



Monmouth County Document Summary Sheet

MONMOUTH COUNTY CLERK PO BOX 1251 MARKET YARD FREEHOLD NJ 07728	Transaction Identification Number	4257220	3946958
Recorded Document to be Returned by Submitter to: MADISON TITLE AGENCY, LLC 1125 OCEAN AVENUE LAKEWOOD, NJ 08701			

Official Use Only

CHRISTINE GIORDANO HANLON
 COUNTY CLERK
 MONMOUTH COUNTY, NJ

INSTRUMENT NUMBER
 2020028485
 RECORDED ON
 Mar 11, 2020
 2:46:59 PM
 BOOK:OR-9402 PAGE:3273
 Total Pages: 7

COUNTY RECORDING FEES \$80.00
 REALTY TRANSFER FEES \$237.50
 TOTAL PAID \$317.50

Submission Date (mm/dd/yyyy)		03/11/2020
No. of Pages (excluding Summary Sheet)		5
Recording Fee (excluding transfer tax)		\$80.00
Realty Transfer Tax		\$237.50
Total Amount		\$317.50
Document Type	DEED SENIOR CITIZEN(PARTIAL EXEMPTION FROM RTF)	
Electronic Recording Level	L2 - Level 2 (With Images)	
Municipal Codes		
	NEPTUNE TOWNSHIP	3501
1039176		

Additional Information (Official Use Only)

*** DO NOT REMOVE THIS PAGE.
 COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF MONMOUTH COUNTY FILING RECORD.
 RETAIN THIS PAGE FOR FUTURE REFERENCE.**



Monmouth County Document Summary Sheet

DEED SENIOR CITIZEN(PARTIAL EXEMPTION FROM RTF)	Type		DEED SENIOR CITIZEN(PARTIAL EXEMPTION FROM RTF)			
	Consideration		\$185,000.00			
	Submitted By		SIMPLIFILE, LLC. (SIMPLIFILE)			
	Document Date		03/11/2020			
	Reference Info					
	Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
	GRANTOR	Name			Address	
		LARRY DAVIS				
		SUSAN DAVIS				
	GRANTEE	Name			Address	
		SCARLET FLIER VENTURES LLC				
	Parcel Info					
	Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
	35	2601	8		3501	

Not Certified Copy

*** 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 March 6, 2020

BETWEEN:

Larry Davis and Susan Davis, husband and wife
whose post office address is: 3124 West Bangs Avenue, Neptune, NJ 07753,

hereinafter referred to as the Grantor,

AND

Scarlet Flier Ventures, LLC,
whose post office address is: 444 Neptune Blvd. Suite 13, Neptune, NJ 07753,

hereinafter 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 **One Hundred Eighty-Five Thousand and 00/100 Dollars (\$185,000.00).**

2. Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of **Township of Neptune,** Block No. **2601** (f/k/a 8000), Lot No. **8** (f/k/a 6), as set forth herein.

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 as follows:

Please see attached Legal Description annexed hereto and made a part hereof.
(Check Box if Applicable)

This conveyance is made subject to all other easements and restrictions of record, and the zoning ordinances of the municipality and/or county in which the property is situated.

BEING the same premises conveyed to Larry Davis and Susan Davis, husband and wife, by Deed from Frank Doremus, married, dated March 31, 2012, recorded July 6, 2012 in the Monmouth County Clerk's/Register's Office in Deed Book 8957 Page 9605.

The Street Address of the Property is: 3124 West Bangs Avenue, Neptune, NJ 07753

Old Republic National Title Insurance Company

File No.: MTANJ-125696

TITLE INSURANCE COMMITMENT SCHEDULE A LEGAL DESCRIPTION

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.

BEGINNING at a pipe in the middle of a public road leading from Hamilton M.E. Church via the sand hills of Asbury Park (now Bangs Avenue), said pipe being distant 551.10 feet westerly from the northeasterly corner of the premises described in the deed made by Charles C. Rogers and Mary C. Rogers, his wife to Howard B. Taylor and Florence L. Taylor, his wife, by deed bearing date of October 20, 1916, and recorded in the Monmouth County Clerk's Office on October 21, 1916, and recorded in the Monmouth County Clerk's Office on October 21, 1916, in Book 1030 of Deeds for Monmouth County, Page 335 &c; thence

1. South 18 degrees 47 minutes 10 seconds East, 200.00 feet to a point; thence
2. South 71 degrees 59 minutes 50 seconds West, 75.00 feet; thence
3. North 18 degrees 47 minutes 10 seconds West, 200.00 feet to the said public road; thence
4. North 71 degrees 59 minutes 50 seconds East, along the said public road, 75.00 feet to the point and place of BEGINNING.

BEING FURTHER KNOWN AND DESCRIBED AS:

BEGINNING at a point in the southwesterly line of West Bangs Avenue distant therein northeasterly 673.23 feet from its intersection with the easterly line of Green Grove Road, said southwesterly line of West Bangs Avenue being southwesterly 20.62 feet measured at right angles from the centerline of West Bangs Avenue; thence,

1. South 18 degrees 47 minutes 10 seconds East, 179.38 feet to a point; thence,
2. North 71 degrees 59 minutes 50 seconds East, 75.00 feet to a point; thence,
3. North 18 degrees 47 minutes 10 seconds West, 179.38 feet to a point in the aforesaid southwesterly line of West Bangs Avenue; thence,
4. South 71 degrees 59 minutes 50 seconds West along said southwesterly line of West Bangs Avenue, 75.00 feet to the point and place of BEGINNING.

The above description is in accordance with a survey made by ELS Surveying, LLC, dated 01/24/2018.

NOTE FOR INFORMATION: Being Lot(s) 8, Block 2601, Tax Map of the Township of Neptune, County of Monmouth.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

GIT/REP-3
(8-19)
(Print or Type)

State of New Jersey Seller's Residency Certification/Exemption

Seller's Information

Name(s)
Larry Davis and Susan Davis, husband and wife

Current Street Address
4 Maple Avenue

City, Town, Post Office
Neptune

State
NJ

ZIP Code
07753

Property Information

Block(s)
2001 (F/R/S 8000)

Lot(s)
8 (F/R/S 6)

Qualifier

Street Address
3124 West Bangs Avenue

City, Town, Post Office
Neptune

State
NJ

ZIP Code
07753

Seller's Percentage of Ownership <u>100%</u>	Total Consideration <u>185,000.00</u>	Owner's Share of Consideration <u>185,000.00</u>	Closing Date <u>3/6/2020</u>
---	--	---	---------------------------------

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.
16. 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.
17. 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.


<u>3/5/2020</u>	<u>Larry Davis</u>	Indicate if Power of Attorney or Attorney in Fact
Date	Signature (Seller)	
<u>3/5/2020</u>	<u>Susan Davis</u>	Indicate if Power of Attorney or Attorney in Fact
Date	Signature (Seller)	

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).

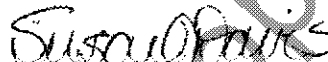
5. **Signatures.** The Grantor signs this Deed as of the date at the top of the first page.

Witnessed By:


CHRISTOPHER L. BEEKMAN, ESQ.


LARRY DAVIS


CHRISTOPHER L. BEEKMAN, ESQ.


SUSAN DAVIS

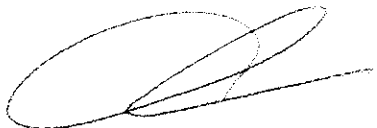
STATE OF NEW JERSEY, COUNTY OF MONMOUTH

I CERTIFY that on March 5, 2020

Larry Davis and Susan Davis

personally came before me and stated to my satisfaction that 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 **One Hundred Eighty Five Thousand and 00/100 Dollars (\$185,000.00)** as the full and actual consideration paid or to be paid for the transfer of title of the property set forth herein. (Such consideration is defined in N.J.S.A. 46:15-5.)


CHRISTOPHER L. BEEKMAN, ESQ.
ATTORNEY AT LAW OF NEW JERSEY

RECORD & RETURN TO:

David Messer, Esq.
1500 Allaire Avenue
Suite 101
Ocean, NJ 07712

RTF-1 (Rev. 7/14/10)
MUST SUBMIT IN DUPLICATE

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER
(Chapter 49, P.L.1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)
BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

FOR RECORDER'S USE ONLY
Consideration \$
RTF paid by seller \$
Date By

COUNTY Monmouth } SS. County Municipal Code 1335

MUNICIPALITY OF PROPERTY LOCATION Neptune *Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)

Deponent, Larry Davis (Name), being duly sworn according to law upon his/her oath, deposes and says that he/she is the Grantor in a deed dated 3/6/2020 transferring real property identified as Block number 2601 I/K/a 8000 Lot number 8 I/K/a 6 located at 3124 West Bangs Avenue, Neptune and annexed thereto.

(2) CONSIDERATION \$ 185,000.00 (Instructions #1 and #5 on reverse side) [X] no prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS: (See Instructions #5A and #7 on reverse side) Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation

\$ + % = \$
If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (See Instruction #8 on reverse side) Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbols is insufficient. Explain in detail.

(5) PARTIAL EXEMPTION FROM FEE (Instruction #9 on reverse side) NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

- A. SENIOR CITIZEN Grantor(s) [X] 62 years of age or over.
B. BLIND PERSON Grantor(s) [] legally blind or;
DISABLED PERSON Grantor(s) [] permanently and totally disabled [] receiving disability payments [] not gainfully employed*

Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:
[X] Owned and occupied by grantor(s) at time of sale. [X] Resident of State of New Jersey.
[X] One or two-family residential premises. [X] Owners as joint tenants must all qualify.

*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

- C. LOW AND MODERATE INCOME HOUSING (Instruction #9 on reverse side)
[] Affordable according to H.U.D. standards. [] Reserved for occupancy.
[] Meets income requirements of region. [] Subject to resale controls.

(6) NEW CONSTRUCTION (Instructions #2, #10 and #12 on reverse side)
[] Entirely new improvement. [] Not previously occupied.
[] Not previously used for any purpose. [] "NEW CONSTRUCTION" printed clearly at top of first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side)
[] No prior mortgage assumed or to which property is subject at time of sale.
[] No contributions to capital by either grantor or grantee legal entity.
[] No stock or money exchanged by or between grantor or grantee legal entities.

(8) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this 5 day of March, 2020

Signature of Deponent: Larry Davis
Grantor Name: Larry Davis
424 Maple Avenue, Neptune, NJ 07753
Grantor Address at Time of Sale: 424 Maple Avenue, Neptune, NJ 07753
Deponent Address: 424 Maple Avenue, Neptune, NJ 07753
Last three digits in Grantor's Social Security Number: XXX-XXX-XXXX
Name/Company of Settlement Officer: Christopher L. Brekman

Handwritten signatures and notes: Christopher L. Brekman, Atty at Law, State of NJ

FOR OFFICIAL USE ONLY
Instrument Number County
Deed Number Book Page
Deed Dated Date Recorded

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to: STATE OF NEW JERSEY, PO BOX 251, TRENTON, NJ 08695-0251, ATTENTION: REALTY TRANSFER FEE UNIT