

Prepared by:

  
Christopher L. Beekman, Esq.

## ASSIGNMENT OF LEASE

KNOW ALL MEN BY THESE PRESENTS, THAT WE, **Victorian Way Realty, LLC**, a New Jersey Limited Liability Company, presently residing at **5 Broadway, Ocean Grove, NJ 07756**, in consideration of the sum of **Six Hundred Twenty Thousand** (\$620,000.00) and 00/100 DOLLARS lawful money of the United States, to them, duly paid by

**Steven J. Miller and Mildred Viqueira**, husband and wife who is about to reside at **51 Beach Avenue, Ocean Grove, NJ 07756**, the receipt whereof is hereby acknowledged, have sold, assigned, transferred and set over, and by these presents, do sell, assign, transfer and set over unto

**Steven J. Miller and Mildred Viqueira**, husband and wife their heirs, executors, administrators and assigns, a certain Indenture of Lease bearing date the 1<sup>st</sup> day of August, 1872; 15<sup>th</sup> day of November, 1870 and 24<sup>th</sup> day of August, 1871, respectively, made by "**The Ocean Grove Camp Meeting Association of the Methodist Episcopal Church**", along with Leases dated August 1, 1872 and August 24, 1891 insofar as the same affects a part of all that certain plot, piece or parcel of ground, known and designated as Lots numbered Five Hundred Eighty Two; Five Hundred Eighty Three \* Five hundred Eighty Five; and Five Hundred Eight Four, respectively (No.'s 582, 583, 585, 584), on the Map of Lots of Camp Ground of the said Camp Meeting Association, situate in Neptune Township, in the County of Monmouth and State of New Jersey, with all and singular the premises therein mentioned and described, and the buildings thereon, together with the appurtenances.


An Assignment of Lease perfecting a subdivision as granted by the Township of Neptune in Resolution No.'s 01/1601/19 passed by the Zoning Board of Adjustment of the Township of Neptune, adopted March 21, 2001 and memorialized on April 18, 2002, as it specifically pertains to the New Lot 582.

BEING NOW KNOWN AS Lot **10**, in Block **210**, on the Official Tax Map of the Township of Neptune, and commonly known as 51 Beach Avenue, Ocean Grove, NJ 07756, and more particularly described in the attached Schedule "A".

To Have and to Hold the same unto the said Steven J. Miller and Mildred Viqueira, husband and wife their heirs, executors, administrators and assigns, from the *22* day of *January*, in the year *Two Thousand-Twenty One (2021)*, for and during all the rest, residue and remainder of the term of Ninety-Nine Years, renewable for a like term of years forever, as mentioned in the said Indenture of Lease. Subject, nevertheless, to the rent, covenants, conditions, provisions and regulations therein also mentioned.

AND WE do hereby covenant and agree with the said **Steven J. Miller and Mildred Viqueira**, husband and wife, that the said assigned premises now are free and clear of and from all former and other gifts, grants, bargains, sales, leases, judgments, executions, back rents, taxes, assessments, and incumbrances whatsoever.

BEING the same premises demised and let to Victorian Way Realty, LLC by Assignment of Lease from Victorian Way Realty, LLC, dated September 24, 2001 and recorded September 27, 2001 in the Clerk's Office of the County of Monmouth, in Deed Book 8053, Page 3576; and by Deed

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| <br>CHICAGO TITLE INSURANCE COMPANY | <b>ALTA Commitment for Title Insurance</b>                         |
|  | ISSUED BY<br>Chicago Title Insurance Company                       |
| <b>Schedule A (Continued)</b>  | <b>This Commitment expires 180 days after the Commitment Date.</b> |

File No.: TRT2024716

Commitment No.: TRT2024716

EXHIBIT A

The land referred to in this Commitment is described as follows:

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

**BEGINNING** at an intersection of the northerly line of Heck Avenue with the westerly line of Beach Avenue; thence

- (1) North 67 degrees 23 minutes 20 seconds West along the northerly line of Heck Avenue, 60.50 feet to a point; thence
- (2) North 25 degrees 52 minutes East along the easterly line of Lot 580 in Block 20 as shown on the Municipal Tax Map, 37.90 feet to a point; thence
- (3) South 64 degrees 08 minutes East along the southerly line of Lot 583 in Block 20, 60.46 feet to a point in the westerly line of Beach Avenue; thence
- (4) South 25 degrees 52 minutes West along the westerly line of Beach Avenue, 34.46 feet to the point and place of **BEGINNING**.

**BEING KNOWN AND DESIGNATED** as Lot 582 in Block 20 on the south side of Main Avenue and north side of Heck Avenue on the Map of Lots of Camp Ground of the Camp Meeting Association situate in Neptune Township, in the County of Monmouth, and the State of New Jersey, with all and singular the premises there mentioned and described, and the buildings thereon, together with the appurtenances.

**FOR INFORMATIONAL PURPOSES ONLY:**

**BEING** also known as Lot 10 in Block 210 as shown on the Township of Neptune Tax Maps; and

**BEING** more commonly known as 51 Beach Avenue, Ocean Grove, New Jersey

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by CHICAGO 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.*

**ALTA Commitment for Title Insurance Adopted 08-01-2016 Technical Corrections 04-02-2018**

NJRB 3-09  
Last Revised 9/1/19

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

State of New Jersey  
Seller's Residency Certification/Exemption

**Seller's Information**

Name(s)  
Victorian Way Realty, LLC

Current Street Address  
5 Broadway

City, Town, Post Office  
Ocean Grove

State  
NJ

ZIP Code  
07756

**Property Information**

Block(s)  
210

Lot(s)  
10

Qualifier

Street Address  
51 Beach Avenue

City, Town, Post Office  
Ocean Grove

State  
NJ

ZIP Code  
07756

Seller's Percentage of Ownership  
~~XXX~~ 100%

Total Consideration  
\$620,000.00

Owner's Share of Consideration  
\$620,000.00

Closing Date  
1/22/21

**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.
8.  Seller did not receive non-like kind property.
9.  The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
10.  The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
11.  The deed is dated prior to August 1, 2004, and was not previously recorded.
12.  The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
13.  The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
14.  The property transferred is a cemetery plot.
15.  The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.
16.  The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
17.  The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

**Seller's Declaration**

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box  I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

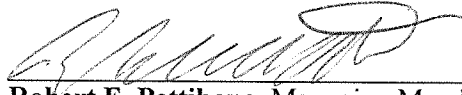
Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

from Robert E. Pettibone dated August 28, 1998 and recorded on the Monmouth County Clerk's Office on June 18, 1999 in Deed Book 5832 Page 889.

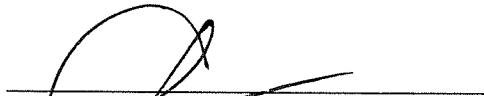
NOTE: Being part of the same premises assigned to John G. Cooper by a certain Indenture of Lease dated August 1, 1872 made by the Ocean Grove Camp Meeting Association of the Methodist Episcopal Church, and recorded on October 15, 1875 in Book 270 Page 485; and part of the same premises assigned to William Gibson by a certain Indenture of lease dated August 24, 1871 made by the Ocean Grove Camp Meeting Association of the Methodist Episcopal Church, and recorded on August 2, 1880 in Book 327 Page 447.

In witness whereof, we have hereunto set our hands and seals this 5 day of January, *Two Thousand-Twenty One (2021)*.




**Robert E. Pettibone**, Managing Member,  
Victorian Way Realty, LLC

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

  
**Christopher L. Beckman**  
Attorney at Law State of New Jersey

STATE OF NEW JERSEY :  
:SS.  
MONMOUTH COUNTY :

BE IT KNOWN that on the 5 day of January, in the year of our Lord, Two Thousand-Twenty One (2021), before me, the subscriber, personally appeared Robert E. Pettibone, who is, I am satisfied, the Managing Member of the **Victorian Way Realty, LLC**, who are, I am satisfied, the Grantors mentioned in the foregoing Deed of Assignment, and the contents thereof, being by me first made known unto them, they did thereupon acknowledge that they Signed, Sealed and Delivered the same as their act and deed, for the uses and purposes therein expressed, and that the full and actual consideration paid for the transfer of title to realty evidenced by the within Deed as such consideration is defined in P.L. 1968 C.49, Sec. 1(b) is **\$620,000.00**.

  
**Christopher L. Beckman**  
Attorney-at-Law of New Jersey

**Record & Return to:**  
Two Rivers Title Company, LLC, 26 Ayers Lane, Little Silver, NJ 07739