



Monmouth County Document Summary Sheet

MONMOUTH COUNTY CLERK PO BOX 1251 MARKET YARD FREEHOLD NJ 07728	Transaction Identification Number	6871612	8382870
	Recorded Document to be Returned by Submitter to: ALL AHEAD TITLE AGENCY 46 HIGHWAY 36 KEYPORT, NJ 07735		

Official Use Only

CHRISTINE GIORDANO HANLON
 COUNTY CLERK
 MONMOUTH COUNTY, NJ

INSTRUMENT NUMBER
 2023072021
 RECORDED ON
 Oct 16, 2023
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 BOOK:OR-9663 PAGE:7502
 Total Pages: 6

REALTY TRANSFER FEES \$3,215.00
 COUNTY RECORDING FEES \$70.00
 TOTAL PAID \$3,285.00

Submission Date (mm/dd/yyyy)		10/13/2023
No. of Pages (excluding Summary Sheet)		4
Recording Fee (excluding transfer tax)		\$70.00
Realty Transfer Tax		\$3,215.00
Total Amount		\$3,285.00
Document Type	DEED/NO EXEMPTION FROM REALTY TRANSFER FEE	
Electronic Recordation Level	L2 - Level 2 (With Images)	
Municipal Codes	NEPTUNE TOWNSHIP 3501	
		1458361

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		\$400,000.00			
	Submitted By		ALL AHEAD TITLE AGENCY (CSC/INGEO SYSTEMS INC)			
	Document Date		10/13/2023			
	Reference Info					
	Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
	GRANTOR		Name		Address	
			LEONARD J STEEN			
			LEONARD J STEEN III			
			DAVID J ROSEN			
	GRANTEE		Name		Address	
			QUAKER INN ELC			
Parcel Info						
Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality	
	35	165	17		3501	

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Prepared by:


Jeffrey P. Beekman, Esq.

ASSIGNMENT OF LEASE

KNOW ALL MEN BY THESE PRESENTS, THAT WE, **Leonard J. Steen, aka Leonard J. Steen, III, by his Attorney in Fact, David J. Rosen**, presently residing at 43 Main Avenue, Ocean Grove, NJ 07756, in consideration of the sum of Four Hundred Thousand (\$400,000.00) and 00/100 DOLLARS lawful money of the United States, to them, duly paid by

Quaker Inn LLC

Who resides at 39 Main Avenue, Ocean Grove, NJ 07756, 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

Quaker Inn LLC

her heirs, executors, administrators and assigns, a certain Indenture of Lease bearing date the 15th day of November in the year Eighteen Hundred and Seventy, made by "The Ocean Grove Camp Meeting Association of the Methodist Episcopal Church", insofar as the same affects a part of all that certain plot, piece or parcel of ground, known and designated as Lot numbered (No. 544.02) on the North side of Main Avenue, 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.

BEING KNOWN AS Lot 17, in Block 165, on the Official Tax Map of the Township of Neptune, and commonly known as 37 Main Avenue, Ocean Grove, NJ 07756, and more particularly described in the attached Schedule "A".

To Have and to Hold the same unto the said

Quaker Inn LLC, her heirs, executors, administrators and assigns, from the 4th day of October, in the year *Two Thousand-Twenty-Three (2023)*, 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

Quaker Inn LLC, 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 **James P. Tibbits** by the aforesaid Camp Meeting Association, by Indenture of Lease dated the 15th day of November in the year Eighteen Hundred and Seventy, and recorded in the Monmouth County Clerk's Office in Vol. 678 of Deeds, p. 479, and by several mesne assignments, assigned, transferred and set over to **Leonard J. Steen** by Assignment of Lease from Estate of Barbara R. Hurry, By Robert Hurry, Administrator, dated/executed on August 4, 2008, recorded in the Monmouth County Clerk/Register's Office on August 25, 2008, in Deed Book 8737, Page 449.



**SCHEDULE A
LEGAL DESCRIPTION**

Issuing Office File No. AAT-2326097

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 bounded and described as follows:

BEGINNING at a point, said point being in the northerly line of Main Avenue (varying R.O.W. width), distant 60.56 feet easterly along same from its point of intersection with the easterly line of Central Avenue (70 foot R.O.W.), said beginning point being marked by an x-cut found; thence proceeding,

1. Along the easterly line of Lot 3, Block 165, North 25 degrees 52 minutes 00 seconds East, a distance of 68.04 feet to a capped pin found; thence,
2. Along the southerly line of Lot 4, Block 165, South 63 degrees 34 minutes 00 seconds East, a distance of 30.23 feet to a point; thence,
3. Along the westerly line of Lot 5, thence Lot 16, Block 165, South 25 degrees 52 minutes 00 seconds West, a distance of 66.02 feet to a point in the northerly line of Main Avenue; thence,
4. Along the northerly line of Main Avenue, North 67 degrees 23 minutes 00 seconds West, a distance of 30.28 feet to the Point of BEGINNING.

The above property description is in accordance with a survey prepared by CHARLES SURMONTE N.J. LICENSED P.E. & L.S., N.J. LICENSE NO. 35885 dated September 25, 2023, Project No. 23-927, Title File No. AAT-2326097.

FOR INFORMATION PURPOSES ONLY: BEING known as 37 Main Avenue, Tax Lot 17 Tax Block 165 on the Official Tax Map of the Township of Neptune, County of Monmouth, in the State of New Jersey.

(jds-ttd) Rev 10-03-2023 (Survey)
(jds-ttd)

Not Certified Copy

GIT/REP-3
(2-21)
(Print or Type)

**State of New Jersey
Seller's Residency Certification/Exemption**

Seller's Information

Name(s)
Leonard J. Steen, aka Leonard J. Steen, III, by his Attorney in Fact, David J. Rosen

Current Street Address
43 Main Avenue

City, Town, Post Office
Ocean Grove

State
NJ

ZIP Code
07756

Property Information

Block(s)
165

Lot(s)
17

Qualifier

Street Address
37 Main Avenue

City, Town, Post Office
Ocean Grove

State
NJ

ZIP Code
07756

Seller's Percentage of Ownership 100	Total Consideration \$400,000.00	Owner's Share of Consideration \$400,000.00	Closing Date 10/4/2023
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Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 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.

10/3/2023
Date

David J. Rosen
Signature (Seller)

Attorney in Fact
Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

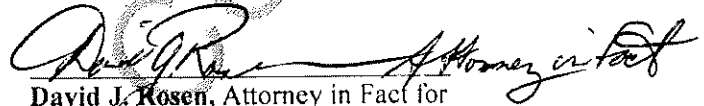
Indicate if Power of Attorney or Attorney in Fact

BEING The same premises demised and let by several mesne assignments, assigned, transferred and set over unto Barbara R. Hurry, single by Assignment of Lease from Edythe V. Weston, Executrix of the Estate of Hugo N.S. Filippi, deceased dated May 28, 1992 and recorded June 5, 1992 in the Monmouth County Clerk's Office in Deed Book 5143 page 561.


THEREAFTER, the said Barbara R. Hurry died on December 10, 2007 and Robert Hurry was named Administrator of the Estate filed January 28, 2008 in the Monmouth County Surrogate's Office, under Docket No. 215835.

ALSO BEING The same premises demised and let to James P. Tibbits by the Camp Meeting Association dated the 15th day of November in the year Eighteen Hundred and Seventy and recorded in the said Monmouth County Clerk's Office in Volume 678 page 479.

In witness whereof, we have hereunto set our hands and seals this 3rd day of October, Two Thousand-Twenty-three (2023).


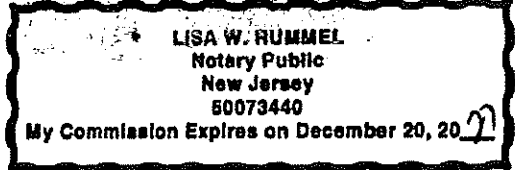

David J. Rosen, Attorney in Fact for
Leonard J. Steen, aka Leonard J. Steen,
III,

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:


Lisa W. Rummel

STATE OF NEW JERSEY :
:SS.
MONMOUTH COUNTY :

BE IT KNOWN that on the 3rd day of October, in the year of our Lord, Two Thousand-Twenty Three (2023); before me, the subscriber, personally appeared **Leonard J. Steen, aka Leonard J. Steen, III, by his Attorney in Fact, David J. Rosen**, who are, I am satisfied, the Grantors mentioned in the foregoing Deed of Assignment, and the contents thereof, being by me first made known unto them, they did thereupon acknowledge that they Signed, Sealed and Delivered the same as their act and deed, for the uses and purposes therein expressed, and that 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, Sec. 1(b) is \$400,000.00.

Record & Return to:
All Ahead Title Agency, LLC
46 Highway 36
Keyport, NJ 07753