

\$1949.00

2

CHRISTINE GIORDANO HANLON
COUNTY CLERK
MONMOUTH COUNTY, NJ

Prepared by: RICHARD W. HOGAN, ESQ.

Richard W. Hogan

REALETY TRANSFER \$1,949.00
FEES
COUNTY RECORDING \$70.00
FEES
TOTAL PAID \$2,019.00

MAY 11, 2016
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INSTRUMENT NUMBER
2016043103
RECORDED ON

DEED



301M6N

This Deed is made on MAY 3, 2016

BETWEEN JOHN DYKEMAN, whose address is 1 Dykeman Place, Neptune, NJ 07753, referred to as the Grantor,

AND SCARLET FLIER VENTURES, LLC, located at 444 Neptune Boulevard, Suite 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 THREE HUNDRED THIRTY-THOUSAND (\$330,000.00) DOLLARS. The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A 46:15-1.1) Municipality of Township of Neptune

Block 2601 Lot 7 Account No.

() No lot & 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:

See SCHEDULE A attached hereto and made a part hereof.

BEING the same land and premises conveyed to John Dykeman by Deed from Rose Marie Garbarine, surviving Joint Tenant, dated MAY 4 2016 and recorded simultaneously herewith.

The street address of the Property is: 3128 West Bangs 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).



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
 (9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

John Dykeman

Current Street Address

1 Dykeman Place

City, Town, Post Office Box

Neptune

State

NJ

Zip Code

07753

PROPERTY INFORMATION

Block(s)

2601

Lot(s)

7

Qualifier

Street Address

3128 West Bangs Avue

City, Town, Post Office Box

Neptune

State

NJ

Zip Code

07753

Seller's Percentage of Ownership

100%

Total Consideration

\$330,000.00

Owner's Share of Consideration

\$330,000.00

Closing Date

5/3/2016

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.
 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.

5/3/16
 Date

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

Date

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



COASTAL TITLE AGENCY, INC.
PO Box 740
Freehold, New Jersey 07728
Ph: 732 308-1660 / 800 521-0378
Fax: 732 308-1881
Website: www.coastaltitleagency.com

COMMITMENT FOR TITLE INSURANCE
SCHEDULE A - 3
DESCRIPTION

File No. CT-65057A-G

ALL that certain lot, parcel or tract of land, situate and lying in the Township of Neptune, County of Monmouth, State of New Jersey, and being more particularly described as follows:

BEGINNING at a pipe in the middle of the public road leading from Hamilton Methodist Episcopal Church via the sand hills to Asbury Park (now Bangs Avenue) said pipe being distant 561.1 feet westerly from the northeasterly corner of the premises described in the deed made by Charles Rogers and Mary E. Rogers, his wife, to Howard B. Taylor and Florence I. Taylor, his wife, by deed bearing date of October 20th, 1916 and recorded in the Monmouth County Clerk's Office October 21, 1916 in Book 1030 of Deeds for Monmouth County at page 335, etc; thence

- (1) as the magnetic needle pointed December 1, 1926, South 19 degrees and 19 minutes east 660 feet to a corner; thence
- (2) South 71 degrees and 28 minutes west 240.5 feet to a corner; thence
- (3) North 18 degrees 15 minutes west, 660 feet to a pipe in the center of the aforesaid public road; thence
- (4) North 71 degrees 28 minutes east 228.15 feet to the point or place of beginning, and containing within said bounds 3.52 acres

Excepting and reserving thereout and therefrom all the following described lands and premises:

Beginning at the aforesaid beginning point and running; thence

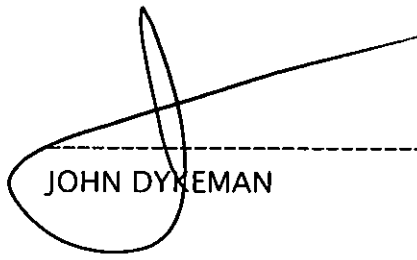
- (1) South 19 degrees and 19 minutes east 200 feet to a point; thence
- (2) South 71 degrees and 28 minutes west 75 feet to a point; thence
- (3) North 19 degrees and 19 minutes west 200 feet to the said public road; thence
- (4) along the said public road in an easterly direction 75 feet to the point and place of Beginning.

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot 7 in Block 2601 on the Township of Neptune Tax Map.

Property Address: 3128 West Bangs Avenue, Neptune, NJ 07753

Issued by:
Fidelity National Title Insurance Company

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



JOHN DYKEMAN

STATE OF NEW JERSEY :
:SS.

COUNTY OF MONMOUTH :

I CERTIFY that on MAY 3, 2016, JOHN DYKEMAN, 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 \$1.00 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.)



CHRISTINE E. DOMAN
NOTARY PUBLIC
STATE OF NEW JERSEY
ID# 2058222
MY COMMISSION EXPIRES MAY 4, 2019

Record & Return to:

David S. Messer, Esq. *DM*
1500 Allaire Avenue, Suite 101
Ocean, NJ 07712 *(Coastal)*

Not Certified Copy