

MONMOUTH COUNTY CLERK PO BOX 1251 MARKET YARD FREEHOLD NJ 07728	Transaction Identification Number		7022232	8575923
	Recorded Document to be Returned by Submitter to: VINTAGE TITLE SERVICES LLC 51 MAIN ST SAYREVILLE, NJ 08872			
<b>Official Use Only</b>  CHRISTINE GIORDANO HANLON COUNTY CLERK MONMOUTH COUNTY, NJ  INSTRUMENT NUMBER 2024009740 RECORDED ON Feb 13, 2024 11:01:47 AM BOOK:OR-9677 PAGE:5092 Total Pages: 6  REALTY TRANSFER FEES \$7,315.60 COUNTY RECORDING FEES \$70.00 TOTAL PAID \$7,385.60	Submission Date (mm/dd/yyyy)		02/12/2024	
	No. of Pages (excluding Summary Sheet)		4	
	Recording Fee (excluding transfer tax)		\$70.00	
	Realty Transfer Tax		\$7,315.60	
	Total Amount		\$7,385.60	
	Document Type	DEED/NO EXEMPTION FROM REALTY TRANSFER FEE		
	Electronic Recordation Level		L2 - Level 2 (With Images)	
	Municipal Codes		NEPTUNE TOWNSHIP 3501	
	1482810			



# Monmouth County Document Summary Sheet

DEED/NO EXEMPTION FROM REALTY TRANSFER FEE	Type	DEED/NO EXEMPTION FROM REALTY TRANSFER FEE				
	Consideration	\$801,000.00				
	Submitted By	VINTAGE TITLE SERVICES LLC (CSC/INGEO SYSTEMS INC)				
	Document Date	02/09/2024				
	Reference Info					
	Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
	GRANTOR	Name			Address	
		JOSEPH JAMES PENTZ				
		KAREN E HENNIG PENTZ				
	GRANTEE	Name			Address	
		JOSE NASCIMENTO				
	Parcel Info					
	Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
		35	5215	6		3501

**\* DO NOT REMOVE THIS PAGE.**

**COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF MONMOUTH COUNTY FILING RECORD.  
RETAIN THIS PAGE FOR FUTURE REFERENCE.**

Prepared by:

  
Christopher L. Beekman, Esq.

## DEED

This Deed is made on February 9, 2024

BETWEEN Joseph James Pentz, Administrator of The Estate of Karen E. Hennig Pentz, deceased, whose address is 1020 Larsen Road, Apt. 7112, Jackson, NJ 08527, hereinafter referred to as the "Grantors,"

AND Jose Nascimento, whose address is about to be 27 Pinewood Dr. Neptune, NJ 07753, hereinafter referred to as "Grantee."

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

GRANTORS. The Grantor makes this Deed as Administrator of the Estate of Karen E. Hennig Pentz, deceased, of the Township of Neptune, County of Monmouth, and State of New Jersey.

TRANSFER OF OWNERSHIP. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of Eight Hundred and One Thousand 00/100 DOLLARS (\$801,000.00), lawful money of the United States of America. The Grantor acknowledges receipt of this money.

TAX MAP REFERENCE. (N.J.S.A. 46:15-2.1) Township of Neptune, County of Monmouth, Block No. 5215, Lot 6.

PROPERTY. The property consists of the land and all of the buildings and structures on the land in the Township of Neptune, County of Monmouth, and State of New Jersey. The legal description is:

SEE SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF.

Fee title vested in Estate of Karen E Hennig Pentz is vested as follows:

Karen E. Hennig Pentz, widow by Deed from Estate of James J. Pentz, by Karen E. Hennig Pentz, Executrix, dated 05/01/2002, recorded 07/06/2002 in the Monmouth County Clerk/Register's Office in OR Book 8120, Page 4689.

The said Karen E. Hennig Pentz departed this life on or about 10/04/2023, who died intestate, Letters of Administration were duly filed in the Monmouth County Surrogate's Office bearing docket number 275296, whereupon Joseph James Pentz was appointed Administrator of the Estate.

This conveyance is subject to easements and restrictions of record.

The Street Address of the Property is: 27 Pinewood Dr. Neptune, NJ 07753

**EXHIBIT A  
LEGAL DESCRIPTION**

Issuing Office File No. VTS-104651

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, in the County of Monmouth, State of New Jersey:

BEING known and designated as Lot(s) P/O 9 in Block 14 as set forth on a certain map entitled, "Map of Blocks 1 to 18 Section A Shark River Hills" situated in the Township of Neptune, County of Monmouth, State of NJ, said map being duly filed in the Monmouth County Clerk's Office as Map No. 21-1.

BEGINNING at an iron pipe set in the southerly line of Pinewood Drive, said point being distant 284.80 feet westerly along the Southerly line of Pinewood Drive from the intersection of the Southerly line of Pinewood Drive projected Easterly with the Westerly line of Compton Place projected Northerly; thence

(1) South 24 degrees 12 minutes 30 seconds West a distance of 278.32 feet to an iron pipe set in the mean high-water line of Shark River; thence

(2) Beginning again at the aforesaid beginning point and running along the southerly line of Pinewood Drive in a westerly direction following a curve to the right, having a radius of 139.52 feet, an arc distance of 36.67 feet to a point: thence

(3) South 33 degrees 22 minutes West a distance of 275.17 feet to an iron pipe set in the mean high-water line of Shark River; thence

(4) Running in an Easterly direction along the mean high-water line of Shark River a distance of 81 feet, more or less, to the end of the first course as described herein.

TOGETHER with grantor's right title and interest in a certain riparian grant recorded in Deed Book 1887, Page 415&c.

FOR INFORMATION PURPOSES ONLY: BEING known as Tax Lot(s) 6 in Tax Block 5215 on the Official Tax Map of the Township of Neptune, Monmouth County, State of NJ.

GIT/REP-3  
(11-23)  
(Print or Type)

## State of New Jersey Seller's Residency Certification/Exemption

### Seller's Information

Name(s)  
The Estate of Karen E. Hennig Pentz, her Administrator, Joseph James Pentz

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Current Street Address  
1020 Larsen Road, Apt. 7112

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City, Town, Post Office  
Jackson

State  
NJ

ZIP Code  
08527

### Property Information

Block(s)  
5215

Lot(s)  
6

Qualifier

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Street Address  
27 Pinewood Dr

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City, Town, Post Office  
Neptune

State  
NJ

ZIP Code  
07753

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Seller's Percentage of Ownership	Total Consideration	Owner's Share of Consideration	Closing Date
100	\$801,000.00	\$801,000.00	2/9/24

### Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 apply to Residents and Nonresidents)

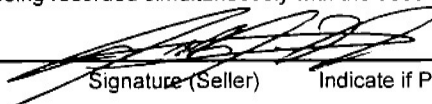
1. ☒ Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident Gross Income Tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. ☐ The real property 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.

February 2, 2024

Date



Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date


Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

**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).

**SIGNATURES.** The Grantor signs this Deed as of the date at the top of the first page. If the Grantor is a corporation, this Deed is signed and attested to by its proper corporate officers and its corporate seal is affixed.

Witnessed or Attested by:

  
**Christopher L. Beekman, Esq.**  
 An Attorney Of New Jersey

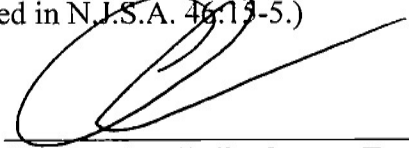
  
**Joseph James Pentz, Administrator of The**  
**Estate of Karen E. Hennig Pentz**

STATE OF NEW JERSEY, COUNTY OF MONMOUTH

I CERTIFY that on Feb 2, 2024

I certify that on Feb 2, 2024, Joseph James Pentz, Administrator of The Estate of Karen E. Hennig Pentz, Deceased, personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his or her act and deed, and as the act and Deed of the Estate of Karen E. Hennig Pentz, Deceased; and
- (c) made this Deed for \$801,000.00, 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. 46:13-5.)

  
**Christopher L. Beekman, Esq.**  
 An Attorney Of New Jersey

**Record & Return to:**  
 Vintage Title Services, LLC  
 51 Main Street  
 Suite A  
 Sayreville, NJ 08872