




Monmouth County Document Summary Sheet

MONMOUTH COUNTY CLERK PO BOX 1251 MARKET YARD FREEHOLD NJ 07728	Transaction Identification Number	2669827	1972641
	Recorded Document to be Returned by Submitter to:		
RIVERSIDE ABSTRACT NJ 212 SECOND STREET, SUITE 502 LAKEWOOD, NJ 08701			

Official Use Only

Submission Date (mm/dd/yyyy)		04/04/2016
No. of Pages (excluding Summary Sheet)		4
Recording Fee (excluding transfer tax)		\$70.00
Realty Transfer Tax		\$340.00
Total Amount		\$410.00
Document Type	DEED/NO EXEMPTION FROM REALTY TRANSFER FEE	
Electronic Recordation Level		
L2 - Level 2 (With Images)		
Municipal Codes		
NEPTUNE TOWNSHIP		3501
Bar Code(s)		
 775174		

CHRISTINE GIORDANO HANLON
 COUNTY CLERK
 MONMOUTH COUNTY, NJ

INSTRUMENT NUMBER
 2016030514
 RECORDED ON
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REALTY TRANSFER FEES \$340.00
 COUNTY RECORDING FEES \$70.00
 TOTAL PAID \$410.00

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		\$85,000.00			
	Submitted By		SIMPLIFILE, LLC. (SIMPLIFILE)			
	Document Date		04/04/2016			
	Reference Info					
	Book ID		Book	Beginning Page	Instrument No.	Recorded/File Date
	GRANTOR		Name			Address
			LYNNE K TURCHYN			
	GRANTEE		Name			Address
			TREMONT DEVELOPMENT CONSTRUCTION LLC			
	Parcel Info					
	Property Type		Tax Dist.	Block	Lot	Qualifier
			35	2601	5	

*** DO NOT REMOVE THIS PAGE.**

**COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF MONMOUTH COUNTY FILING RECORD.
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Deed

This Deed is made on March 2, 2016

BETWEEN **Lynne K. Turchyn**

whose post office address is

3138 West Burgs Avenue, Neptune, NJ 07753

referred to as the Grantor,

AND **Tremont Development & Construction LLC**

whose post office address is **444 Neptune Blvd., Ste 13, Neptune,**

NJ 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 **\$85,000.00**

Eighty-Five Thousand Dollars and No Cents

The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:26A-5) Municipality of Neptune


Block No. 2601 Lot No. 5 Qualifier No. _____ 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 buildings and structures on the land in the Neptune 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 property conveyed to Lynne K. Turchyn from Lynne K. Turchyn Executrix for the Estate of Stella Turchyn dated May 5, 2009 and recorded July 10, 2009 in the Monmouth County Clerk's Office in Deed Book 8785, Page 3695.

Prepared by:

Raymond A. Laytham, Esq.

(For Recorder's Use Only)

RAYMOND LAYTHAM ESQ.
ATTORNEY AND
NOTARY PUBLIC IN
NEW JERSEY
COMMISSION EXPIRES - N/A

RIVERSIDE ABSTRACT
as Agent for
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
TITLE INSURANCE COMMITMENT
SCHEDULE A
LEGAL DESCRIPTION

File Number: RANJ-20680

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

BEGINNING at a point on the southerly line of West Bangs Avenue (formerly road leading from Hamilton to Asbury Park) said point being distant 386.80 feet easterly from the intersection of the said southerly line of West Bangs Avenue with the easterly line of Green Grove Road, and running thence

- (1) North 71 degrees 33 minutes East along the southerly line of West Bangs Avenue, 65 feet to a point; thence
- (2) South 18 degrees 22 minutes West 319.07 feet to a point; thence
- (3) North 71 degrees 33 minutes East 68.45 feet to a point; thence
- (4) South 18 degrees 22 minutes East 319.06 feet to a point; thence
- (5) South 71 degrees 33 minutes West 133.45 feet to a point; thence
- (6) North 18 degrees 22 minutes West 638.13 feet to a point in the said southerly line of West Bangs Avenue and the point and place of BEGINNING.

NOTE: Being Block 2601 and Lot 5 in the Township of Neptune, County of Monmouth, State of New Jersey.

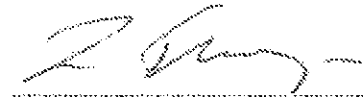
NOTE: Tax Block and Lot references are shown for informational purposes only.


ISSUED BY:
RIVERSIDE ABSTRACT
212 SECOND STREET SUITE 502
LAKEWOOD, NJ 08701
TEL: (718) 252-4200 FAX: (718) 252-4226

The street address of the Property is:
3138 West Bangs Avenue, Neptune Twp., NJ 07753

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

Witnessed By:

 (Seal)
Lynne K. Turchyn

 (Seal)
RAYMOND LAYTHAM ESQ.
ATTORNEY AND
NOTARY PUBLIC IN
NEW JERSEY
COMMISSION EXPIRES - N/A

STATE OF NEW JERSEY, COUNTY OF MONMOUTH SS:

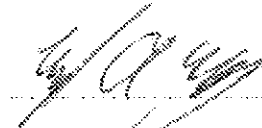
I CERTIFY that on March 2, 2016

Lynne K. Turchyn

personally came before me and stated to my satisfaction that this person (or if more than one, 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 \$55,000.00 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.)

RECORD AND RETURN TO:

 (Seal)
RAYMOND LAYTHAM ESQ.
ATTORNEY AND
NOTARY PUBLIC IN
NEW JERSEY
COMMISSION EXPIRES - N/A



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
 (9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s) Lynne K. Turckyn
 Current Street Address 3138 West Bangs Avenue
 City, Town, Post Office Box Neptune State NJ Zip Code 07753

PROPERTY INFORMATION

Block(s) 2601 Lot(s) 5 Qualifier _____
 Street Address 3138 West Bangs Avenue
 City, Town, Post Office Box Neptune State NJ Zip Code 07753
 Seller's Percentage of Ownership 100% Total Consideration \$95,000 Owner's Share of Consideration 100% Closing Date March 16 2016

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.

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 2 2016

 Date

 Date

[Signature]

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

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