } SS. County Municipal Code 1319
MUNICIPALITY OF PROPERTY LOCATION Highlands

FOR RECORDER'S USE ONLY

Consideration \$ _____
RTF paid by seller \$ _____
Date _____ By _____

*Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (Instructions #3 and #4 on reverse side)

Deponent, Richard R. Scott, being duly sworn according to law upon his/her oath,
(Name)
deposes and says that he/she is the Officer of Title Company in a deed dated June 30, 2015 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)
real property identified as Block number 59 Lot number 9 located at
32 Heritage Drive, Middletown, NJ 07748 and annexed thereto.
(Street Address, Town)(2) CONSIDERATION \$ 265,000.00 (Instructions #1 and #5 on reverse side) ☐ no prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS:
(Instructions #5A and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation

\$ 304,200.00 + .9379% = \$ 324,341.61

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(5) PARTIAL EXEMPTION FROM FEE (Instruction #9 on reverse side)

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by C. 176, P.L. 1975; C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

- A. SENIOR CITIZEN Grantor(s) ☐ 62 years of age or over. * (Instruction #9 on reverse side for A or B)
- B. BLIND PERSON Grantor(s) ☐ legally blind or;
- DISABLED PERSON Grantor(s) ☐ permanently and totally disabled ☐ receiving disability payments ☐ not gainfully employed*
- Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:
- ☐ Owned and occupied by grantor(s) at time of sale. ☐ Resident of State of New Jersey.
- ☐ One or two-family residential premises. ☐ Owners as joint tenants must all qualify.

*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (Instruction #9 on reverse side)

- ☐ Affordable according to H.U.D. standards. ☐ Reserved for occupancy.
- ☐ Meets income requirements of region. ☐ Subject to resale controls.

(6) NEW CONSTRUCTION (Instructions #2, #10, #12 on reverse side)

- ☐ Entirely new improvement. ☐ Not previously occupied.
- ☐ Not previously used for any purpose. ☐ "NEW CONSTRUCTION" printed clearly at top of first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side)

- ☐ No prior mortgage assumed or to which property is subject at time of sale.
- ☐ No contributions to capital by either grantor or grantee legal entity.
- ☐ No stock or money exchanged by or between grantor or grantee legal entities.

(8) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me
this 1st day of July, 2015

Signature of Deponent

268 Broad St. Red Bank, NJ

Deponent Address

xxx-xxx- 5 5 2

Last three digits in Grantor's Social Security Number

Kristen E. Raymond, Executrix
Estate of Andrea B. Raymond27 Old Mill Rd, Tinton Falls, NJ
Grantor Address at Time of SaleScott Title Services, LLC
Name/Company of Settlement OfficerM L Campbell
MICHELLE L. CAMPBELL
Notary Public, New Jersey
Commission Expires: November 24, 2018

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to:

FOR OFFICIAL USE ONLY

Instrument Number _____ County _____
Deed Number _____ Book _____ Page _____
Deed Date _____ Date Recorded _____STATE OF NEW JERSEY
PO BOX 251

TRENTON, NJ 08695-0251

ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and it may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division's website at:
www.state.nj.us/treasury/taxation/pt/localtax.shtml



Monmouth County Document Summary Sheet



MONMOUTH COUNTY CLERK
PO BOX 1251
MARKET YARD
FREEHOLD NJ 07728

Return Name and Address
Eagan & Associates, LLC
121 Monmouth Street
Red Bank, NJ 07701



Official Use Only

Submitting Company Eagan & Associates, LLC

Document Type Deed

Document Date (mm/dd/yyyy)

04/12/2018

Total Number of Pages
(Including the cover sheet)

5

Consideration Amount (If applicable)

\$345,000.00

CHRISTINE GIORDANO HANLON
COUNTY CLERK
MONMOUTH COUNTY, NJ

INSTRUMENT NUMBER
2018058934
RECORDED ON
Jun 14, 2018
8:34:31 AM
BOOK:OR-9292
PAGE:5630
Total Pages: 5

REALTY TRANSFER \$2,066.00
FEES
COUNTY RECORDING \$80.00
FEES
TOTAL PAID \$2,146.00

70

Official Use Only

MAY 23 2018


56
\$ 2,066.00

JUN 11 2018

2 of 3

First Party	Name(s) (Last Name, First Name or Company Name)		Address (Optional)		
	Prince, Louis Prince, Nancy		106 Fawn Drive Matawan, New Jersey 07747		
Second Party	Name(s) (Last Name, First Name or Company Name)		Address (Optional)		
	Bay Avenue Ventures LLC		121 Monmouth Street Suite A Red Bank, New Jersey 07701		
The Following Section is Required for DEEDS Only					
Parcel Information	Municipality	Block	Lot	Qualifier	Property Address
	Highlands	58	17.01 and 18		190 & 192 Bay Avenue Highlands, NJ 07732
Reference Information (Marginal Notation)	Recording Reference to Original Document (if applicable)				
	Book	Beginning Page		Instrument No.	

Please do not detach this page from the original document as it contains important recording information and is part of the permanent record.

Prepared By: 

GREGORY S. BAXTER, ESQ.

D E E D

This deed made on **April 12**, 2018,

BETWEEN

LOUIS PRINCE and NANCY PRINCE, his wife, by her Attorney-In Fact, Louis Prince,

whose address is **106 Fawn Drive, Matawan, New Jersey 07747**,
referred to as the Grantor,

AND

BAY AVENUE VENTURES LIMITED LIABILITY COMPANY

whose post office address is **121 Monmouth Street, Suite A, Red Bank, New Jersey 07701**, referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all grantors and 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 of **THREE HUNDRED FORTY-FIVE THOUSAND DOLLARS (\$345,000.00)**.

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of **Highlands**

Block No. **58** Lots No. **17.01 & 18** Account No.

 No property tax identification number is available on the date of this deed. (Check box if applicable.)

Property. The property consists of the land and all the buildings and structures on the land in the **Borough of Highlands** County of **Monmouth** and State of New Jersey. The legal description is:

Set forth on the attached Schedule **A**.

Subject to easements and restrictions of record.

Being more commonly known as **190 & 192 Bay Ave., Highlands, NJ 07732**.

Being the same premises conveyed to **LOUIS PRINCE AND NANCY PRINCE, his wife**, by deeds from **LOUIS PRINCE AND NANCY PRINCE, his wife**, dated **August 28, 2009**, and recorded on **November 4, 2009** in the Clerk's office of the **County of Monmouth, New Jersey** as to Lot 17.01, Deed Book **OR-8804, Page 4544**; and, as to Lot 18, in Deed Book **OR-8804, Page 4552**.

As to Tract 1, previously conveyed to **LOUIS PRINCE** by deed from **BETH NYHUIS**, dated **September 7, 1995**, and recorded on **September 13, 1995** in the **Monmouth County Clerk's Office** in Deed Book **5442, Page 410**.

As to Tract 2, previously conveyed to **LOUIS PRINCE** by deed from **MIDLANTIC NATIONAL BANK**, dated **March 11, 1994**, and recorded

deed form 8/04

Legal Description

ALL that certain lot, parcel or tract of land, situate and lying in the Borough of Highlands, County of Monmouth, State of New Jersey, and being more particularly described as follows:

TRACT 1 – 192 Bay Avenue – Tax Lot 17.01 in Tax Block 58 as shown on the Borough of Highlands Tax Map (Street Address, Block and Lot being shown for informational purposes only):

BEGINNING at a nail set in the northerly line of Bay Avenue where the same is intersected by the easterly line of Valley Avenue and running; thence

1. Along the easterly line of Valley Avenue, on a course of North 46 degrees 30 minutes East, a distance of 100.00 feet to a point in the southerly line of Lot 16; thence
2. Along the southerly line of Lot 16 and Lot 15, on a course of South 43 degrees 40 minutes East, a distance of 45.00 feet to a point in the northwest corner of Lot 18; thence
3. Along the westerly line of Lot 18, on a course of South 46 degrees 30 minutes West, a distance of 100.43 feet to a point in the northerly line of Bay Avenue; thence
4. Along the northerly line of Bay Avenue on a course of North 43 degrees 07 minutes West, a distance of 45.00 feet to the nail set at the point or place of BEGINNING.

TRACT 2 – 190 Bay Avenue – Tax Lot 18 in Tax Block 58 as shown on the Borough of Highlands Tax Map (Street Address, Block and Lot being shown for informational purposes only):

BEGINNING at a point in the northerly line of Bay Avenue, said point being distant 45.00 feet from the intersection of the northerly line of Bay Avenue with the easterly line of Valley Avenue and running; thence

1. Along the easterly line of Lot 17.01 on a course of North 46 degrees 30 minutes East, a distance of 100.43 feet to a point in the southerly line of Lot 15; thence
2. Along the southerly line of Lot 15, on a course of South 43 degrees 40 minutes East, a distance of 25.00 feet to a point in the westerly line of Lot 19; thence
3. Along the westerly line of Lot 19, on a course of South 46 degrees 30 minutes West, a distance of 100.57 feet to a point in the northerly line of Bay Avenue; thence
4. Along the northerly line of Bay Avenue on a course of North 43 degrees 07 minutes West, a distance of 25.00 feet to the point or place of BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot 17.01 and 18 in Block 58 on the Borough of Highlands Tax Map.



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
(9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

LOUIS PRINCE and NANCY PRINCE

Current Street Address

106 Fawn Drive

City, Town, Post Office Box

Matawan

State

NJ

Zip Code

07747

PROPERTY INFORMATION

Block(s)

58

Lot(s)

17.01 & 18

Qualifier

Street Address

190 & 192 Bay Ave.

City, Town, Post Office Box

Highlands

State

NJ

Zip Code

07732

Seller's Percentage of Ownership

100%

Total Consideration

345,000.00

Owner's Share of Consideration

345,000.00

Closing Date

4/12/18

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.

4/12/18

Date

4/12/18

Date

Signature

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

Signature

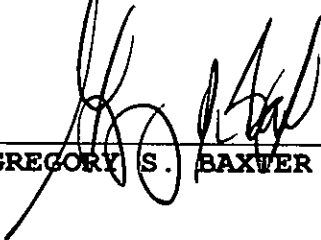
(Seller) Please indicate if Power of Attorney or Attorney in Fact

on April 4, 1994 in the Monmouth County Clerk's Office in Deed Book 5300, Page 223.

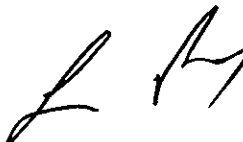
Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

Signatures. The Grantor signs this Deed as of the date at the top of the first page.


Witnessed by:



GREGORY S. BAXTER



LOUIS PRINCE (Seal)



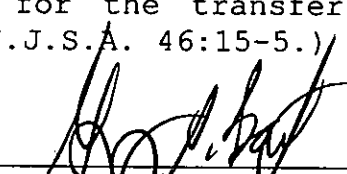
NANCY PRINCE, by her Attorney-
In-Fact, LOUIS PRINCE (Seal)

STATE OF NEW JERSEY, COUNTY OF MONMOUTH SS:

I certify that on April 12, 2018,

LOUIS PRINCE individually and as attorney
in fact for Nancy Prince
personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his or her act and Deed; and
- (c) made this Deed for \$345,000.00 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.)



GREGORY S. BAXTER,
A New Jersey Attorney-at-Law

D E E D

Dated: April 12, 2018

LOUIS PRINCE and NANCY PRINCE,
his wife, by her Attorney-In Fact,
Louis Prince,

Grantor,

to

BAY AVENUE VENTURES LIMITED
LIABILITY COMPANY

Grantee.

Record and Return to:

C. Tiffanie Eagan, Esq.
121 Monmouth Street
Red Bank, NJ 07701



Monmouth County Document Summary Sheet



MONMOUTH COUNTY CLERK
PO BOX 1251
MARKET YARD
FREEHOLD NJ 07728

Return Name and Address
Eagan & Associates, LLC
121 Monmouth Street
Red Bank, NJ 07701



Official Use Only

Submitting Company Eagan & Associates, LLC

Document Type Deed

Document Date (mm/dd/yyyy)

01/07/2020

Total Number of Pages
(Including the cover sheet)

6

Consideration Amount (If applicable)

\$309,030

Official Use Only
JAN 16 2020 LK
FEB 11 2020 LK
\$1789.10
6
272

CHRISTINE GIORDANO HANLON
COUNTY CLERK
MONMOUTH COUNTY, NJ

INSTRUMENT NUMBER
2020018617
RECORDED ON
Feb 19, 2020
9:53:19 AM
BOOK:OR-9397
PAGE:7133
Total Pages: 6

REALTY TRANSFER \$1,789.10
FEES
COUNTY RECORDING \$90.00
FEES
TOTAL PAID \$1,879.10

	Name(s) (Last Name, First Name or Company Name)	Address (Optional)			
First Party	Blair Lazar				
Second Party	Tri-State Realty, LLC				
The Following Section is Required for DEEDS Only					
Parcel Information	Municipality	Block	Lot	Qualifier	Property Address
	Highlands	58	19 & 20		188 Bay Avenue
Recording Reference to Original Document (if applicable)					
Reference Information (Marginal Notation)	Book	Beginning Page		Instrument No.	

Please do not detach this page from the original document as it contains important recording information and is part of the permanent record.

DEED

This Deed is made on January 6, 2020 and delivered January 7, 2020,
BETWEEN

BLAIR LAZAR

Whose post office address is P.O. Box 363, Highlands, NJ 07732

Referred to as the Grantor,

AND

TRI-STATE REALTY LLC

Whose post office address is 121 Monmouth Street, Red Bank, NJ 07701

Referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and Grantees listed above.

1. Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of \$ 309,030.00 (Three Hundred Nine Thousand Thirty and 00/100 Dollars)

The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of **Highlands**
Block No. **58** Lot Nos. **19 & 20** Qualifier Account No.

☐ No property tax identification number is available on the date of this Deed.
(Check box if applicable).

3. Property. The Property consists of the lands and all the buildings and structures on the land in the **Borough of Highlands, County of Monmouth** and State of New Jersey. The legal description is:

☒ Please see attached Legal Description annexed hereto and made a part hereof. (check box if applicable).

BEING the same premises conveyed to Blair Lazar by Quit Claim Deed from Bay Avenue Holdings, LLC dated November 23, 2019 and to be recorded simultaneously herewith.

Prepared by:

Lynne Petillo, Esq.

Old Republic National Title Insurance Company

SCHEDULE A
(continued)

File No. 19ARB-5272

LEGAL DESCRIPTION

ALL that certain lot, parcel or tract of land, situate and lying in the Borough of Highlands, County of Monmouth, State of New Jersey, and being more particularly described as follows:

Being known and designated as Lots 70 and 71 as shown on a certain map entitled, "Map of Sea Side at the Highlands of Navesink, N.J." which map was filed in the Monmouth County Clerk's Office on July 31, 1874 as Case No. 40-14.

BEGINNING at a point in the northeasterly side of Bay Avenue, distant 70 feet southeasterly from the intersection of the northeasterly side of Bay Avenue, with the southeasterly side of Valley Avenue and running; thence

- (1) North 46 degrees 08 minutes East, along Lot No. 69, 100.67 feet to Lot No. 81; thence
- (2) South 44 degrees 03 minutes East, along Lots 81 and 82, 50 feet to Lot No. 72; thence
- (3) South 46 degrees 08 minutes West, 101.15 feet to the northeasterly side of Bay Avenue; thence
- (4) North 43 degrees 30 minutes West, along the northeasterly side of Bay Avenue, 50 feet to the point or place of BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot 19 add'l lot 20 in Block 58 on the Borough of Highlands Tax Map.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice, the Commitment to Issue Policy, the Commitment Conditions, Schedule A, Schedule B, Part I—Requirements, Schedule B, Part II—Exceptions, and a counter-signature by the Company or its issuing agent that may be in electronic form.

NEW JERSEY LAND TITLE
INSURANCE RATING BUREAU

NJRB 3-09
Last Revised: 07/01/18

GIT/REP-3
(8-19)
(Print or Type)

State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s)
BLAIR LAZAR

Current Street Address
25 Framingham Road

City, Town, Post Office
Ocean

State

NJ

ZIP Code

07712

Property Information

Block(s)
58

Lot(s)

19 + 20

Qualifier

Street Address
188 BAY AVENUE

City, Town, Post Office
HIGHLANDS

State

NJ

07732

ZIP Code

Seller's Percentage of Ownership
100%

Total Consideration
309,030.00

Owner's Share of Consideration
309,030.00

Closing Date

1-7-2020

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.
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.

1-6-20
Date


Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

BEING the same premises conveyed to Bay Avenue Holdings LLC by Deed from Blair Lazar, dated December 30, 2009, recorded December 31, 2009 in the Monmouth County Clerk's Office in in Deed Book OR-8813 at page 8456.

~~The aforesaid Bay Avenue Holdings LLC, having not been formed within the State of New Jersey, the sole member of said intended entity, Blair Lazar, conveys title herein in his individual capacity.~~ 8

BEING the same premises conveyed to Blair Lazar, the Grantor herein, by Deed from Eileen Perel, dated December 30, 2009, recorded December 31, 2009, in the Monmouth County Clerk's Office in Deed Book OR-8813 at page 8446.

BEING further the same premises conveyed to Eileen Perel, Unmarried by Deed from Michael J. Lazaroff and Eileen Lazaroff, formerly husband and wife, dated April 26, 1990, recorded November 5, 1990 in Deed Book 5034 at page 728.

BEING further the same premises conveyed to Michael J. Lazaroff and Eileen P. Lazaroff, husband and wife, by Deed from William M. Lanzaro, Sheriff of the County of Monmouth in the State of New Jersey, dated December 19, 1985, and recorded December 31, 1985 in Deed Book 4622 at page 477.

The street address of the Property is: **188 Bay Avenue, Highlands, NJ 07732**

4. 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).

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

Witnessed By:



LYNNE PETILLO ESQ.



BLAIR LAZAR

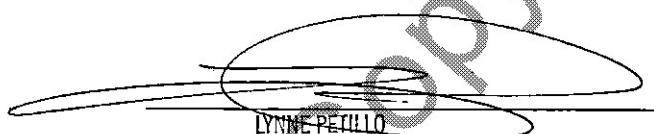
STATE OF NEW JERSEY, COUNTY OF MONMOUTH :

I CERTIFY that on *January 6*, 2020,

BLAIR LAZAR,

personally came before me and stated under oath to my satisfaction that he

- (a) was the maker of the attached deed;
- (b) executed this Deed as his own act; and
- (c) made this Deed for \$ 309,030.00 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).


LYNNE PETILLO
Attorney at Law of NJ

Record and Return to:

Not Certified Copy

MAY 18 2015

EXEMPT

6

Prepared By: James M. Maggio, Jr., Esq.

DEED



This Deed is made on this 1st day of MAY, 2015

BETWEEN

170 BAY AVENUE, LLC, A New Jersey limited liability company, whose address is c/o The Heller Group, 180 Main Street, P.O. Box 700, Madison, New Jersey 07940, referred to as Grantor,

AND

HELLER PROPERTY PARTNERS, L.P., a Delaware limited partnership, whose address is c/o The Heller Group, 180 Main Street, P.O. Box 700, Madison, New Jersey 07940, referred to as Grantee. The words "Grantor" and "Grantee" shall mean all Grantor and Grantee 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 of TEN AND 00/100 (\$10.00) DOLLARS. The Grantor acknowledges receipt of this money.

TAX MAP REFERENCE. (N.J.S.A. 46:15-2.1) Municipality of the Borough of Highlands, Block No. 58, Lot No. 24.

☐ No property tax identification is available on the date of this Deed. (Check box if applicable).

PROPERTY. The property conveyed consists of any and all of Grantor's interest in and to the land, buildings and structures located in the Borough of Highlands, County of Monmouth, State of New Jersey, and more particularly described as follows:

See **Schedule A** attached hereto and made a part hereof.

BEING commonly known as 170 Bay Avenue, Highlands, NJ.

Subject to restrictions, easements, covenants, agreements of record or municipal zoning ordinances, if any, and such state of facts as an accurate survey might disclose.

Being the same premises conveyed to the Grantor by Deed from Margaret Heller dated January 28, 2005 and recorded on February 26, 2005 in the Monmouth County Clerk's Office in Deed Book OR-8440, Page 8238.

CHRISTINE GIORDANO HANL
ACTING COUNTY CLERK
MONMOUTH COUNTY, NJ

INSTRUMENT NUMBER

2015044212

RECORDED ON

MAY 20, 2015

9:49:05 AM

BOOK:OR-9113

PAGE:6918

Total Pages: 6

COUNTY RECORDING FEES

\$90.00

TOTAL PAID \$90.00

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 Grantor).

[signatures follow]

Not Certified Copy

Schedule A

All the real property located in the Borough of Highlands, County of Monmouth, State of New Jersey and being further described as follows:

BEGINNING at a point in the northeasterly side line of Bay Avenue, said point being distant 190.40 feet measured southeasterly along said side line from its intersection with the southeasterly side line of Valley Avenue,

Thence (1) North 48 degrees 04 minutes 00 seconds East, 101.09 feet to a point;

Thence (2) South 42 degrees 10 minutes 30 seconds East, 75.00 feet to a point;

Thence (3) South 48 degrees 04 minutes 00 seconds West 34.45 feet to a point;

Thence (4) South 46 degrees 29 minutes 30 seconds East, 35.00 feet to a point;

Thence (5) South 48 degrees 04 minutes 00 seconds East, 75.37 feet to a point;

Thence (6) along said side line, North 39 degrees 00 minutes 00 seconds West, 110.04 feet to the point and place of BEGINNING.

The above description is drawn in accordance with the survey made by Hallard & Associates dated December 9, 2004.



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) **170 Bay Avenue, LLC, a New Jersey limited liability company**Current Resident Address **180 Main Street**City, Town, Post Office **Madison**State **NJ**

Zip Code

07940**PROPERTY INFORMATION (Brief Property Description):**Block(s) **58**Lot(s) **24**

Qualifier

Street Address **170 Bay Avenue**City, Town, Post Office **Highlands**State **NJ**

Zip Code

07732Seller's Percentage of Ownership **100%** Consideration **\$10.00**

Closing Date

5/1/15**SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 10 apply to Residents and 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.
9. ☐ The property being sold is subject to a short sale instituted by the mortgagee, whereby the seller has 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 being recorded is a deed dated prior to the effective date of P.L. 2004, c. 55 (August 1, 2004), and was previously unrecorded.

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. By checking this box ☐ I certify that the 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.

5/1/2015
Date

Martin Heller
Signature (Seller) Please indicate if Power of Attorney or Attorney in Fact
By: Martin Heller, Manager

Date

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

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY } COUNTY MORRIS } SS. Municipality of Property Location: Boro. of Highlands	County Municipal Code 1319	FOR RECORDER'S USE ONLY Consideration \$ _____ RTF paid by seller \$ _____ Date _____ By _____ † Use symbol "C" to indicate that fee is exclusively for county use.
---	-------------------------------	--

(1) **PARTY OR LEGAL REPRESENTATIVE** (Instructions 3 and 4 attached)
Deponent, Martin Heller (Name), being duly sworn according to law upon his/her oath deposes
and says that he/she is the Manager of Grantor in a deed dated May 1, 2015
(Grantor, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)
transferring real property identified as Block No. 58, Lot No. 24 located at
170 Bay Avenue, Highlands, NJ and annexed thereto.
(Street Address, Town)

(2) **CONSIDERATION: \$10.00** (Instructions 1 and 5) ☒ no prior mortgage to which property is subject.

(3) Property transferred is Class (4A) 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A is required.

(3A) **REQUIRED CALCULATION of Equalized Valuation for all Class 4A (Commercial) Property Transactions:**
(Instructions 5A and 7)

Total Assessed Valuation ÷ Director's Ratio = Equalized Assessed Valuation
\$561,100.00 ÷ 93.79 % = \$ 598,251.41

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) **FULL EXEMPTION FROM FEE:** (Instruction 8)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to the exemption symbol is insufficient. Explain in detail. Consideration is less than \$100.00

(5) **PARTIAL EXEMPTION FROM FEE:** (Instruction 9) NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption.

Deponent claims that this deed transaction is exempt from the State's portion of the Basic, Supplemental and General Purpose Fee, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004 and C. 66, P.L. 2004 for the following reason(s):

A. SENIOR CITIZEN (Instruction 9) <input type="checkbox"/> Grantor(s) 62 years of age or over* <input type="checkbox"/> Owned and occupied by grantor(s) at time of sale <input type="checkbox"/> One- or two-family residential premises	<input type="checkbox"/> Resident of the State of New Jersey <input type="checkbox"/> Owners as joint tenants must all qualify
B. BLIND PERSON (Instruction 9) <input type="checkbox"/> Grantor(s) legally blind* <input type="checkbox"/> Owned and occupied by grantor(s) at time of sale <input type="checkbox"/> One- or two-family residential premises <input type="checkbox"/> Resident of the State of New Jersey <input type="checkbox"/> Owners as joint tenants must all qualify * IN THE CASE OF HUSBAND AND WIFE OR STATUTORY PARTNER, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.	DISABLED PERSON (Instruction 9) <input type="checkbox"/> Grantor(s) permanently and totally disabled* <input type="checkbox"/> Grantor(s) receiving disability payments* <input type="checkbox"/> Grantor(s) not gainfully employed* <input type="checkbox"/> Owned and occupied by grantor(s) at time of sale <input type="checkbox"/> One- or two-family residential premises <input type="checkbox"/> Resident of the State of New Jersey <input type="checkbox"/> Owners as joint tenants must all qualify
C. LOW AND MODERATE INCOME HOUSING (Instruction 9) <input type="checkbox"/> Affordable according to HUD standards <input type="checkbox"/> Meets income requirements of region	<input type="checkbox"/> Reserved for occupancy <input type="checkbox"/> Subject to resale controls

(6) **NEW CONSTRUCTION** (Instructions 2, 10 and 12)
☐ Entirely new improvement
☐ Not previously occupied
☐ Not previously used for any purpose
☐ "New Construction" printed clearly at top of the first page of the deed

(7) **RELATED LEGAL ENTITIES TO LEGAL ENTITIES** (Instructions 5, 12 and 14) *

- ☒ No prior mortgage assumed or to which property is subject at time of sale
☒ No contributions to capital by either grantor or grantee legal entity
☒ No stock or money exchanged by or between grantor or grantee legal entities

*See Mack-Cali
Realty LP et als.
vs. Clerk of Berge
County, et al.,
N.J. Tax 243
(2009)

(8) Deponent makes this Affidavit to induce the County Clerk or Register of Deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.25

Subscribed and sworn to before me
this 1st day
of MAY, 2015

Martin Heller Signature of Deponent
Martin Heller, 180 Main Street,
Madison, NJ 07940
Dependent Address
180 Main Street, Madison, NJ 07940
Grantor Address at Time of Sale

XXX-XX-X 6 7 6
Last 3 digits in Grantor's Soc. Sec. No. Name/Company of Settlement Officer

ALAN R. MEADES
NOTARY PUBLIC OF NEW JERSEY

My Commission Expires April 18, 2019
Officers shall forward one copy of each Affidavit of Consideration for Use by Seller to:

State of New Jersey - Division of Taxation, P.O. Box 251, Trenton, NJ 08645-0251, Attention: Realty Transfer Fee Unit

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and it may not be altered or amended without the prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at www.state.nj.us/treasury/taxation/lpt/localtax.htm.

FOR OFFICIAL USE ONLY	
Instrument Number _____	County _____
Deed Number _____	Book _____ Page _____
Deed Dated _____	Date Recorded _____

IN WITNESS WHEREOF, Grantor has signed this Deed the day and year first above written.

WITNESS:

GRANTOR:

170 BAY AVENUE, LLC,
a New Jersey limited liability company

Alan R. Meades

By: Martin Heller
Name: Martin Heller
Title: Manager

ACKNOWLEDGMENT

STATE OF NEW JERSEY, COUNTY OF MORRIS SS:

I certify that on MAY 1, 2015, Martin Heller personally came before me, and this person acknowledged under oath, to my satisfaction, that:

(a) this person is the Manager of 170 Bay Avenue, LLC, a New Jersey limited liability company, the limited liability company named in this document; and

(b) this document was signed and delivered by the limited liability company as its voluntary act and was duly authorized by its Members;

(c) made this Deed for \$10.00 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.)

Alan R. Meades
Notary Public

ALAN R. MEADES
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires April 12, 2019

RECORD & RETURN TO:

Riker, Danzig, Scherer, Hyland
& Perretti, LLP
Headquarters Plaza
One Speedwell Avenue
Morristown, New Jersey 07960
Attention: James M. Maggio, Jr., Esq.

COUNTY OF MONMOUTH
 CONSIDERATION 1,150,000.00
 PAY 11,390.00 BY RTF
 DATE 6-15-06 BY nd



059320

Prepared by: Jeffrey Harrold

DEED

This Deed is made as of June 7, 2006

BETWEEN

Bank of America, N.A., a national banking association, successor by merger to Fleet National Bank, successor to Summit Bank, successor to United Jersey Bank Mid State, successor to Peoples National Bank of Monmouth County, chartered pursuant to the banking laws of the United States of America and having its principal office at 525 N. Tryon Street, Charlotte, NC 28255, referred to as the Grantor,

AND

Valley National Bank, a national banking association, having an address of 1455 Valley Road, Wayne, NJ 07470 referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

1. **Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of One Million One Hundred Fifty Thousand and 00/100 (\$1,150,000.00) Dollars.

The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:15-1.1) Lots 1.01 and 3.02 in Block 114 on the current, Official Tax Map of the Borough of Highlands, County of Monmouth, State of New Jersey, being also known as Lots 1.01 and 1.02 in Block 114 in the Tax Records of the Borough of Highlands, County of Monmouth, State of New Jersey, and being the same lots as conveyed by (i) Deed dated December 26, 1973, recorded in Book 3868, Page 170 of the Public Records of Monmouth County, New Jersey and "commonly known and designated as Lot 1 in Block 114 and Lot 1A in Block 115 on the Tax Map of the Borough of Highlands" and (ii) Deed dated April 18, 1979, recorded in Book 4165, Page 512 of the Public Records of Monmouth County, New Jersey and having a Tax Map Reference of "Block 114, Lot No. 2 and part of 3 (easterly 2/3)".

3. **Property.** The Property consists of the land and all the buildings and structures on the land in the Borough of Highlands, County of Monmouth and State of New Jersey. The legal description is set forth on Exhibit A attached hereto and made a part hereof.

The street address of the Property is: 301 Shore Drive, Highlands, New Jersey.

4. **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).

5. **Signatures.** This Deed is signed and attested to by the Grantor's proper corporate officers as of the date at the top of the first page. Its corporate seal is affixed.

6. **Permitted Exceptions.** This conveyance is made and accepted subject to all matters (the "Permitted Exceptions") set forth in Exhibit B, attached hereto and incorporated herein by reference.

SIGNATURE ON FOLLOWING PAGE

M CLATRE FRENCH, CTY CLK
 MONMOUTH COUNTY, N.J.

INSTRUMENT NUMBER

2006090559

RECORDED ON

JUN 15, 2006

11:04:03 AM

BOOK: OR-8571

PAGE: 6210

Total Pages: 6

REALTY TRANSFER \$11,390.00
 FEES

COUNTY RECORDING \$90.00
 FEES

TOTAL \$11,480.00

Exhibit A

Legal Description

All that certain Lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the **Borough of Highlands, County of Monmouth, State of New Jersey:**

BEGINNING at a stake set in an intersection formed by the southwesterly side of Shore Drive and the northwesterly side of Waterwitch Drive and from thence running

- 1. Along the northwesterly sideline of Water Witch Avenue, South 64 degrees 12 minutes 50 seconds West, a distance of 121.49 feet to a point; thence**
- 2. Continuing along the aforesaid Northwesterly sideline of Water Witch Avenue, South 65 degrees 45 minutes 40 seconds West, a distance of 11.20 feet to a point; thence**
- 3. On a curve to the left, having a radius of 25.00 feet and an arc length of 21.06 feet to a point; thence**
- 4. On a curve to the left, having a radius of 45.00 feet and an arc length of 23.15 feet to a point; thence**
- 5. North 15 degrees 16 minutes 00 seconds West, a distance of 60.00 feet to a point; thence**
- 6. North 42 degrees 43 minutes 00 seconds East, a distance 14.04 feet to a point; thence**
- 7. North 47 degrees 17 minutes 00 seconds West, a distance of 322.57 feet to a point; thence**
- 8. North 38 degrees 15 minutes 00 seconds East, a distance of 68.34 feet to a point on the aforesaid Southwesterly sideline of Shore Drive; thence**
- 9. Along the aforesaid Southwesterly sideline of Shore Drive, South 43 degrees 39 minutes 00 seconds East, a distance of 444.04 feet to the point, said point being the point and place of BEGINNING.**

Being known and designated as Lots 1.01 and 3.02 in Block 114 as shown on the Official Tax Map of the Borough of Highlands, Monmouth County, New Jersey.

Being also known as Lots 1.01 and 1.02 on the Tax Records of the Borough of Highlands, Monmouth County, New Jersey.

Exhibit B

PERMITTED EXCEPTIONS

1. The lien of current taxes and assessments not yet due and payable.
2. Special taxes and assessments becoming a lien on or after the date hereof.
3. The state of facts shown on an accurate survey of the property, but only to the extent valid and enforceable.
4. All matters of record, but only to the extent valid and enforceable
5. The Rights of the Borough of Highlands in the area known as Lot known as Lot 3,02, Block 114 as shown on the Tax Map of the Borough of Highlands.

1009520v2

Not Certified Copy



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) Bank of America

525 N. Tryon Street

Current Resident Address:

Street: Charlotte

NC

28255

City, Town, Post Office

State

Zip Code

PROPERTY INFORMATION (Brief Property Description)

Block(s) 114

Lot(s) 1.01 & 1.02

Qualifier

301 Shore Drive

Street Address:

Highlands

NC

City, Town, Post Office

State

Zip Code

100

1,150,000.00

12:00:00 AM

Seller's Percentage of Ownership

Consideration

Closing Date

SELLER ASSURANCES (Check the Appropriate Box)

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.
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.

June 7, 2006
Date

Judy Wilkinson
Signature

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

Date

Signature

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

STATE OF NEW JERSEY

AFFIDAVIT OF CONSIDERATION FOR USE BY BUYER

(Chapter 49, P.L. 1968, as amended through Chapter 19, P.L. 2005)

To be recorded with deed pursuant to Chapter 49, P.L. 1968, as amended by Chapter 308, P.L. 1991 (N.J.S.A. 46:15-5 et seq.)
BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

COUNTY OF Ocean

} ss.

FOR RECORDER'S USE ONLY

Consideration \$ 1,150,000.00
 RTF paid by buyer \$ 11,390
 Date 6-15-06 By NE

(1) **PARTY OR LEGAL REPRESENTATIVE** (See Instructions # 3 and #4 on reverse side)Deponent, Michael J. Ghabrial, being duly sworn according to law upon his/her oath,
(Name)deposes and says that he/she is the Grantee in a deed dated 6/8/2006 transferring
(Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)

real property identified as Block number 114 Lot number 1.01 & 1.02 located at
301 Shore Drive, Highlands, N.J. and annexed thereto.
 (Street Address, Municipality, County)

(2) **CONSIDERATION** \$ 1,150,000.00 (See Instructions #1 and #5 on reverse side)

Entire consideration is in excess of \$1,000,000:

PROPERTY CLASSIFICATION CHECKED BELOW SHOULD BE TAKEN FROM THE OFFICIAL TAX LIST (WHICH IS A PUBLIC RECORD) OF THE MUNICIPALITY WHERE THE PROPERTY IS LOCATED IN THE YEAR THAT THE TRANSFER IS MADE.

(A) When Grantee pays:

- ☐ Class 2 - Residential (4 Families or less) ☐ Class 4C - Residential Cooperative Unit
- ☐ Class 3A - Farm property (Regular) and any other real property transferred to same grantee in conjunction with transfer of Class 3A property.

(B) When Grantee does not have to pay, fill out below:

- ☒ Property class. Circle applicable class(es): 1 4A 4B 4C 15
- ☐ Exempt Organization Pursuant to Federal Internal Revenue Code of 1986

Property classes: 1-Vacant Land, 4A-Commercial, 4B-Industrial, 4C-Apartment (other than residential cooperative unit), 15-Public Property

(3) **FULL EXEMPTION FROM FEE** (See Instruction #6 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through Chapter 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 19, P.L. 2005.

Subscribed and sworn to before me this 8th day of June, 2006

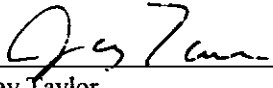
Kathleen Kane
 KATHLEEN T. KANE
 NOTARY PUBLIC OF NEW JERSEY
 MY COMMISSION EXPIRES MAY 30, 2010

Valley National Bank
 Signature of Deponent 1720 Route 23 North Grantee Name 1720 Route 23 No.
Wayne, NJ 07470 Grantee Address at Time of Sale Wayne NJ 07470
Madison Title
 Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY

Instrument Number _____ County _____
 Deed Number _____ Book _____ Page _____
 Deed Dated _____ Date Recorded _____

Witnessed or Attested by:


Jay Taylor
Senior Vice President

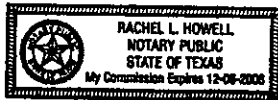
Bank of America, N.A., a national association,
successor in interest to Peoples National Bank of
Monmouth County

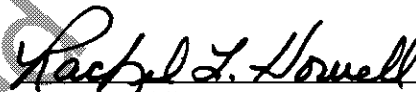

Judy Wilkinson
Assistant Vice President

STATE OF TEXAS
COUNTY OF DALLAS

I CERTIFY that on June 7, 2006, Judy Wilkinson personally came before me and stated to my satisfaction that she:

- (a) was the maker of the attached Deed;
- (b) was authorized to and did execute this Deed as Assistant Vice President of Bank of America, N.A., a national banking association, the entity named in this Deed;
- (c) made this Deed for \$1,150,000.00 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; and
- (d) executed this deed as the act of the entity.




Notary Public

RECORD AND RETURN TO:

Madison Title Agency, LLC
1125 Ocean Avenue
Lakewood, NJ 08701
Attention: Kathleen Kane

Kxk

JUN 08 2006

9

COUNTY OF MONMOUTH
CONSIDERATION 625
RTF 5450
DATE 6-13-06 BY MJ
DEED

Prepared by: [Signature]
JEROME D. PETTI, ESQ.



This Deed is made on June 6, 2006
Between

MUNSON TREE, L.L.C.
A Limited Liability Company of the State of New Jersey

whose post office address is 409 Bay Avenue, Highlands, New Jersey 07732 referred to as the Grantor,

And

OAK PARK GROUP, Limited Liability Company, A Limited Liability Company of the State of New Jersey

whose post office address is about to be 409 Bay Avenue, Highlands, NJ 07732 referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

1. **Transfer of Ownership.** The Grantor grants and conveys (Transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of

SIX HUNDRED TWENTY FIVE THOUSAND & NO/100-- (\$625,000.00)--DOLLARS
The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of **HIGHLANDS**
Block No. **96** Lot No. **3** Qualifier No. Account No.
____ No lot and block or account number is available on the date of this Deed. (Check Box if Applicable.)

3. **Property.** The Property consists of the land and all the buildings and structures on the land in the Borough of Highlands, County of Monmouth, and State of New Jersey. The legal description is:

☒ Please see attached Legal Description annexed hereto and made a part hereof. (Check Box if Applicable.)

BEING the same premises conveyed to the grantor herein by deed from 409 Bay Avenue, LLC, a Limited Liability Company of NJ, dated September 11, 2003, recorded on November 1, 2003, in Book 8294 of Deeds for Monmouth County at Page 2121.

THIS CONVEYANCE IS PURSUANT TO AND IN ACCORDANCE WITH A STIPULATION AND ORDER OF INTERLOCUTORY SALE AND PARTIAL SETTLEMENT ENTERED INTO IN THE UNITED STATES DISTRICT COURT OF THE SOUTHERN DISTRICT OF NEW YORK, UNDER CASE NO: 05 CIV. 9548, A COPY OF WHICH IS ATTACHED HERETO AND MADE A PART HEREOF.

ORIGINAL DOCUMENT POOR QUALITY

Title No. RM-59217

**SCHEDULE A-4
DESCRIPTION**

ALL that certain tract, lot and parcel of land lying and being in the Borough of Highlands, County of Monmouth and State of New Jersey, being more particularly described as follows:

BEING known and designated as Lots 165, 166, 167, 168, and 169 shown on a certain map entitled, "Map of Water Witch Beach, Highlands, NJ," said map being duly filed in the Monmouth County Clerk's Office on April 4, 1929 as Filed Map No. 70-11.

BEGINNING at a point in the southerly side of Bay Avenue being the following two courses from the point of intersection formed by the westerly line of Ocean Avenue (40 feet ROW) and the northerly line of Bay Avenue (50 foot ROW);

- a) North 49 degrees 35 minutes 00 seconds West, 95.00 feet to a point; thence
- b) South 40 degrees 25 minutes 00 seconds West, 50.00 feet to the point and to place of Beginning
- 1) Along the southerly line of Bay Avenue, South 49 degrees 35 minutes 00 seconds East, 149.90 feet to a point; thence
- 2) South 40 degrees 25 minutes 00 seconds West, 47.57 feet to a point; thence
- 3) North 41 degrees 36 minutes 00 seconds West 151.37 feet to a point; thence
- 4) North 40 degrees 25 minutes 00 seconds east, 26.55 feet to a point in the southerly line of Bay Avenue and the point and place of **BEGINNING**.

The above description is drawn in accordance with a survey made by Acre Survey Company, Inc., dated December 4, 2002.

Note For Information Only:

The land referred to in this Commitment is commonly known as Lot(s) 3 Block 96 on the Tax Map, Borough of Highlands, in the County of Monmouth.

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)

MELISSA LONG, Managing Member MUNSON TREE, LLC

Current Resident Address:

Street: 409 BAY AVENUE

City, Town, Post Office

State

Zip Code

HIGHLANDS

NJ

07732

PROPERTY INFORMATION (Brief Property Description)

Block(s)

Lot(s)

Qualifier

96

3

Street Address:

409 BAY AVENUE

City, Town, Post Office

State

Zip Code

HIGHLANDS

NJ

07732

Seller's Percentage of Ownership

Consideration

Closing Date

100%

\$625,000.00

SELLER ASSURANCES (Check the Appropriate Box)

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.
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.

Date

6/7/06

Signature

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

Date

Signature

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

UNITED STATES DISTRICT COURT
SOUTHERN DISTRICT OF NEW YORK

USDC SDNY
DOCUMENT
ELECTRONICALLY FILED
DOC #:
DATE FILED: MAY 15, 06

UNITED STATES OF AMERICA,

- v. -

ALL RIGHT, TITLE AND INTEREST
IN REAL PROPERTY AND
APPURTENANCES LOCATED AT
11 NORTH AVENUE EAST, CRANFORD,
NEW JERSEY, et. al.,

Defendants-in-rem.

STIPULATION AND ORDER
OF INTERLOCUTORY SALE
AND PARTIAL SETTLEMENT

Case No. 05 Civ. 9548

WHEREAS, the United States of America ("Plaintiff"), by and through its counsel, Michael Garcia, United States Attorney for the Southern District of New York, of counsel Christina Paglia Bischoff, Assistant United States Attorney, filed the above-captioned action on or about November 14, 2005, seeking the forfeiture of the property known as 409 Bay Avenue, Highlands, New Jersey (the "Defendant Property"), on the grounds that, inter alia, the Defendant Property was the proceeds of, and used to facilitate, narcotics trafficking, in violation of Title 21, United States Code, Section 881;

WHEREAS, on or about November 17, 2005, the United States of America served notice upon all persons and entities believed to have an interest in the Defendant Property by personal service and certified mail, return receipt requested;

WHEREAS, the following persons and/or entities filed claims to the Defendant Property:

a) On or about December 9, 2005, Melissa Long, as Claimant, filed a Verified Statement of Interest and Right, claiming an interest in the Defendant Property as a 60% Member of

Munson Tree, LLC, owner of the defendant 409 Bay Avenue, Highlands , New Jersey;

WHEREAS, no other person or entity has filed a claim to the Defendant Property; however, it is acknowledged that Antonio Fernandes has a 40% interest in Munson Tree, LLC,

WHEREAS, the United States and the undersigned Claimant agree that the Defendant Property should be sold to preserve its value pending a final adjudication on the merits, and whereas the interlocutory sale shall compromise and settle the Claimant's claim;

NOW THEREFORE, IT IS HEREBY STIPULATED AND AGREED that plaintiff, United States of America, by and through its attorney, Michael Garcia, United States Attorney for the Southern District of New York, and Christina Paglia Bischoff, Assistant United States Attorney, and the above-described Claimant, by their undersigned authorized representatives, consent to the following:

1. The legal description of the Defendant Property is: 409 Bay Avenue, Highlands, New Jersey, more particularly described in the deed dated September 11, 2003, found in Book DR-8294, Page 2121. attached hereto as Exhibit A. The title to the Defendant Property is in the name of Munson Tree, LLC.

2. The Claimant represents that, prior to receiving notice of this action, she had entered into a contract with a prospective non-party buyer who has offered to purchase the Defendant Property for a cash price of \$ 800,000.00.

3. The net proceeds from the sale of the Defendant Property will include all moneys realized from the sale of the Defendant Property, except for the following:

- a. Real estate commissions, if any;
- b. The amount due to any mortgagee, as more particularly described below;
- c. Any other real estate or property taxes which are due and owing;
- d. Insurance costs, if any;

- e. Escrow fees;
- f. Non-escrowed down payments;
- g. Document recording fees not paid by the buyer;
- h. Title fees;
- i. County transfer fees;
- j. Claimant's reasonable real estate attorney fees, if any, with respect to the sale of the Defendant Property; and
- k. Unpaid vendors, as per annexed Exhibit "B."

4. Plaintiff and Claimant hereby agree to substitute the net proceeds realized from the sale of the Defendant Property as a "substitute res" for the Defendant Property in this action. The cumulative net proceeds shall be remitted to the custody and control of JESS M. BERKOWITZ, ESQ., as escrow agent, as a substitute res in this case, and held pending further order of the Court.

5. Claimant agrees that she will retain custody, control, and responsibility for the Defendant Property until the interlocutory sale has been completed.

6. Claimant represents that Claimant has the sole authority to enter into this Stipulation regarding the Defendant Property, and agrees to hold harmless the United States from any other claims filed in this action by third parties alleging an interest in the Defendant Property.

7. Claimant agrees that she will assume responsibility for the payment of any lien recorded by Jerome Petit with respect to the Defendant Property, which shall not be paid from the proceeds of the interlocutory sale.

8. The parties agree that, upon the interlocutory sale, the Mortgagee will be paid all unpaid principal and interest due through the date of the closing, pursuant to the promissory note and mortgage note dated September 11, 2003 (documents attached hereto as Exhibit B), recorded on November 1, 2003, in the official records of County of Monmouth, State of New Jersey.


9. Each party agrees to bear its own costs and attorneys' fees.

10. The signature pages of this stipulation may be executed in one or more counterparts, each of which will be deemed an original but all of which together will constitute one and the same instrument.

11. Counsel below acknowledge that they are authorized to execute this stipulation on behalf of their clients.

Dated: New York, New York
March _____, 2006

MICHAEL GARCIA
United States Attorney for the
Southern District of New York

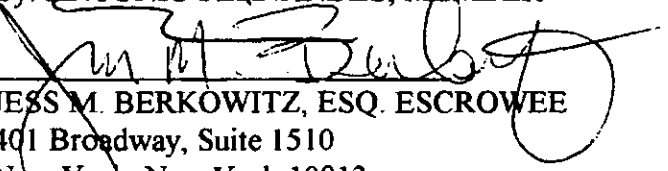
By: 
CHRISTINA PAGLIA BISCHOFF (CP-2371)
Assistant United States Attorney
One St. Andrew's Plaza
New York, New York 10007
(212) 637-1204

MUNSON TREE, LLC

By: 
MELISSA LONG, CLAIMANT-MEMBER

MUNSON TREE, LLC

By: 
ANTONIO FERNANDES, MEMBER


JESS M. BERKOWITZ, ESQ. ESCROWEE
401 Broadway, Suite 1510
New York, New York 10013
(212) 431-4453

ORDER

Having reviewed the foregoing Stipulation and good cause appearing,
IT IS HEREBY ORDERED, ADJUDGED, AND DECREED that:

The Stipulation is So Ordered.

RM3

HONORABLE RICHARD M. BERMAN
UNITED STATES DISTRICT JUDGE
SOUTHERN DISTRICT OF NEW YORK

5/15/06

Not Certified Copy

The street address of the Property is: **409 Bay Avenue, Highlands, New Jersey 07732**

4. **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).

5. **Signatures.** The Grantor signs this Deed as the date at the top of the first page. (Print name below each signature.)

MUNSON TREE, LLC, A NJ Limited Liability Co.

Witnessed By:

By:

MELISSA LONG, Managing Member

(Seal)

(Seal)

JEROME D. PETTI

An Attorney at Law of New Jersey

STATE OF NEW JERSEY, COUNTY OF UNION

SS.:

I CERTIFY that on June 6, 2006

MELISSA LONG, Managing Member

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

- (a) was the maker of the attached instrument;
- (b) was authorized to and did execute this instrument as managing member of **MUNSON TREE, LLC**, the entity named in this instrument; and,
- (c) executed this instrument as the act of the entity named in this instrument.
- (d) made this Deed for **\$ 625,000.00** 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.)

JEROME D. PETTI

An Attorney at Law of New Jersey

RECORD & RETURN TO:

RR

STEPHANIE KUBIS BENEDETTO, ESQ.

**130 Maple Avenue, Suite D
Red Bank, New Jersey 07701**

(712) RBT