



276937

DEC 14 2007

DEED

COUNTY OF MONMOUTH	
CONSIDERATION <u>800,000</u>	
RTF	<u>7305</u>
DATE	<u>12-14-07</u> BY <u>MJ</u>

4

THIS DEED is made on November 21, 2007.

BETWEEN KATHIE A. BAGGERMAN and LOUIS M. BAGGERMAN, husband and wife, whose post office address is about to be 125 Fifth Avenue, Neptune City, New Jersey 07753, referred to as the Grantor,

AND RAFFAELLA PAGANO, widow, whose Post Office address is about to be 109 Prospect Avenue, Neptune, New Jersey 07753, 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 EIGHT HUNDRED THOUSAND DOLLARS (\$800,000.00). The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality – Township of Neptune, Monmouth County.

Block No. 434

Lot No. 16 Account No.

No property tax identification 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 the attached Legal Description annexed hereto and made a part hereof.

BEING AND INTENDED TO BE the same premises conveyed to Louis M. Baggerman and Kathie A. Baggerman, husband and wife, by Deed from Mark R. Cocciardi and Margaret A. Cocciardi, his wife, dated October 7, 1976, recorded October 18, 1976, in the Monmouth County Clerk/Register's Office in Deed Book 3998, Page 92.

PREPARED BY:


ROBERT M. SKOLNIK, ESQ.

M CLAIR FRENCH, CTY CLK
MONMOUTH COUNTY, NJ

INSTRUMENT NUMBER
2007160264

RECORDED ON

Dec 14, 2007

11:53:18 AM

BOOK: OR-8693

PAGE: 4432

Total Pages: 4

REALTY TRANSFER FEES \$7,305.00

COUNTY RECORDING FEES \$70.00

TOTAL PAID \$7,375.00

Title No. TA-108718

**SCHEDULE A-4
DESCRIPTION**

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

BEING known as Lots Nos. 16, 17, 18, 19, 20, 21, 22 and 23 in Block 33 as shown on map entitled "Map of Blocks 19 to 48, Section A, Shark River Hills, County of Monmouth, New Jersey, property of the Shark River Hills Company, Sincerbeaux & Moore, Civil Engineers, Asbury Park, N. J. Scale inch equals 100 feet, November 18, 1926" and being more particularly described as follows:

BEGINNING at a point at the Northwest corner of Prospect Avenue and Valley Drive and running; thence

- (1) Along the Northerly line of Prospect Avenue, North 66 degrees 41 minutes West 139.34 feet to a point; thence
- (2) Continuing along the same, along the arc of a curve bearing to the right having a radius of 264.23 feet, an arc distance of 69.25 feet to a point; thence
- (3) North 41 degrees 49 minutes East 134.74 feet to a point; thence
- (4) South 24 degrees 17 minutes 29 East 6.41 feet to a point; thence
- (5) South 86 degrees 08 minutes East 125.18 feet to a point in the Westerly line of Valley Drive; thence)
- (6) Along the same in a Southerly direction, along the arc of a curve having a radius of 1,870 feet, an arc distance of 179.48 feet to the point or place of BEGINNING.

Note for Information Only:

Also known as Lot(s) 16-23, Block 434 on the Tax Map of the Township of Neptune, in the County of Monmouth, also known as 109 Prospect Avenue.



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

GIT/REP-3
 (2-07)

(Please Print or Type)

SELLER(S) INFORMATION (See Instructions, Page 2)

Name(s)

KATHIE A. BAGGERMAN and LOUIS M. BAGGERMAN

Current Resident Address:

Street: 125 FIFTH Avenue

City, Town, Post Office

State

Zip Code

Neptune City

NJ

07753

PROPERTY INFORMATION (Brief Property Description)

Block(s)

Lot(s)

Qualifier

434

16

Street Address:

109 Prospect Avenue

City, Town, Post Office

State

Zip Code

Neptune

NJ

07753

Seller's Percentage of Ownership

Consideration

Closing Date

100

\$800,000.00

11/21/2007

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to NON-residents)

1. I am a resident taxpayer (individual, estate, or trust) 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 an 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.
7. The gain from the sale will not be recognized for Federal income tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION). If such 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.
8. Transfer 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.

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.

11-21-07
 Date

L.M. Baggerman
 Signature
 (Seller) Please indicate if Power of Attorney or Attorney in Fact

11/21/07
 Date

Kathie A. Baggerman
 Signature
 (Seller) Please indicate if Power of Attorney or Attorney in Fact

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.)

Witnessed By:


KATHIE A. BAGGERMAN


LOUIS M. BAGGERMAN



ROBERT M. SKOLNIK

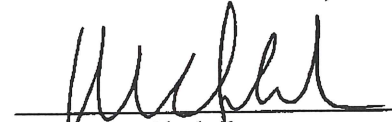
STATE OF NEW JERSEY)
SS.:)
COUNTY OF MONMOUTH)

I CERTIFY that on November 2, 2007, KATHIE A. BAGGERMAN and LOUIS M. BAGGERMAN, husband and wife, 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;
- (b) executed this Deed as his or her own act; and,
- (c) made this Deed for \$800,000.00 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:

Frank J. Mandia, Jr. Esq. 
Stone Mandia LLC
PO Box 846
Neptune, NJ 07724
.....


Robert M. Skolnik
An Attorney-at-Law of New Jersey