

\$80.00



Monmouth County Document Summary Sheet



MONMOUTH COUNTY CLERK
PO BOX 1251
MARKET YARD
FREEHOLD NJ 07728

Return Name and Address
Counsellors Title Agency, Inc.
504 Hooper Avenue
Toms River, NJ 08753



5003C5

Official Use Only

Submitting Company Counsellors Title Agency, Inc., 504 Hooper Avenue,
Toms River, NJ 08753

Document Type DEED

Document Date (mm/dd/yyyy)

March 15, 2019

No. of Pages of the Original Signed Document
(Including the cover sheet)

5

Consideration Amount (If applicable)

362,500.00

MAR 20 2019 TW

10/2
\$2,855.00

5

CHRISTINE GIORDANO HANLON
COUNTY CLERK
MONMOUTH COUNTY, NJ

INSTRUMENT NUMBER
2019024579

RECORDED ON

Mar 20, 2019

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BOOK:OR-9340

PAGE:1162

Total Pages: 5

REALTY TRANSFER \$2,855.00
FEES

COUNTY RECORDING \$80.00
FEES

TOTAL PAID \$2,935.00

First Party

(Grantor or Mortgagor or
Assignor)

(Enter up to five names)

Name(s)

(Last Name First Name Middle Initial Suffix)
(or Company Name as written)

BRENNER, MARTIN
BRENNER, CHRISTINA

Address (Optional)

3

Second Party

(Grantee or Mortgagee or
Assignee)

(Enter up to five names)

Name(s)

(Last Name First Name Middle Initial Suffix)
(or Company Name as written)

PEEPLES, ELLEN

Address (Optional)

Parcel Information

(Enter up to three entries)

Municipality

Block

Lot

Qualifier

Property Address

Township of Neptune

5002

8

402 Morrissey Road
Neptune, NJ 07753

Reference Information

(Enter up to three entries)

Book Type

Book

Beginning Page

Instrument No.

Recorded/File Date

Deed

This Deed is made on March 15th, 2019,
BETWEEN
Martin Brenner and Christina Brenner, husband and wife

whose post office address is
27 Girard Avenue
West Long Branch, NJ 07764

referred to as the Grantor,
AND
Ellen Peeples, unmarried

whose post office address is:
about to become
402 Morrissey Road
Neptune, New Jersey 07753

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 **\$362,500.00, Three Hundred Sixty-two Thousand Five Hundred 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. **5002** Lot No. **8** Qualifier No. _____ and Account No. _____

☐ No property tax identification number is available on the date of this Deed. (Check box if applicable)

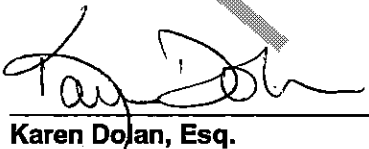
3. Property. The Property consists of the land and all the building and structures on the land in the Township of **Neptune**, County of **Monmouth** and State of New Jersey.

The legal description is:

☒ Please see attached Legal Description annexed hereto and made part hereof. (Check box if applicable)

Martin Brenner and Christina Brenner, husband and wife by deed from John Tallarico and Jennifer Tallarico, husband and wife, dated January 27, 2007, recorded February 27, 2007 in the Monmouth County Clerk's/Register's Office in Deed Book 8632, Page 5960.

Prepared by:



Karen Dolan, Esq.

(For Recorders Use Only)

**Schedule A
(Description)**

COMMITMENT

File No.: CTA-19-31600

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:

Being known and designated as Lots 20, 21 and 22 in Block 8 as shown on a certain map entitled "Map of Section C, Shark River Hills" filed in the Monmouth County Clerk's Office on December 13, 1923 in Case No. 21, Sheet 5.

Beginning at a point on the Southerly line of Morrissey Road (50.00 feet wide) said point being a distance of 42.69 feet Northwesterly along the same from the intersection with the Westerly line of Overlook Drive (50' ROW); thence from said beginning point

- 1. South 23 degrees 19 minutes 00 seconds West, a distance of 100.00 feet to a point; thence**
- 2. North 66 degrees 41 minutes 00 seconds West, a distance of 75.00 feet to a point; thence**
- 3. North 23 degrees 19 minutes 00 seconds East, a distance of 100.00 feet to a point; thence**
- 4. South 66 degrees 41 minutes 00 seconds East, a distance of 75.00 feet to the true point and place of Beginning.**

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot 8 in Block 5002 on the Township of Neptune Tax Map.

The above description is drawn in accordance with a survey prepared by INSITE SURVEYING By Justin J. Hedges, PLS, dated March 6, 2019.

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



State of New Jersey

Seller's Residency Certification/Exemption

(Please Print or Type)

SELLER(S) INFORMATION:Name(s) **Martin Brenner and Christina Brenner**Current Street Address **27 Girard Avenue**City, Town, Post Office Box **West Long Branch** State **NJ** Zip Code **07764****PROPERTY INFORMATION:**Block(s) **5002** Lot(s) **8** Qualifier _____Street Address **402 Morrissey Road**City, Town, Post Office Box **Neptune** State **NJ** Zip Code **07753**Seller's Percentage of Ownership **100 %** Total Consideration **\$362,500.00**Owner's Share of Consideration **\$362,500.00** Closing Date **3/15/2019****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.

March 15, 2019

Date

Signature (Seller) Please indicate if Power of Attorney or Attorney in Fact
Martin Brenner**March 15, 2019**

Date

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

The street address of the Property is:

402 Morrissey Road
Neptune, New Jersey 07764

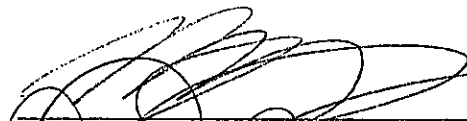
4. **Promises by Grantor.** The Grantor promises that the Grantor has done no act to encumber the Property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the Property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

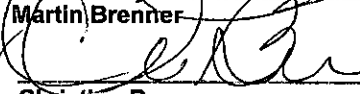
5. **Signatures.** The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature.)

Witness by:







Martin Brenner (Seal)


Christina Brenner (Seal)

STATE OF NEW JERSEY, COUNTY OF MONMOUTH
I CERTIFY that on March 15th, 2019

SS:


Martin Brenner and Christina Brenner
person (or if more than one, each person):

personally came before me and stated to my satisfaction that this

- (a) was the maker of this Deed; and,
- (b) executed this Deed as his or her own act; and
- (c) made this Deed for \$362,500.00 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.)

RECORD AND RETURN TO

Gregory Hock, Esq.
204 Court House Lane
Toms River, NJ 08753



Karen Dolan
Attorney at Law
State of New Jersey