



Monmouth County Document Summary Sheet

MONMOUTH COUNTY CLERK PO BOX 1251 MARKET YARD FREEHOLD NJ 07728	Transaction Identification Number	3938819	3529811
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CHRISTINE GIORDANO HANLON
 COUNTY CLERK
 MONMOUTH COUNTY, NJ

INSTRUMENT NUMBER
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REALTY TRANSFER FEES \$3,503.00
 COUNTY RECORDING FEES \$90.00
 TOTAL PAID \$3,593.00

Submission Date (mm/dd/yyyy)		08/02/2019
No. of Pages (excluding Summary Sheet)		6
Recording Fee (excluding transfer tax)		\$90.00
Realty Transfer Tax		\$3,503.00
Total Amount		\$3,593.00
Document Type	DEED/NO EXEMPTION FROM REALTY TRANSFER FEE	
Electronic Recordation Level	L2 - Level 2 (With Images)	
Municipal Codes		
	NEPTUNE TOWNSHIP	3501
985207		

Additional Information (Official Use Only)

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Monmouth County Document Summary Sheet

DEED/NO EXEMPTION FROM REALTY TRANSFER FEE	Type		DEED/NO EXEMPTION FROM REALTY TRANSFER FEE			
	Consideration		\$430,000.00			
	Submitted By		SIMPLIFILE, LLC. (SIMPLIFILE)			
	Document Date		08/02/2019			
	Reference Info					
	Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
	GRANTOR		Name		Address	
			ROLLO HOLDING CORPORATION			
	GRANTEE		Name		Address	
			JEMALS ROLLO LLC			
	Parcel Info					
	Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
	35	308	5		3501	

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Deed

This Deed is made on 7/12/19
BETWEEN
ROLLO HOLDING CORPORATION

a corporation of the state of **New Jersey**
having its principal office at
PO Box 577, Lavallette, NJ 08735

referred to as the Grantor,
AND
JEMAL'S ROLLO L.L.C.
a **New Jersey Limited Liability Company**
whose post office address is
37 Court Street
Freehold, NJ 07728
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 \$430,000.00
Four Hundred Thirty Thousand Dollars and No Cents
The Grantor acknowledges receipt of this money.

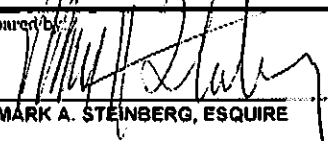
2. **Tax Map Reference.** (N.J.S.A. 46:26A-3) Municipality of **Neptune**
Block No. 308 Lot No. 5 Qualifier No. _____ Account No. _____
 No lot and block or account number is available on the date of this Deed. (Check box if applicable.)

3. **Property.** The Property consists of the land and all the buildings and structures on the land in _____
the **Township** _____ of **Neptune** _____, 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 ROLLO HOLDING CORPORATION by Deed of ROLLO REALTY COMPANY dated December 30, 1954 and recorded in the Monmouth County Clerk's Office on December 31, 1954 in Deed Book 2547, Page 495.

Not Certified Copy

Prepared by: 
MARK A. STEINBERG, ESQUIRE

(For Recorder's Use Only)

The street address of the Property is:
111 South Main Street, 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.** 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. (Print name below each signature.)

Witnessed or Attested by:

James C. Rollo

JAMES C. ROLLO, Secretary

ROLLO HOLDING CORPORATION
Dorothy J. Rollo
 By: _____
DOROTHY J. ROLLO, President

STATE OF NEW JERSEY, COUNTY OF MONMOUTH SS:
 I CERTIFY that on 7/12/19
DOROTHY J. ROLLO and JAMES C. ROLLO

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

- (a) was the maker of the attached Deed;
- (b) was authorized to and did execute this Deed as **President and Secretary** of **ROLLO HOLDING CORPORATION** the entity named in this Deed;
- (c) made this Deed for \$ **430,000.00** 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.

RECORD AND RETURN TO:

Mark A. Steinberg

MARK A. STEINBERG
 Attorney at Law of New Jersey
 Print name and title below signature

RIVERSIDE ABSTRACT, LLC
As Agent for
STEWART TITLE GUARANTY COMPANY

SCHEDULE A LEGAL DESCRIPTION

Title No.: RANJ-36044

All that (those) certain lot(s), tract(s) or parcel(s) of land, with the buildings and improvements thereon erected, situate, lying and being in Neptune Township, County of Monmouth and State of New Jersey and is bounded and described as follows:

BEING known and designated as Lot 5, Block 308, as shown on the current tax map of Neptune Township, Monmouth County, NJ.

Parcel I: BEGINNING at a point in the westerly line of Main Street as now located, and distant 111.33 feet southwardly from the southwest corner of Corlies Avenue and Main Street (said corner being 7.25 feet south of the southerly curb line of Corlies Avenue and 11.00 feet west of the westerly curb line of said Main Street), said beginning point being the southeast corner of a lot belonging to Kate E. Miller; thence

- (1) in terms of magnetic bearings A.D. 1910 North 69 degrees 26 minutes West by and along the south line of the Miller Lot 55 feet to a post; thence
- (2) still along the south boundary of the Miller lot, South 70 degrees 14 minutes West 20.00 feet to an iron stake; thence
- (3) again along the south side of the Miller lot, North 84 degrees 39 minutes West 197.51 feet to an iron stake set for a corner of said lot in the easterly line of the lands of the New York and Long Branch Railroad Company; thence
- (4) along said line South 23 degrees 42 minutes West 86.00 feet to an iron stake set for a corner; thence
- (5) South 83 degrees 40 minutes East along the southerly line of the whole tract of which this is a part and which was conveyed to Jonathan Y. Morris, now deceased, by Benjamin White by Deed dated October 19, 1878 and recorded etc. 306-115, 137.50 feet to a stone in said southerly line set for the southwest and beginning corner of a lot sold and conveyed by said Jonathan Y. Morris to one Amanda McCaulley, dated August 1, 1879 and recorded 316-331, etc.; thence
- (6) along the west line of said lot and parallel with Main Street North 23 degrees 51 minutes West 46.50 feet to an iron stake at the northwest corner of said McCaulley lot now belonging to John John Palmateer; thence
- (7) along the northerly bounds of said lot South 82 degrees 09 minutes 63.34 feet to an iron stake at another corner in said lot; thence
- (8) still along the Palmateer lot, South 69 degrees 54 minutes East 64.80 feet to the westerly line of Main Street distant 11.00 feet west of the westerly curb line thereof as now located; thence
- (9) by and along the westerly line of Main Street North 23 degrees 51 minutes East 54.85 feet to the place of BEGINNING.

Parcel II: BEGINNING at a point in the curb line along the westerly side of South Main Street at the northeast corner of the lot of land, sold and conveyed by Jonathan Y. Morris and wife to Amanda E. Lyford (then Amanda E. McNally) by Deed dated August 1, 1879, recorded in the Monmouth County Clerks Office at Freehold, New Jersey in Book No. 316 of Deeds, page 331 etc. being also the southeast corner of Jonathan Y. Morris other lands; thence

- (1) as the magnetic needle now points and agreeable to a survey thereof, made by Niart Rogers Surveyor,

RIVERSIDE ABSTRACT, LLC
As Agent for
STEWART TITLE GUARANTY COMPANY

SCHEDULE A LEGAL DESCRIPTION continued

Title No.: **RANJ-36044**

November 23, 1899 North 70 degrees 30 minutes West 64 feet and 6 inches to a stone; thence

(2) North 82 degrees 45 minutes West 63 feet and 4 inches to an iron stake; thence

(3) South 23 degrees 15 minutes West 16 feet and 2 inches to a stake at the northwest corner of a lot of land, sold and conveyed by the party of the first part to Henry Doran, by deed dated May 29, 1874, recorded in the Monmouth County Clerks Office aforesaid, in Book 396 of Deeds at pages 459, etc. (now owned by Mrs. Tilton); thence

(4) along the north line thereof South 67 degrees East 125 feet and 1 inch to the westerly line of South Main Street aforesaid; thence

(5) Northwardly along the westerly side of South Main Street 9 feet; thence

(6) South 84 degrees 34 minutes East 11 feet to a point in the curb line along the westerly side of the said South Main Street; and thence

(7) northwardly along the curb line, along the westerly side of said South Main Street, 26 feet and 5 inches, more or less, to the place of BEGINNING

EXCEPTING THEREFROM AND THEREOUT so much of the subject premises conveyed to The State of New Jersey Department of Transportation recorded in Deed Book 8442, Page 7768, being described as follows: Parcel 6 as indicated on a map entitled: NEW JERSEY DEPARTMENT OF TRANSPORTATION, GENERAL PROPERTY PARCEL MAP, ROUTE 71 (1953), SECTION 2, Shark River Inlet to Poplar Avenue, Deal, Showing Existing Right Of Way And Parcels To Be Acquired In The Boroughs Of Avon-By-The-Sea, Bradley Beach, Allenhurst And Deal, And In The Township Of Neptune, And City Of Asbury Park, County Of Monmouth, July 1999; and as shown more particularly on a map attached hereto and made a part hereof, marked Exhibit B, entitled NEW JERSEY DEPARTMENT OF TRANSPORTATION, ROUTE 71 (1953) SECTION 2, Shark River Inlet To Poplar Avenue, Deal, PARCEL 6, TOWNSHIP OF NEPTUNE, COUNTY OF MONMOUTH, OCTOBER 2001; and also being construction project ROUTE 33, SECTION 9A; Parcel 6, including specifically all the land and premises located at about Station 12 plus 223 (Base Line Route 72 Stationing), and being more particularly described as follows:

BEGINNING at a point in the westerly right of way line of Route 71 (1953) where the same is intersected by the division line between lands now or formerly of Exxon Corporation and lands of the granters herein and running, thence:

(1) Along said westerly right of way line, S23 degrees W (deed 2547/495, First Parcel), 28.4 m (93 feet) (scaled), to a point therein and corner to lands now or formerly of Steven A. Profetto; (

2) Along said lands, N67 degrees W (deed 2547/495, Second Parcel), 1.9 meters (6 feet) (scaled), to a point where the same is intersected by the proposed right of way line of Route 71 (1953), as laid down on the aforesaid maps;

(3) Through lands of the granters herein and along said proposed right of way line, N12 degrees 37 minutes 32.6 seconds E (calculated), 28.2 meters (93 feet) (scaled), to a point in the aforementioned line of lands now or formerly of Exxon Corporation, as laid down on the aforesaid maps;

(4) Along said lands, S69 degrees 26 minutes E (deed 2547/495 First Parcel), 3.1 meters (10 feet) (scaled), to the point and place of beginning.

RIVERSIDE ABSTRACT, LLC
As Agent for
STEWART TITLE GUARANTY COMPANY

SCHEDULE A LEGAL DESCRIPTION continued

Title No.: **RANJ-36044**

BEING more particularly described as follows:

BEGINNING at a point on the westerly R.O.W. Line of New Jersey State Highway Route No. 71. (F.K.A. South Main Street) (Variable Width R.O.W.), said point being a distance of 121.33 feet from its intersection with the southerly R.O.W. line of New Jersey State Highway Route No. 33 (F.K.A. Corlies Avenue) (Variable Width R.O.W.), and running; thence

- 1) N69°29'00"W, a distance of 45.20 feet to a point; thence
- 2) S70°14'00"W, a distance of 20.00 feet to a point; thence
- 3) N84°39'00"W, a distance of 197.51 feet to a point; thence
- 4) S23°42'00"W, a distance of 86.00 feet to a point; thence
- 5) S83°40'00"E, a distance of 137.50 feet to a point; thence
- 6) N23°51'00"E, a distance of 33.30 feet to a point; thence
- 7) S66°24'00"E, a distance of 119.55 feet to a point; thence
- 8) N21°23'33"E, a distance of 92.90 feet to the point and place of BEGINNING.

BEING in accordance with a survey prepared by Morgan Engineering, LLC, dated January 23, 2019.

FOR INFORMATION ONLY:

County: Monmouth, Municipality: Neptune Township
Tax Block: 308, Tax Lot: 5
Address: 111 South Main Street, Neptune, NJ 07753.

The above Tax Lot and Block designation and the street address designation is for informational purposes only and is not to be construed as part of the legal description.



State of New Jersey

Seller's Residency Certification/Exemption

(Please Print or Type)

SELLER(S) INFORMATION:Name(s) ROLLO HOLDING CORPORATIONCurrent Street Address PO BOX 577City, Town, Post Office Box LAVALLETTState NJ

Zip Code

08735**PROPERTY INFORMATION:**Block(s) 308Lot(s) 5

Qualifier _____

Street Address 111 South Main StreetCity, Town, Post Office Box NeptuneState NJ

Zip Code

07753Seller's Percentage of Ownership 100 %Total Consideration \$430,000.00

Owner's Share of Consideration

\$430,000.00

Closing Date

August 27, 2019**SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 apply to Residents and Non-residents):**

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 being 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 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 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.

7/12/19
Date

7/12/19
Date

Dorothy J. Rollo
Signature (Seller) Please indicate if Power of Attorney or Attorney in Fact
DOROTHY J ROLLO
President

James C. Rollo
Signature (Seller) Please indicate if Power of Attorney or Attorney in Fact
JAMES C. ROLLO
Secretary