

NOV 04 2015

167.50

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Deed

A

This Deed is made on Oct 30, 2015
BETWEEN JOHN E. MORRIS

whose post office address is about to be 14 Falmouth Avenue
Whiting, New Jersey

referred to as the Grantor,
AND KEVIN E. PEARSE
Husband and Wife

JENNIFER L. PEARSE

whose post office address is about to be 126 Taylor Avenue
Neptune, New Jersey

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 \$157,000.00

One Hundred Fifty-Seven Thousand Dollars and No Cents

The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:26A-3) Municipality of Neptune
Block No. 1115, Lot No. 22, Qualifier No. _____ and Account No. _____

No lot and 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:

Please see attached Legal Description annexed hereto and made a part hereof. (Check box if applicable.)
Being the same premises conveyed by Deed to John E. Morris, from John E. Morris, Jr., and Marie M. Morris, dated April 10, 2007, recorded May 24, 2007, in the Clerk's Office of the County of Monmouth, New Jersey, in Deed Book 8653, page 9030.

Not Certified Copy

Prepared by:

KEITH N. ARCOMANO, ESQ.

CHRISTINE GIORSDANO HANLON
COUNTY CLERK
MONMOUTH COUNTY, NJ
INSTRUMENT NUMBER
2015103198
RECORDED ON
Nov 06, 2015
9:52:23 AM
BOOK: DR-9139
PAGE: 2305
Total Fees: \$
COUNTY RECORDING FEES \$80.00
REALTY TRANSFER FEES \$167.50
TOTAL PAID \$247.50
(For Recorder's Use Only)



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-63973

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 easterly side of Taylor Avenue distant 600 feet on a course South 9 degrees 52 minutes west along the easterly line of Taylor Avenue from the intersection of the said easterly line of Taylor Avenue with the southerly line of Corlies Avenue as formerly laid down and running; thence

- (1) South 80 degrees 8 minutes east, 105 feet to a stake; thence
- (2) South 9 degrees 52 minutes west, 50 feet to a stake; thence
- (3) North 80 degrees 8 minutes west 105 feet to a stake in the easterly line of said Taylor Avenue; thence
- (4) North 9 degrees 52 minutes east, 50 feet to a stake being the point or place of Beginning.

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot 22 in Block 1115 on the Township of Neptune Tax Map.

PROPERTY ADDRESS: 126 Taylor Avenue, Neptune, NJ 07753

Issued by:
First American Title Insurance Company

This commitment is invalid unless the insuring provisions and Schedule A and B are attached.



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
 (9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s) JOHN E. MORRIS
 Current Street Address _____
14 Falmouth Avenue Whiting New Jersey 08759
 City, Town, Post Office Box State Zip Code

PROPERTY INFORMATION

Block(s) 115 Lot(s) 22 Qualifier _____
 Street Address _____
126 Taylor Avenue Neptune New Jersey 07753
 City, Town, Post Office Box State Zip Code
 Seller's Percentage of Ownership 100% Total Consideration \$157,000.00 Owner's Share of Consideration 100% Closing Date 10/30/15

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.

Date October 30, 2015 Signature John E. Morris
 Date _____ Signature _____
 (Seller) Please indicate if Power of Attorney or Attorney in Fact

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 } COUNTY <u>MONMOUTH</u> }	SS. County Municipal Code <u>1335</u>	FOR RECORDER'S USE ONLY Consideration \$ _____ RTF paid by seller \$ _____ † Date _____ By _____
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Municipality of Property Location: NEPTUNE

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

(1) **PARTY OR LEGAL REPRESENTATIVE** (Instructions 3 and 4 attached)
Deponent, JOHN E. MORRIS (Name), being duly sworn according to law upon his/her oath deposes and says that he/she is the Grantor in a deed dated 10/30/15 (Grantor, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.) transferring real property identified as Block No. 1115 Lot No. 22 located at 126 Taylor Avenue, Neptune, New Jersey 07753 and annexed thereto. (Street Address, Town)

(2) **CONSIDERATION: \$157,000.00** (Instructions 1 and 5) 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 is required.

(3A) **REQUIRED CALCULATION of Equalized Valuation for all Class 4A (Commercial) Property Transactions:** (Instructions 5A and 7)

$$\text{Total Assessed Valuation} \div \text{Director's Ratio} = \text{Equalized Assessed Valuation}$$

$$\$ \text{_____} \div \text{_____} \% = \$ \text{_____}$$

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 value.

(4) **FULL EXEMPTION FROM FEE:** (Instruction 8)

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 references to the exemption symbol is insufficient. Explain in detail.

(5) **PARTIAL EXEMPTION FROM FEE:** (Instruction 9) **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 the State's portion of the Basic Fee, Supplemental Fee and General Purpose Fee, 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 (Instruction 9)
 Grantor(s) 62 years of age or over.*
 Owned and occupied by grantor(s) at time of sale.
 One- or two-family residential premises.
 Resident of the State of New Jersey.
 Owners as joint tenants must all qualify.

B. BLIND PERSON (Instruction 9)
 Grantor(s) legally blind.*
 Owned and occupied by grantor(s) at time of sale.
 One- or two-family residential premises.
 Resident of the State of New Jersey.
 Owners as joint tenants must all qualify.

DISABLED PERSON (Instruction 9)
 Grantor(s) permanently and totally disabled.*
 Grantor(s) receiving disability payments.*
 Grantor(s) not gainfully employed.*
 Owned and occupied by grantor(s) at time of sale.
 One- or two-family residential premises.
 Resident of the State of New Jersey.
 Owners as joint tenants must all qualify.

* IN THE CASE OF HUSBAND AND WIFE OR STATUTORY PARTNER, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (Instruction 9)
 Affordable according to HUD standards.
 Meets income requirements of region.
 Reserved for occupancy.
 Subject to resale controls.

(6) **NEW CONSTRUCTION** (Instructions 2, 10 and 12)
 Entirely new improvement.
 Not previously used for any purpose.
 Not previously occupied.
 "New Construction" printed clearly at top of the first page of the deed.

(7) **RELATED LEGAL ENTITIES TO LEGAL ENTITIES** (Instructions 5, 12 and 14)
 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 the 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 Thirtieth day of October, 2015

John E. Morris
Signature of Deponent

JOHN E. MORRIS
Grantor Name
126 Taylor Avenue
Neptune, New Jersey 07753
Grantor Address at Time of Sale

Notary Public
KEITH N. ARCOMANO, ESQ.
County recording officers shall forward one copy of each Affidavit of Consideration for Use by Seller when Section 3A is completed.

Deponent Address: XXX-XX-X 3 8 1
Last 3 digits in Grantor's Soc. Sec. No.

Name/Company of Settlement Officer: _____

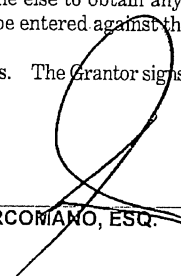
FOR OFFICIAL USE ONLY		
Instrument Number _____	County _____	
Deed Number _____	Book _____	Page _____
Deed Dated _____	Date Recorded _____	

The street address of the Property is:
126 Taylor Avenue, Neptune, New Jersey 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).

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

Witness by:



KEITH N. ARCOMANO, ESQ.



JOHN E. MORRIS

(Seal)

(Seal)

STATE OF NEW JERSEY, COUNTY OF MONMOUTH

SS:

I CERTIFY that on October 30, 2015

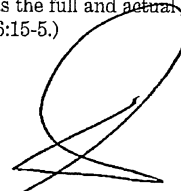
JOHN E. MORRIS

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; and,

(b) executed this Deed as his or her own act; and

(c) made this Deed for \$ 157,000.00 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.)

RECORD AND RETURN TO:

CTA
PO BOX 740
Inwood NJ 07723

KEITH N. ARCOMANO
ATTORNEY AT LAW OF NEW JERSEY

Print name and title below signature