

### Monmouth County Document Summary Sheet

**MONMOUTH COUNTY CLERK**  
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INSTRUMENT NUMBER  
**2020039925**  
 RECORDED ON  
**Apr 17, 2020**  
**2:56:41 PM**  
**BOOK:OR-9407**  
**PAGE:9240**  
 Total Pages: 5

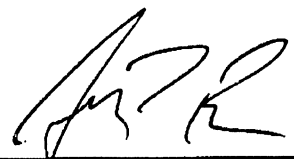
REALTY TRANSFER \$5,068.40  
 FEES  
 COUNTY RECORDING \$80.00  
 FEES  
 TOTAL PAID \$5,148.40

<b>Submitting Company</b>	Counsellors Title Agency, Inc., 504 Hooper Avenue, Toms River, NJ 08753
<b>Document Type</b>	DEED
<b>Document Date (mm/dd/yyyy)</b>	3/31/2020
<b>No. of Pages of the Original Signed Document (Including the cover sheet)</b>	5
<b>Consideration Amount (If applicable)</b>	589,000.00
APR 13 2020 LK 5068 40 5	

<b>First Party</b> <i>(Grantor or Mortgagor or Assignor)</i> <i>(Enter up to five names)</i>	<b>Name(s)</b> <i>(Last Name First Name Middle Initial Suffix)</i> <i>(or Company Name as written)</i>		<b>Address (Optional)</b>		
	SILVA, RICHARD A.				
<b>Second Party</b> <i>(Grantee or Mortgagee or Assignee)</i> <i>(Enter up to five names)</i>	<b>Name(s)</b> <i>(Last Name First Name Middle Initial Suffix)</i> <i>(or Company Name as written)</i>		<b>Address (Optional)</b>		
	GRECO, ROBERT GRECO, KRISTEN				
<b>Parcel Information</b> <i>(Enter up to three entries)</i>	<b>Municipality</b>	<b>Block</b>	<b>Lot</b>	<b>Qualifier</b>	<b>Property Address</b>
	Township of Neptune	5408	8.02		28 Tremont Drive Neptune, NJ 07753
<b>Reference Information</b> <i>(Enter up to three entries)</i>	<b>Book Type</b>	<b>Book</b>	<b>Beginning Page</b>	<b>Instrument No.</b>	<b>Recorded/File Date</b>

Not Certified Copy

1062



PREPARED BY: JEFFREY P. BEEKMAN, ESQ.

## DEED

This Deed is made on March 31, 2020

**BETWEEN:**

**Richard A. Silva**, unmarried,  
whose post office address is: **28 Tremont Drive, Neptune, NJ 07753**,

*hereinafter referred to as the Grantor,*

**AND**

**Robert Greco and Kristen Greco**, husband and wife,  
whose post office address is about to be : **28 Tremont Drive, Neptune, NJ 07753**,

*hereinafter 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 **Five Hundred Eighty Nine Thousand and 00/100 Dollars (\$589,000.00)**.
- 2. Tax Map Reference.** (N.J.S.A. 46:25-1.1) Municipality of **Township of Neptune**, Block No. **5408**, Lot No. **8.02**, as set forth herein.
- 3. Property.** The Property consists of the land and all the buildings and structures on the land in the **Township of Neptune, County of Monmouth, and State of New Jersey**. The legal description is as follows:

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

This conveyance is made subject to all other easements and restrictions of record, and the zoning ordinances of the municipality and/or county in which the property is situated.

BEING the same premises conveyed to: **Richard A. Silva** by Deed from **Richard A. Silva and Moira Silva**, husband and wife, dated **December 7, 2018**, recorded **December 21, 2018**, in the Clerk's Office of the County of **Monmouth, New Jersey**, in Deed Book **9328**, Page **511**.

Previously  
**Richard A. Silva and Moira Silva** by Subdivision Deed from **Richard A. Silva and Moira Silva**, dated **April 7, 2005**, recorded **May 2, 2005**, in the Clerk's Office of the County of **Monmouth, New Jersey**, in Deed Book **8457**, Page **937**.

Previously  
**Richard A. Silva and Moira Silva**, his wife by Deed of Consolidation from **Richard A. Silva and Moira**

**Schedule A  
(Description)**

**COMMITMENT**

File No.: CTA-20-33934

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

Beginning at a point in the Southeasterly line of Tremont Drive (50 foot wide ROW) said point being distant 75.20 feet southwestwardly from the point of intersection with the Southwesterly line of Clinton Place (50 feet in width), and running; thence

1. South 47 degrees 11 minutes 30 seconds East, a distance of 100.00 feet to a point; thence
2. South 42 degrees 48 minutes 30 seconds West, a distance of 100.00 feet to a point; thence
3. North 47 degrees 11 minutes 30 seconds West, a distance of 100.00 feet to a point in the Southeasterly line of Tremont Drive; thence
4. North 42 degrees 48 minutes 30 seconds East along the Southeasterly line of Tremont Drive, a distance of 100.00 feet to the point and place of Beginning.

The above description is drawn in accordance with a survey made by Charles Surmonte, P.E. & P.L.S. dated March 25, 2020.

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot 8.02 in Block 5408 on the Township of Neptune Tax Map.

(AMENDED)

Counsellors Title Agency, Inc  
504 Hooper Avenue  
Toms River, New Jersey 08753  
Phone: (732) 914-1400 Fax: (732) 914-8898

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

State of New Jersey  
Seller's Residency Certification/Exemption

**Seller's Information**

Name(s)  
Richard A. Silva, not married  
Current Street Address  
440 Lakewood Road  
City, Town, Post Office  
Neptune  
State  
NJ  
ZIP Code  
07753

**Property Information**

Block(s)  
5408  
Lot(s)  
8.02  
Qualifier  
Street Address  
28 Tremont Drive  
City, Town, Post Office  
Neptune  
State  
NJ  
ZIP Code  
07753

Seller's Percentage of Ownership  
100%  
Total Consideration  
589,000.00  
Owner's Share of Consideration  
589,000.00  
Closing Date  
3/31/2020

**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.

3/29/20  
Date

*[Signature]*  
Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Silva, his wife, dated April 7, 2005, recorded May 2, 2005, in the Clerk's Office of the County of Monmouth, New Jersey, in Deed Book 8457, Page 924.

Previously

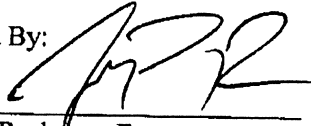
Richard A. Silva and Moira Silva, his wife by Deed from Kevin G. Callahan and Patricia M. Callahan, his wife, dated June 20, 2000, recorded June 21, 2000, in the Clerk's Office of the County of Monmouth, New Jersey, in Deed Book 5946 Page 838.

**The Street Address of the Property is:** 28 Tremont Drive, Neptune, NJ 07753

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.

Witnessed By:

  
\_\_\_\_\_  
Jeffrey P. Beekman, Esq.

  
\_\_\_\_\_  
RICHARD A. SILVA

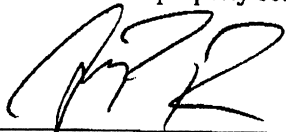
STATE OF NEW JERSEY, COUNTY OF MONMOUTH

I CERTIFY that on March 29, 2020

Richard A. Silva

personally came before me and stated to my satisfaction that each person:

- (a) was the maker of this Deed;
- (b) executed this Deed as his or her own act; and
- (c) made this Deed for **Five Hundred and Eighty Nine Thousand and 00/100 Dollars (\$589,000.00)** as the full and actual consideration paid or to be paid for the transfer of title of the property set forth herein. (Such consideration is defined in N.J.S.A. 46:15-5.)

  
\_\_\_\_\_  
JEFFREY P. BEEKMAN, ESQ.  
ATTORNEY AT LAW OF NEW JERSEY

**RECORD & RETURN TO:**

Daniel Jude Maxwell, Esq.  
2640 Highway 70, Bldg, 9A  
Manasquan, New Jersey 08736