



Monmouth County Document Summary Sheet

MONMOUTH COUNTY PO BOX 1251 MARKET YARD FREEHOLD NJ 07728	Transaction Identification Number 1005064 8010
	Return Address <i>(for recorded documents)</i> BEEKMAN & BEEKMAN PO BOX 395 OCEAN GROVE NJ 07756

Official Use Only

Submission Date <i>(mm/dd/yyyy)</i>	12/21/2004
No. of Pages <i>(excluding Summary Sheet)</i>	5
Recording Fee <i>(excluding transfer tax)</i>	\$80.00
Realty Transfer Tax	\$1,318.70
Total Amount	\$1,398.70

Document	DEED SENIOR CITIZEN (PARTIAL EXEMPTION FROM RTT)
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Electronic Recordation Level	SS - Summary Sheet
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Municipal Codes	OCEAN GROVE 3502
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Bar Code(s)	 807669
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M CLAIRE FRENCH, CTY CLK
 MONMOUTH COUNTY, NJ

INSTRUMENT NUMBER
2004250843
 RECORDED ON
Dec 22, 2004
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REALTY TRANSFER FEES \$1,318.70
 COUNTY RECORDING FEES \$80.00
TOTAL \$1,398.70

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Additional Information (Official Use Only)

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Monmouth County Document Summary Sheet

DEED SENIOR CITIZEN(PARTIAL EXEMPTION FROM RTE)	Type	DEED SENIOR CITIZEN(PARTIAL EXEMPTION FROM RTE)				
	Consideration	\$359,000 00				
	Submitted By	COASTAL TITLE AGENCY INC				
	Document Date	12/16/2004				
	Reference Info	Book ID	Book	Beginning Page	Inst No	
	GRANTOR	Name			Address	
		ALICE FINNO				
	GRANTEE	Name			Address	
		ELLEN MALLIN HY RUDIN				
Parcel Information	Tax Dist.	Block	Lot	Qualifier	Municipality	
	35	119	1317		3502	

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 RETAIN THIS PAGE FOR FUTURE REFERENCE.

5

COUNTY OF MONMOUTH	
CONSIDERATION	359,000
RTF	1318.70
DATE	12-22-04
BY	[Signature]

A

Prepared by:

[Signature]
RICHARD W. HOGAN, J.D.

ASSIGNMENT OF LEASE

KNOW ALL MEN BY THESE PRESENTS, THAT WE,

ALICE FINNO, SINGLE

Located 118 Mt. Tabor Way, Ocean Grove, N.J.

In consideration of the sum of THREE HUNDRED FIFTY NINE THOUSAND DOLLARS AND NO CENTS (\$359,000.00) DOLLARS duly paid by

HY RUDIN AND ELLEN MALLIN, HUSBAND AND WIFE

About to reside at 118 Mt Tabor Way, Ocean Grove, N.J.

The receipt whereof is hereby acknowledged, have sold, assigned, transferred and set over, and by these presents, do sell, assign, transfer and set over unto

HY RUDIN AND ELLEN MALLIN, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT FOR SURVIVORSHIP AND NOT AS TENANTS IN COMMON

their executors, administrators and assigns, a certain INDENTURE OF LEASE, bearing date the 1st day of October, in the year Eighteen Hundred and Seventy Three and made by THE OCEAN GROVE CAMP MEETING ASSOCIATION OF THE METHODIST EPISCOPAL CHURCH" of all that certain plot, piece or parcel of ground, known and designated as Lot numbered (No 1317) on the south side of Mt. Tabor Way on the Map of Lots of Camp Ground of the said Camp Meeting Association, situate in Neptune Township, in the County of Monmouth and State of New Jersey with all and singular the premises therein mentioned and described, and the buildings thereon, together with the appurtenances. Also known as Block 119 Lot 1317 and 118 Mt. Tabor Way, Ocean Grove, N.J.

TO HAVE AND TO HOLD the same unto the said

HY RUDIN AND ELLEN MALLIN, HUSBAND AND WIFE

their heirs, executors, administrators and assigns, from the 16th day of December, in the year Two Thousand and Four for and during all the rest, residue and remainder of the term of NINETY NINE YEARS renewable for a like term of years forever, as mentioned in the said Indenture of Lease. Subject, nevertheless, to the rent, covenants, conditions, provisions and regulations therein also mentioned.

AND we do hereby covenant and agree with the said

HY RUDIN AND ELLEN MALLIN, HUSBAND AND WIFE

That the said assigned premises now are free and clear of and from all former and other gifts, grants, bargains, sales, leases, judgments, executions, back rents, taxes, assessments, and incumbrances whatsoever. Being the same premises demised and let to Henry H. Benedict by the Camp Meeting Association by lease dated the 1st day of October, 1873 in Vol.274 page 208 by several mesne assignments, assigned, transferred and set over unto



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

**SCHEDULE A - 4
DESCRIPTION**

File No. CT-47309

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 point in the southerly line of Mt. Tabor Way (40 feet in width) distant 30.00 feet on a course of North 64 degrees 00 minutes West from the intersection of the southerly line of Mt. Tabor Way with the westerly line of Delaware Avenue; thence

- (1) South 26 degrees 00 minutes West, a distance of 60.25 feet to a point; thence
- (2) North 64 degrees 00 minutes West, a distance of 30.00 feet to a point; thence
- (3) North 26 degrees 00 minutes East, a distance of 60.25 feet to a point in the southerly line of Mt. Tabor Way; thence
- (4) South 64 degrees 00 minutes East along the southerly line of Mt. Tabor Way a distance of 30.00 feet to the point and place of beginning.

FOR INFORMATIONAL PURPOSES ONLY. Also known as Lot 1317 in Block 119 on the Township of Neptune Tax Map.

The above description is drawn in accordance with a survey made by Michael J. Williams, Land Surveying LLC, dated November 9, 2004.

ORIGINAL DOCUMENT POOR QUALITY

Issued by:
Lawyers Title Insurance Corporation



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION
(C.55, P.L. 2004)

(Please Print or Type)

SELLER(S) INFORMATION (If Multiple Sellers, Each Seller Must Complete a Certification)

Name(s) Alice Finno
Current Resident Address:
Street: 119 Mt Tabor Way
City, Town, Post Office: Ocean Grove State: NJ Zip Code: 07756
Home Phone: () Business Phone: ()

PROPERTY INFORMATION (Brief Property Description)

Block(s) 119 Lot(s) 1317 Qualifier
Street Address: 118 Mt Tabor Way Ocean Grove NJ 07756
City, Town, Post Office: 10070 State: NJ Zip Code: 07756
Seller's Percentage of Ownership: 100% Consideration: \$359,000.00 Closing Date: 12/16/04

SELLER ASSURANCES (Check the Appropriate Box)

- 1. I am a resident taxpayer of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
- 2. The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
- 3. I am 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 individual, estate or trust and as such not required to make an estimated payment pursuant to N.J.S.A.54A:1-1 et seq.
- 6. The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.

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 could 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.

12/16/04
Date

Alice Finno
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

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION

(c. 49, P.L. 1968; as amended by through c. 66, P.L. 2004)

To Be Recorded With Deed Pursuant to c. 49, P.L. 1968 as amended by c. 308, P.L. 1991 (N.J.S.A. 46:15-5 et seq.)

STATE OF NEW JERSEY

COUNTY OF Monmouth } SS.

FOR RECORDER'S USE ONLY	
Consideration \$	<u>339,000</u>
RTF paid by seller \$	<u>1318.70</u>
Date <u>12-22-04</u>	By <u>[Signature]</u>

* Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3, 4 and 5 attached)

Deponent, Alice Finno, being duly sworn according to law upon his/her oath deposes and says that he/she is the grantor in a deed dated December 15, 2004 transferring real property identified as Block No. 110 Lot No. 1317 located at 110 Mt. Tabor Way, Ocean Grove, Monmouth County and annexed hereto.

(2) CONSIDERATION (See Instruction #6)

Deponent states that, with respect to deed hereto annexed, 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, including the remaining amount of any prior mortgage to which the transfer is subject or which is to be assumed and agreed to be paid by the grantee and any other lien or encumbrance thereon not paid, satisfied or removed in connection with the transfer of title is \$ 359,000.00

(3) FULL EXEMPTION FROM FEE

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). Explain in detail (See Instruction #7.) Mere reference to exemption symbol is not sufficient.

(4) PARTIAL EXEMPTION FROM FEE

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. (See Instructions #8 and #9.)

Deponent claims that this deed transaction is exempt from the State portion of the Basic fee 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 (See Instruction #8)

- Grantor(s) 62 years of age or over.*
- One- or two-family residential premises.
- Resident of the State of New Jersey.
- Owned and occupied by grantor(s) at time of sale.
- Owners as joint tenants must all qualify.

B. BLIND (See Instruction #8)

- Grantor(s) legally blind.*
- One- or two-family residential premises.
- Owned and occupied by grantor(s) at time of sale.
- Owners as joint tenants must all qualify.
- Resident of the State of New Jersey.

DISABLED (See Instruction #8)

- Grantor(s) permanently and totally disabled.*
- Receiving disability payments.*
- Not gainfully employed.*
- One- or two-family residential premises.
- Owned and occupied by grantor(s) at time of sale.
- Owners as joint tenants must all qualify.
- Resident of the State of New Jersey.

* IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANTOR NEED QUALIFY IF OWNED AS TENANTS BY THE ENTIRETY

C. LOW AND MODERATE INCOME HOUSING (See Instruction #8)

- Affordable According to HUD Standards.
- Reserved for Occupancy.
- Meets Income Requirements of Region.
- Subject to Resale Controls.

(5) NEW CONSTRUCTION (See Instruction #9) - Affidavit must be executed by Grantor

- Entirely new improvement.
- Not previously occupied.
- Not previously used for any purpose.
- "NEW CONSTRUCTION" printed clearly at the top of the first page of the deed.

Deponent makes this Affidavit to induce the County Clerk or Register of Deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of c. 49, P.L. 1968, as amended through c. 66, P.L. 2004.

Subscribed and sworn to before me this 16 day of Dec 2004

[Signature]
Signature of Deponent

Alice Finno
Name of Grantor

110 Mt. Tabor Way, Ocean Grove, N.J.
Address of Deponent

110 Mt. Tabor Way, Ocean Grove, N.J.
Address of Grantor at Time of Sale

RICHARD W. HOGAN, S.D.
ATTORNEY AT LAW
OF NEW JERSEY

Name/Company of Settlement Officer

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

IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ATTACHED.

This form is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered or amended without the approval of the Director.

Alice Finno, single by Assignment of Lease from Kelly Fyfe, single dated August 23, 2002 and recorded August 28, 2002 in the Monmouth County Clerk's Office in Deed Book 8140 page 8640

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 16 day of December Two Thousand and Four

Alice Finno
ALICE FINNO

STATE OF NEW JERSEY
SS
COUNTY OF MONMOUTH

BE IT KNOWN THAT on the 16 day of December, 2004 before me an Attorney at Law of the State of New Jersey personally appeared Alice Finno, single who are I am satisfied, are the grantors mentioned in the foregoing deed of Assignment, and the contents thereof, being by me first made known unto her, she did thereupon acknowledge that she signed, sealed and delivered the same as her act and deed, for the uses and purposes therein expressed, the full and actual consideration paid for the transfer of title to realty evidenced by the within deed as such consideration is defined in P.L. 1968 c. 49 1968 c 49 Sec 1(b) is \$359,000.00

Richard W. Hogan
RICHARD W. HOGAN
AN ATTORNEY AT LAW OF THE
STATE OF NEW JERSEY

ORIGINAL DOCUMENT POOR QUALITY