




Monmouth County Document Summary Sheet

MONMOUTH COUNTY CLERK PO BOX 1251 MARKET YARD FREEHOLD NJ 07728	Transaction Identification Number	2698414	2008190
	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)		05/10/2016
No. of Pages (excluding Summary Sheet)		4
Recording Fee (excluding transfer tax)		\$70.00
Realty Transfer Tax		\$360.00
Total Amount		\$430.00
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)		
 7 8 1 0 0 3		

CHRISTINE GIORDANO HANLON
 COUNTY CLERK
 MONMOUTH COUNTY, NJ

INSTRUMENT NUMBER
 2016043296
 RECORDED ON
 May 11, 2016
 3:08:07 PM
 BOOK:OR-9165 PAGE:8484
 Total Pages: 6

REALTY TRANSFER FEES \$360.00
 COUNTY RECORDING FEES \$70.00
 TOTAL PAID \$430.00

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		\$90,000.00			
	Submitted By		SIMPLIFILE, LLC. (SIMPLIFILE)			
	Document Date		05/10/2016			
	Reference Info					
	Book ID		Book	Beginning Page	Instrument No.	Recorded/File Date
	GRANTOR		Name			Address
			BOHA PROPERTIES LLC			
	GRANTEE		Name			Address
			ABEER GRIGGS			
	Parcel Info					
	Property Type		Tax Dist.	Block	Lot	Qualifier
			35	2601	9	

Not Certified Copy

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Deed-Bargain and Sale (Covenant as to Grantor's Acts)
Ind. To Ind. Or Corp - Plain Language


Prepared By: _____
Steven H. Salami, Esquire

DEED

This Deed is made on May 10, 2016 BETWEEN

Boha Properties LLC, a New Jersey limited liability company whose address is: 141 Megill Road, Farmingdale, NJ 07727, referred to as the **Grantor**,

AND

Abeer Griggs, whose post office address is about to be 3122 West Bangs Avenue, Neptune, NJ 07753, referred to as the **Grantee**.

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

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 Ninety thousand & 00/100 Dollars (\$90,000.00). The Grantor acknowledges receipt of this money.

TAX MAP REFERENCE. (N.J.S.A. 46:15-2.1) Township of Neptune, Monmouth County, Block No. 2601 Lot No. 9 Account No.

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

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 attached hereto and made a part hereof.

Being the same premises in fee title vested in BOHA Properties, LLC by deed from Irene G. Flowers, Surviving Tenant by the Entirety by her Attorney in Fact Michael Turner, dated June 14, 2013 and recorded June 28, 2013 in the Monmouth County Clerk's Office in Deed Book OR-9022, Page 3381.

The street address of the property is: 3122 West Bangs Avenue, Neptune, NJ 07753.

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

File Number: RANJ-23533

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 in the southerly line of West Bangs Avenue distant westerly 512.07 feet from the northeasterly corner of the whole tract now or formerly belonging to Charles Rogers and running; thence

(1) South 19 degrees 07 minutes 00 seconds East, 641.37 feet (641.7 feet per Deed) to an iron pipe; thence

(2) South 71 degrees 57 minutes 00 seconds West, (South 72 degrees 00 minutes West per Deed), 49.03 feet to an iron pipe; thence

(3) North 19 degrees 07 minutes 00 seconds West, 641.37 feet (641.7 feet per Deed) to a point in the southerly line of West Bangs Avenue; thence

(4) Along the southerly line of West Bangs Avenue, North 71 degrees 57 minutes 00 seconds East, (North 72 degrees 00 minutes East per Deed), 49.03 feet to the point and place of BEGINNING.

NOTE: Being Block 2601 and Lot 9 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



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
 (9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

Boha Properties LLC

Current Street Address

141 Megill Road

City, Town, Post Office Box

Farmingdale

State

NJ

Zip Code

07757

PROPERTY INFORMATION

Block(s)

2601

Lot(s)

9

Qualifier

Street Address

3122 West Bangs Avenue

City, Town, Post Office Box

Neptune

State

NJ

Zip Code

07753

Seller's Percentage of Ownership

100

Total Consideration

90000.00

Owner's Share of Consideration

100

Closing Date

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.

5-5-16

Date

V. J. Pollock

Signature

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

Date

[Signature]

Signature

(Seller) Please 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.

Witnessed by
Dawn Gambuzza
Print Name: Dawn Gambuzza

Boha Properties LLC.
Vaclav Haloda
By: Vaclav Haloda, President

State of New Jersey,
County of Monmouth

I Certify that on April 22, 2016, Boha Properties LLC by Vaclav Haloda, as a member of the LLC 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 own act and deed; and
- c) made this Deed for \$90,000.00 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.)

[Signature]
Notary Public

Record & Return To:
David S. Messer, Esq.
1500 Allaire Avenue, Suite 101
Ocean, NJ 07712

