



Monmouth County Document Summary Sheet



MONMOUTH COUNTY CLERK PO BOX 1251 MARKET YARD FREEHOLD NJ 07728	Return Name and Address Pure Title LLC 27 Primrose Lane Colts Neck, NJ 07722
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Official Use Only

CHRISTINE GIORDANO HANLON
 COUNTY CLERK
 MONMOUTH COUNTY, NJ

INSTRUMENT NUMBER
 2019124510
RECORDED ON
 Dec 30, 2019
 9:10:09 AM
BOOK:OR-9387
PAGE:8525
 Total Pages: 6

REALTY TRANSFER FEES \$400.00
 COUNTY RECORDING FEES \$90.00
 TOTAL PAID \$490.00

Submitting Company	Pure Title LLC
Document Type	DEED
Document Date (mm/dd/yyyy)	12/20/2019
No. of Pages of the Original Signed Document (Including the cover sheet)	4
Consideration Amount (If applicable)	\$100,000.00

DEC 23 2019 *LK* 400⁰⁰ - 6

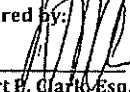


501XMJ

First Party <i>(Grantor or Mortgagor or Assignor)</i> <i>(Enter up to five names)</i>	Name(s) <i>(Last Name First Name Middle Initial Suffix)</i> <i>(or Company Name as written)</i>	Address (Optional)			
	Fahy Patrick Fahy Justin				
Second Party <i>(Grantee or Mortgagee or Assignee)</i> <i>(Enter up to five names)</i>	Name(s) <i>(Last Name First Name Middle Initial Suffix)</i> <i>(or Company Name as written)</i>	Address (Optional)			
	Carlos Riano Duniga Juan				
Parcel Information <i>(Enter up to three entries)</i>	Municipality	Block	Lot	Qualifier	Property Address
	Neptune	402	8		1322 10th Ave
Reference Information <i>(Enter up to three entries)</i>	Book Type	Book	Beginning Page	Instrument No.	Recorded/File Date

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

Record & Return to:
Claudio Stanzioja, Esq.
1090 Broadway, Suite 102
West Long Branch, NJ 07746

Prepared by:

Robert P. Clark, Esq.

DEED

This Deed is made on December 19 2019

Between Patrick Fahy and Justin Fahy, whose address is 130 Robin Road, Neptune, New Jersey, referred to as the Grantor,

And

Juan Carlos Riano Duniga, whose post office address is 58 Stainer Avenue, Neptune City New Jersey, 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 (called the "Property") described below to the Grantee. This transfer is made for the sum of **One Hundred Thousand Dollars (\$100,000.00)**. The Grantor acknowledges receipt of this money.

Tax Map Reference. Municipality of Neptune Township, Block No. 402, Lot No. 8, Qualifier No. Account No.

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 located at 1322 10th Avenue, in the Municipality of Neptune Township, County of Monmouth and the State of New Jersey.

BEING the same premises conveyed to Patrick Fahy and Justin Fahy by Deed from Kevin Price, married, dated October 10, 2019, recorded October 21, 2019 in the Monmouth County Clerk's/Register's Office in Deed Book OR-9374, Page 9196.

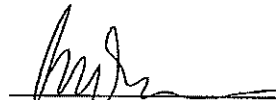
Please see attached Legal Description annexed hereto and made a part hereof.

Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promised is called to "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promised 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.

Attested by:


Patrick Fahy


Justin Fahy

State of New Jersey
County of Monmouth

I Certify that on December 19, 2019, Patrick Fahy and Justin Fahy, personally came before me and stated 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: **\$100,000.00**
- (d) 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.)

Signed and sworn to before me on December 19, 2019


Robert P. Clark, Attorney at Law
State of New Jersey

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

File Number: PURE-1277

SCHEDULE C
LEGAL DESCRIPTION
REVISED

Description of Property Situated in
Township of Neptune
County of Monmouth, New Jersey
Tax Lot 8 Block 402

BEGINNING at a point on the southwesterly sideline of 10th Avenue (66' ROW), said point being distant 392.74 feet from the intersection of said sideline of 10th Avenue and the south easterly sideline of New Jersey State Highway 35 (variable width ROW), and running, thence;

- 1) Along said sideline of 10th Avenue, South 70 degrees 44 minutes 20 seconds East 50.00 feet to a point, thence;
- 2) Leaving said sideline of 10th Avenue, South 15 degrees 01 minutes 20 seconds West 191.32 feet to a point, thence;
- 3) North 66 degrees 30 minutes 00 seconds West 50.54 feet to a point, thence;
- 4) North 15 degrees 01 minutes 20 seconds East 187.56 feet to the point and place of BEGINNING.

This description is drawn in accordance with a survey performed by Lakeland Surveying, Inc. dated 11/15/2019.

NOTE: Being Lot(s) Lot: 8, Block: 402; Tax Map of the Township of Neptune, County of Monmouth, State of New Jersey

NOTE: Lot and Block shown for informational purposes only.



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
 (9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)
 Justin Fahy
 Current Street Address
 3006 West Bangs Avenue
 City, Town, Post Office Box
 Neptune State Zip Code
 NJ 07753

PROPERTY INFORMATION

Block(s) Lot(s) Qualifier
 402 8
 Street Address
 1322 10th Avenue
 City, Town, Post Office Box
 Neptune State Zip Code
 NJ 07753

Seller's Percentage of Ownership	Total Consideration	Owner's Share of Consideration	Closing Date
80%	\$100,000.00	\$80,000.00	12/20/19

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 current gross income tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. Seller is not an individual, estate, or trust and is not required to make an estimated gross income tax payment.
6. The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated income tax payment.
7. The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale and report the recognized gain.
8. Seller did not receive non-like kind property.
9. The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
10. The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
11. The deed is dated prior to August 1, 2004, and was not previously recorded.
12. The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
13. The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
14. The property transferred is a cemetery plot.
15. The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.

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.

12/19/19
 Date

[Signature]
 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
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
 (9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

Patrick Fahy

Current Street Address

130 Robin Road

City, Town, Post Office Box

Neptune

State

NJ

Zip Code

07753

PROPERTY INFORMATION

Block(s)

402

Lot(s)

8

Qualifier

Street Address

1322 10th Avenue

City, Town, Post Office Box

Neptune

State

NJ

Zip Code

07753

Seller's Percentage of Ownership

20%

Total Consideration

\$100,000.00

Owner's Share of Consideration

\$20,000.00

Closing Date

12/20/19

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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, 1033, 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.
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12/19/19

Date

Patrick Fahy

Signature

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

Date

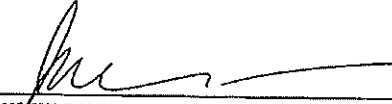
Signature

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

8. Child Support

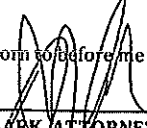
- There are no outstanding child support orders or judgments against this deponent.
 There is a child support order outstanding, Docket no. <USER_FIELD> against this deponent. All payments, however, are current as of this date.

9. Reliance. We make this affidavit in order to induce the Buyer(s) to accept our deed. We are aware that the Buyer(s) and their Mortgage lender rely on our truthfulness and the statements made in this Affidavit.



JUSTIN FAHY

Signed and sworn to before me on December 19, 2019



ROBERT P. CLARK, ATTORNEY AT LAW
OF THE STATE OF NEW JERSEY

Not Certified Copy