



**Monmouth County Document Summary Sheet**

MONMOUTH COUNTY CLERK PO BOX 1251 MARKET YARD FREEHOLD NJ 07728	<b>Transaction Identification Number</b>	4239539	3915593
	<b>Recorded Document to be Returned by Submitter to:</b> ALL AHEAD TITLE AGENCY 407 PINE STREET, SUITE 200 RED BANK, NJ 07701		

<p align="center"><b>Official Use Only</b></p> <div style="border: 1px solid black; padding: 5px; margin: 10px 0;">                     CHRISTINE GIORDANO HANLON                      COUNTY CLERK                      MONMOUTH COUNTY, NJ                       INSTRUMENT NUMBER                      2020024230                      RECORDED ON                      Mar 02, 2020                      12:02:31 PM                      BOOK:OR-9400 PAGE:3202                      Total Pages: 8                       REALTY TRANSFER FEES   \$544.00                      COUNTY RECORDING FEES   \$90.00                      TOTAL PAID                 \$634.00                 </div>	<b>Submission Date (mm/dd/yyyy)</b>		02/28/2020
	<b>No. of Pages (excluding Summary Sheet)</b>		6
	<b>Recording Fee (excluding transfer tax)</b>		\$90.00
	<b>Realty Transfer Tax</b>		\$544.00
	<b>Total Amount</b>		\$634.00
	<b>Document Type</b>	DEED/NO EXEMPTION FROM REALTY TRANSFER FEE	
	<b>Electronic Recordation Level</b>		L2 - Level 2 (With Images)
	<b>Municipal Codes</b>		NEPTUNE TOWNSHIP 3501
			1036457

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**Additional Information (Official Use Only)**

\* DO NOT REMOVE THIS PAGE.  
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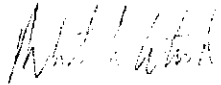


### Monmouth County Document Summary Sheet

DEED/NO EXEMPTION FROM REALTY TRANSFER FEE	<b>Type</b>		DEED/NO EXEMPTION FROM REALTY TRANSFER FEE			
	<b>Consideration</b>		\$136,000.00			
	<b>Submitted By</b>		ALL AHEAD TITLE AGENCY (CSC/INGEO SYSTEMS INC)			
	<b>Document Date</b>		02/18/2020			
	<b>Reference Info</b>					
	<b>Book ID</b>		<b>Book</b>	<b>Beginning Page</b>	<b>Instrument No.</b>	<b>Recorded/File Date</b>
	<b>GRANTOR</b>		<b>Name</b>			<b>Address</b>
			WILMINGTON SAVINGS FUND SOCIETY FSB			
			MATAWIN VENTURES TRUST SERIES 2018 1			
	<b>GRANTEE</b>		<b>Name</b>			<b>Address</b>
			DYKEMAN ASSOCIATES			
	<b>Parcel Info</b>					
	<b>Property Type</b>	<b>Tax Dist.</b>	<b>Block</b>	<b>Lot</b>	<b>Qualifier</b>	<b>Municipality</b>
	35	5213	1		3501	
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For Use By Recorder

Prepared by  
  
**"INDEED" WE DO DEEDS™**  
 Robert C. Litwack, Esq.  
 178 Macanippuck Road  
 Bridgeton, NJ 08302  
 (609) 335-5383

# BARGAIN & SALE DEED

WITH COVENANTS AGAINST GRANTOR'S ACTS

Copyright © 1996 - 2020 by Robert C. Litwack 178 Macanippuck Road., Bridgeton, NJ 08302

This deed is given on February 18, 2020

<b>FROM</b>	Wilmington Savings Fund Society, FSB, not in its individual capacity but solely in its capacity as Owner Trustee of Matawin Ventures Trust Series 2018-1 333 S. Anita Drive Suite 400 Orange, CA 92868	"Grantor"
<b>TO</b>	Dykeman Associates 1 Dukeman Place Neptune, NJ 07753	"Grantee"

- 1. Transfer of ownership.** Grantor hereby sells (grants and conveys) the property described below (the "Property") to the Grantee. This grant and conveyance transfers ownership of the Property to Grantee. This grant and conveyance is subject to: all easements, restrictions, rights-of-way, covenants (promises), set-backs, plans, plats, maps and agreements of record; such state of facts as an accurate survey might disclose; rights (public and private) in any part of the Property included within the lines of any public road, alley or way; flooding and drainage rights, if any, of adjoining owners, mortgagees and occupants in any natural stream or water course bounding, crossing or affecting the Property; and rights in common, along with adjoining owners, mortgagees and occupants, in any party walls.
- 2. Payment.** This transfer of ownership was made for the payment by Grantee to Grantor (receipt of which is acknowledged by both) of the amount of **One Hundred Thirty-Six Thousand and 00/100 Dollars (\$136,000.00)**.
- 3. Type of deed.** Grantor covenants (promises) that he has done no act to encumber the Property. This promise is to have the same effect as if Grantor covenanted (promised) in this deed, "that he has done no act to encumber the said lands", using the quoted language as is set out in N.J.S. 46:4-6. This deed is a Bargain and Sale Deed With Covenants Against Grantor's Acts as is described in N.J.S. 46:4-6 and will have the effect of a deed meeting the conditions set out in that law. All references to the statutory law of the State of New Jersey refer to that law as is in force on the date of this deed.
- 4. Property.** The Property being conveyed (sold) from Grantor to Grantee is fully described on Schedule "C," attached to this deed and made a part of it by this reference. The Property consists of the land so described and all the structures, fixtures and improvements on the land. The Property is in the State of New Jersey and is commonly known as: **522 S. Riverside Drive, Township of Neptune, NJ County of Monmouth, Tax Map: Block 5213, Lot 1.**

07753



**SCHEDULE C  
LEGAL DESCRIPTION**

Issuing Office File No. AAT-2010935

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

BEGINNING AT A POINT IN THE WESTERLY SIDE OF RIVERSIDE DRIVE, SAID POINT BEING IN THE NORTHERLY CORNER OF LOT 6, BLOCK 5213 ON THE PRESENT TAX MAP, ALSO KNOWN AS LOT 6, BLOCK 26, SECTION A, ON THE MAP OF SHARK RIVER HILLS, THENCE

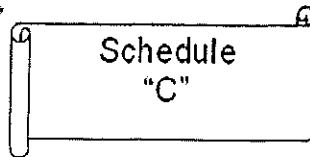
1. SOUTH 62 DEGREES 41 MINUTES WEST ALONG THE LINE OF LOT 6, 100 FEET TO A POINT THENCE.
2. IN A LINE RUNNING ALMOST DUE WEST, 44.5 FEET TO A POINT IN THE REAR LINE OF LOT 43; THENCE
3. NORTHERLY ALONG THE REAR LINE OF LOTS 43, 44, 45, 46, 47, 48 AND 49, 163.37 FEET TO THE INTERSECTION OF SAID REAR LINE OF LOTS WITH THE LINE OF RIVERSIDE DRIVE; THENCE
4. SOUTHERLY ALONG WITH THE LINE OF RIVERSIDE DRIVE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 413 FEET, 85.73 FEET TO A POINT; THENCE
5. SOUTHERLY STILL ALONG THE LINE OF RIVERSIDE DRIVE, ALONG A LINE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 178.10 FEET, 97.44 FEET TO THE POINT OR PLACE OF BEGINNING.

BEING KNOWN AND DESIGNATED as Lots 1, 2, 3, 4 and a portion of Lot 5, in Block 26 as set forth on a certain map entitled, "Map of Lots 19 - 48 Section A, Shark River Hills" situated in the Township of Neptune, County of Monmouth, State of NJ, which map was filed on Jan. 31, 1938 in the Monmouth County Clerk's Office as Map No. 21-2.

FOR INFORMATION PURPOSES ONLY: BEING known as 522 S Riverside Dr, Tax Lot 1, Tax Block 5213 on the Official Tax Map of Township of Neptune, County of Monmouth, NJ.

(EM)

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*This page is only a part of a 2016 ALTA Commitment for Title Insurance issued by Chicago 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.*



State of New Jersey  
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3  
(9-2015)

(Please Print or Type)

**SELLER(S) INFORMATION**

Name(s)

WILMINGTON SAVINGS FUND SOCIETY, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE OF MATAWIN VENTURES TRUST SERIES 2018-1

Current Street Address:

C/O KONDAUR CAPITAL CORPORATION; 333 S. ANITA DRIVE; SUITE 400

City, Town, Post Office Box

ORANGE

State

CA

Zip Code

92868

**PROPERTY INFORMATION**

Block(s)

1

Lot(s)

5213

Qualifier

Street Address:

522 S. RIVERSIDE DRIVE

City, Town, Post Office box

NEPTUNE

State

NJ

Zip Code

07753

Seller's Percentage of Ownership

100%

Total Consideration

\$136,000.00

Owner's Share of Consideration

\$136,000.00

Closing Date

FEBRUARY 20, 2020

**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 November 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 the 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.

2/19/2020  
Date

Jeffrey Serafini

Liquidations Specialist

(Print Name Below Signature) (Print Office)

Signature of Wilmington Savings Fund Society, FSB, not in its individual capacity but solely in its capacity as Owner Trustee of Matawin Ventures Trust Series 2018-1 by Kondaur Capital Corporation, as Separate Trustee (Seller) Please indicate if Power of Attorney or Attorney in Fact

5. **Title Recital.** The Property being transferred by this deed is the same property acquired by Grantor by deed as follows:

**Wilmington Savings Fund Society, FSB not in its individual capacity but solely in its capacity as Owner Trustee Of Matawin Ventures Trust Series 2018-1**, by Sheriff's Deed made by Shaun Golden, Sheriff of the County of Monmouth, in the State of New Jersey, dated August 13, 2019, recorded September 27, 2019, in the Monmouth County Clerk/Register's Office in Book OR-9370, Page 8328.

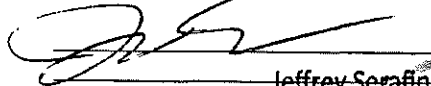
Being the same land and premises which became vested in Robert W. Shelly, by Deed from Robert M. Garafano and Phyllis P. Garafano, his wife, dated May 16, 1983, recorded May 23, 1983, in Deed Book 4407, Page 577. The said Robert W. Shelly departed this life on or about September 15, 2014, intestate.

This deed is signed as of the date set out at the beginning of this deed.

WILMINGTON SAVINGS FUND SOCIETY, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE OF MATAWIN VENTURES TRUST SERIES 2018-1

By KONDAUR CAPITAL CORPORATION, AS SEPARATE TRUSTEE

By



Jeffrey Serafini

Liquidations Specialist

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State of \_\_\_\_\_ : SS  
County of \_\_\_\_\_

I CERTIFY that on February \_\_\_\_\_, 2020, \_\_\_\_\_ personally came before me and acknowledged under oath, to my satisfaction, that:

1. He or she signed sealed and delivered the attached deed as \_\_\_\_\_ of Kondaur Capital Corporation, as Separate Trustee for Wilmington Savings Fund Society, FSB, not in its individual capacity but solely in its capacity as Owner Trustee of Matawin Ventures Trust Series 2018-1 (the "Company");
2. the proper seals, if any, of the Company were affixed to the attached deed;
3. the attached deed was given by the Company as their voluntary acts and deeds by virtue of authority from their boards of directors, members, managers, partners, or other governing bodies having the legal authority to give such authority; and
4. this Deed was given in exchange for One Hundred Thirty-Six Thousand and 00/100 Dollars (\$136,000.00); which is the actual amount of money and the monetary value of any other thing of value constituting the entire compensation paid or to be paid for the transfer of title to the lands, tenements or other realty accomplished in this Deed.

See Attached Copy

Note: Consideration Paid Is Set Forth In the Body Of The Deed. N.J.S.A. 46:15-6a(1).

**DEED**

February 20, 2020

WILMINGTON SAVINGS FUND SOCIETY, NOT IN  
ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS  
CAPACITY AS OWNER TRUSTEE OF MATAWIN  
VENTURES TRUST SERIES 2018-1

**GRANTOR**

DYKEMAN ASSOCIATES

**GRANTEES**

**After Recordation Please Return To**

All Ahead Title Agency, LLC  
407 Pine Street  
Red Bank, NJ 07701

Reference # 018912

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

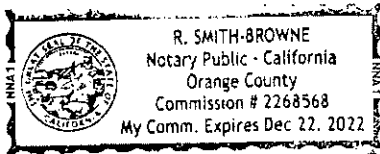
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

On February 18, 2020 before me, R. Smith-Browne, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Jeffrey Serafini
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document Bargain & Sale Deed

Document Date: February 18, 2020 Number of Pages: 4

Signer(s) Other Than Named Above: none

Capacity(ies) Claimed by Signer(s)

Signer's Name: Jeffrey Serafini Signer's Name:

Corporate Officer - Title(s): Corporate Officer - Title(s):

Partner - Limited General Partner - Limited General

Individual Attorney in Fact Individual Attorney in Fact

Trustee Guardian of Conservator Trustee Guardian of Conservator

Other: Liquidation Specialist Other:

Signer is Representing: see document Signer is Representing: