



# Monmouth County Document Summary Sheet



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### Official Use Only

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 MONMOUTH COUNTY, NJ

INSTRUMENT NUMBER  
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COUNTY RECORDING \$120.00  
 FEES  
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Submitting Company	The Beekman Law Firm, LLC	
Document Type	CORRECTIVE DEED	
Document Date (mm/dd/yyyy)	03/07/2019	
Total Number of Pages (Including the cover sheet)	8	
Consideration Amount (If applicable)	\$1.00	

MAR 27 2019	Official Use Only	8
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	Name(s) (Last Name, First Name or Company Name)	Address (Optional)
First Party	Mucchiello, Frank & Marguerite, H/W	103 Johnson Ave., Bloomfield, NJ 07003
Second Party	Mucchiello, Frank & Marguerite, H/W	103 Johnson Ave., Bloomfield, NJ 07003

### The Following Section is Required for DEEDS Only

	Municipality	Block	Lot	Qualifier	Property Address
Parcel Information	Neptune Township <input checked="" type="checkbox"/>	617 f/k/a 227	39 f/k/a 1		1824 Columbus Avenue

### Recording Reference to Original Document (if applicable)

	Book	Beginning Page	Instrument No.
Reference Information (Marginal Notation)	✓ 8606	6876	2006164768



PREPARED BY: JEFFREY P. BEEKMAN, ESQ.

## CORRECTIVE DEED

This Deed is made on MARCH 1, 2019

### BETWEEN:

**FRANK MUCCHIELLO AND MARGUERITE MUCCHIELLO, HUSBAND AND WIFE, as joint tenants with rights of survivorship**  
whose post office address is: **103 Johnson Avenue, Bloomfield, New Jersey 07003,**  
*hereinafter referred to as the Grantor,*

AND

**FRANK MUCCHIELLO AND MARGUERITE MUCCHIELLO, HUSBAND AND WIFE, as joint tenants with rights of survivorship**  
whose post office address is: **103 Johnson Avenue, Bloomfield, New Jersey 07003,**  
*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 **One and 00/100 Dollars (\$1.00).**
2. **Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of **Township of Neptune,** Block No. **617 (f/k/a 227),** Lot No. **39 (f/k/a 1),** 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:

(x) 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 a portion of the same premises conveyed to Frank Mucchiello and Marguerite Mucchiello, Husband and Wife, as joint tenants with rights of survivorship, by Deed dated October 24, 2006, recorded November 8, 2006, in the Monmouth County Clerk's/Register's Office in OR Book 8606, Page 6876, and further, by Deed to the Grantor's predecessor in Title, Fran-Mar-Builders, Inc., a Corporation organized under the laws of the State of New Jersey, dated November 4, 1985, and recorded on December 23, 1985 in the Monmouth County Clerk's office in Deed Book 4620, Page 35, having been conveyed from Anne Marcanthony, individually and as Executrix of the estate of Thomas Marcanthony.

THIS CORRECTIVE DEED IS BEING RECORDED TO REFLECT THE PROPER NAMES AND BOUNDARY LEGAL DESCRIPTION HEREIN CONTAINED.

Not Certified Copy

**Metes & Bounds Description**  
**For**  
**LOT 39 BLOCK 617**  
**Township of Neptune, County of Monmouth, State of New Jersey**

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


**BEGINNING** at a point in the Easterly right of way line of New Jersey State Highway Route No. 35, right of way width 60' (Tax Map), said point being located at its intersection with the Southerly right of way line of Columbus Avenue, right of way width 40' (Tax Map), proceeding thence;

1. South 77 degrees 20 minutes 00 seconds East, a distance of 479.38 feet to a point thence;
2. South 20 degrees 02 minutes 00 seconds East, a distance of 93.88 feet to a point thence;
3. South 11 degrees 52 minutes 00 seconds West, a distance of 21.07 feet to a point thence;
4. South 77 degrees 20 minutes 00 seconds East, a distance of 25.00 feet to a point thence;
5. South 11 degrees 52 minutes 00 seconds West, a distance of 100.00 feet to a point thence;
6. North 77 degrees 20 minutes 00 seconds West, a distance of 25.00 feet to a point thence;
7. South 11 degrees 52 minutes 00 seconds West, a distance of 20.00 feet to a point thence;
8. North 77 degrees 20 minutes 00 seconds West, a distance of 227.26 feet to a point thence;
9. North 12 degrees 40 minutes 00 seconds East, a distance of 20.00 feet to a point thence;
10. North 14 degrees 59 minutes 00 seconds West, a distance of 150.00 feet to a point thence;
11. North 77 degrees 20 minutes 00 seconds West, a distance of 200.00 feet to a point thence;
12. North 14 degrees 59 minutes 00 seconds West, a distance of 75.85 feet to the point and place of beginning.

Subject to operative easements and restrictions of record, if any.

The above description is in accordance with a survey plan prepared by Landmark Surveying & Engineering, Avon-by-the-Sea, New Jersey, Job No. 17040, dated 05/26/2018, revised 02/05/2019.

Being intended to describe all or a part of Lot 39 Block 617 on the official tax map of the Township of Neptune, containing 74,133.55 s.f./1.70 acres.

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Zenon T. Grybowski, N.J. L.S. # 23918  
Landmark Surveying & Engineering, Inc.  
February 5, 2019  
File # 17040BARGAIN&SALEmb

**Metes & Bounds Description  
For Quitclaim deed  
Township of Neptune, County of Monmouth, State of New Jersey**

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

**BEGINNING** at a point in the Southerly right of way line of Columbus Avenue, right of way width 40' (Tax Map), said point being distant 479.38 feet easterly from the intersection with the Easterly right of way line of New Jersey State Highway Route No. 35, right of way width 60' (Tax Map), proceeding thence;

1. South 20 degrees 02 minutes 00 seconds East, a distance of 93.88 feet to a point thence;
2. South 11 degrees 52 minutes 00 seconds West, a distance of 21.07 feet to a point thence;
3. South 77 degrees 20 minutes 00 seconds East, a distance of 25.00 feet to a point thence;
4. North 11 degrees 52 minutes 00 seconds East, a distance of 100.08 feet to a point thence;
5. North 77 degrees 20 minutes 00 seconds West, a distance of 74.62 feet to the point and place of beginning.

Subject to operative easements and restrictions of record, if any.

The above description is in accordance with a survey plan prepared by Landmark Surveying & Engineering, Avon-by-the-Sea, New Jersey, Job No. 17040, dated 05/26/2018, revised 02/05/2019.

Being intended to describe a parcel of land located at the northeasterly corner of Lot 39 Block 617 on the official tax map of the Township of Neptune, containing 4,461.53 s.f./0.104 acres.



**Zenon T. Grybowski, N.J. L.S. # 23918**  
Landmark Surveying & Engineering, Inc.  
February 5, 2019  
File # 17040QUITCLAIMmb

Not Certified Copy



**WAIVER OF SELLER'S FILING REQUIREMENT OF  
GIT/REP FORMS AND PAYMENT FOR CORRECTED DEED  
WITH NO CONSIDERATION**

(C.55, P.L. 2004)

(Please Print or Type)

**OWNER(S) INFORMATION**

Name(s)

Frank Muccello and Marguerite Muccello, Husband and Wife

Current Resident Address:

103 Johnson Avenue

City, Town, Post Office

State

Zip Code

Bloomfield

NJ

07003

**PROPERTY INFORMATION (Brief Property Description)**

Block(s)

Lot(s)

Qualifier

617 (f/k/a 227)

39 (f/k/a 1)

Street Address:

1824 Columbus Avenue

City, Town, Post Office

State

Zip Code

Neptune

NJ

07753

**OWNER(S) DECLARATION**

The undersigned is (are) the title owner(s) of the real property identified under the "Property Information" section above. By presenting this declaration fully completed and signed by me (us), I (we) represent that the deed to which this form is attached is for corrective or confirmatory purposes only. In other words, the deed needs to be recorded or re-recorded solely due to a typographical, clerical, property description or other scrivener error or omission and there is no consideration for the corrective or confirmatory deed. The county recording officer will accept this form for recording along with such deed. The recording officer may also, however, continue to accept the GIT/REP-4 form with the Division's raised seal in lieu of the GIT/REP-4A. 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.

This waiver form may be presented to the appropriate county recording officer for recording along with the deed of the owner as identified in the information above. Accordingly, the county recording officer is hereby authorized to accept this waiver form in lieu of any other GIT/REP form without any further payment of any tax on estimated income gain pursuant P.L. 2004, c. 55.

3-21-19

Date

*Frank Muccello*

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

3-21-19

Date

*Marguerite Muccello*

Signature (Owner) 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)

Frank Mucchiello and Marguerite Mucchiello, Husband and Wife

Current Street Address

103 Johnson Avenue

City, Town, Post Office Box

Bloomfield

State

NJ

Zip Code

07003

**PROPERTY INFORMATION**

Block(s)

617 (F/K/A 227)

39

Lot(s)

(F/K/A 1)

Qualifier

Street Address

1824 Columbus Avenue

City, Town, Post Office Box

Neptune

State

NJ

Zip Code

07753

Seller's Percentage of Ownership

100%

Total Consideration

1.00

Owner's Share of Consideration

100%

Closing Date

3/7/19

**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 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.

3-7-19

Date

3-7-19

Date

*Frank Mucchiello*  
 Signature

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

*Marguerite Mucchiello*  
 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

FOR RECORDER'S USE ONLY	
Consideration	\$ _____
RTF paid by seller	\$ _____
Date	By _____

COUNTY Monmouth } SS. County Municipal Code 1335

MUNICIPALITY OF PROPERTY LOCATION Neptune Township

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

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

Deponent, Frank Mucchiello being duly sworn according to law upon his/her oath,  
 (Name)  
 deposes and says that he/she is the Grantor in a deed dated March 7, 2019 transferring  
 (Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)  
 real property identified as Block number 617 (F/K/A 227) Lot number 39 (F/K/A 1) located at  
1824 Columbus Avenue, Neptune, NJ 07753 and annexed thereto.  
 (Street Address, Town)

(2) CONSIDERATION \$ 1.00 (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:  
(See Instructions #5A and #7 on reverse side)

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 valuation.

(4) FULL EXEMPTION FROM FEE (See 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.  
Conveyance under \$100 and to correct Deed description in prior Deeds

For consideration under \$100

(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 and #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 7 day of March, 2019

Frank Mucchiello  
Signature of Deponent

Frank & Marguerite Mucchiello  
Grantor Name

Same as Grantor

103 Johnson Avenue, Bloomfield,  
New Jersey 07003

Deponent Address

Grantor Address at Time of Sale

xxx-xxx-672

The Beekman Law Firm, LLC

Last three digits in Grantor's Social Security Number

Name/Company of Settlement Officer

Ronell T. McDaniel  
 Notary Public/Attorney at Law  
 STATE OF NEW JERSEY  
**RONELL T. MCDANIEL**  
 ID # 2410882  
 NOTARY PUBLIC  
 STATE OF NEW JERSEY  
 My Commission Expires July 29, 2021

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

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

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 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 of Taxation website at

www.state.nj.us/treasury/taxation/lpt/localtax.htm

The purpose and intent of this Deed is to correct the Deed descriptions, which were incorrectly identified in the preceding Deeds. The accurate description of the property owned by the Grantor's predecessors in interest is set forth in the legal description attached hereto and made a part hereof.

**The Street Address of the Property is: 1824 Columbus Avenue, 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:

\_\_\_\_\_

  
FRANK MUCCHIELLO

\_\_\_\_\_

  
MARGUERITE MUCCHIELLO

STATE OF NEW JERSEY, COUNTY OF MONMOUTH

I CERTIFY that on MARCH 7<sup>th</sup>, 2019

**FRANK MUCCHIELLO AND MARGUERITE MUCCHIELLO**

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 **One and 00/100 Dollars (\$1.00)** 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.)

  
NOTARY PUBLIC/ATTORNEY AT LAW  
STATE OF NEW JERSEY

**RECORD & RETURN TO:**

Jeffrey P. Beekman, Esq.  
The Beekman Law Firm, LLC  
47 Main Avenue, PO Box 395  
Ocean Grove, New Jersey 07756

**RONELL T MCDANIEL**  
ID # 2410882  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
My Commission Expires July 29, 2021