



Monmouth County Document Summary Sheet



MONMOUTH COUNTY CLERK
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Return Name and Address
Prestige New Jersey Title Agency, Inc.
87 South Street 2nd Floor
Freehold, NJ
07728



Official Use Only

Submitting Company

Prestige New Jersey Title Agency, Inc.

Document Type

DEED

Document Date (mm/dd/yyyy)

08/21/2017

No. of Pages of the Original Signed Document
(Including the cover sheet)

5

Consideration Amount (If applicable)

\$400,000.00

AUG 23 2017 3215.00

5

RISTINE GIGORDANO HANLON
COUNTY CLERK
MONMOUTH COUNTY, NJ

INSTRUMENT NUMBER
2017085440
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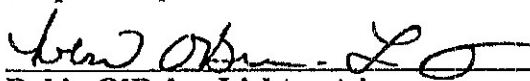
PROPERTY TRANSFER \$3,215.00
PROPERTY RECORDING \$30.00
TOTAL PAID \$3,295.00

First Party <i>(Grantor or Mortgagor or Assignor)</i> <i>(Enter up to five names)</i>	Name(s) <i>(Last Name First Name Middle Initial Suffix)</i> <i>(or Company Name as written)</i>			Address (Optional)	
	George Gerald Fargo, Trustee of the George Gerald Fargo 2003 Revocable Trust				
Second Party <i>(Grantee or Mortgagee or Assignee)</i> <i>(Enter up to five names)</i>	Name(s) <i>(Last Name First Name Middle Initial Suffix)</i> <i>(or Company Name as written)</i>			Address (Optional)	
	Lemberg, Christopher				
Parcel Information <i>(Enter up to three entries)</i>	Municipality	Block	Lot	Qualifier	Property Address
	Neptune	4501	57		17 Chapman Avenue
Reference Information <i>(Enter up to three entries)</i>	Book Type	Book	Beginning Page	Instrument No.	Recorded/File Date

*DO NOT REMOVE THIS PAGE.

DOCUMENT SUMMARY SHEET (COVER SHEET) IS PART OF MONMOUTH COUNTY FILING RECORD. RETAIN THIS PAGE FOR FUTURE REFERENCE.

Prepared by:



Robin O'Brien-Lichtenstein
An attorney at law, State of New Jersey

Deed

This Deed is made on August 11, 2017

BETWEEN

George Gerald Fargo, Trustee of the George Gerald Fargo 2003 Revocable Trust

whose address is 17 Chapman Avenue, Neptune, NJ

Referred to as the grantor

And

Christopher Lemberg, single man

whose address is about to be 17 Chapman Avenue, Neptune, NJ

Referred to as the grantee

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of four hundred thousand dollars and no cents (\$400,000.00). The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Block 4501, Lot 57 Township of Neptune, County of Monmouth, NJ

() No property tax identification number is available on the date of this deed.

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 the State of New Jersey. The legal description is attached hereto as exhibit A.

Being the same premises conveyed to George Gerald Fargo, Trustee of the George Gerald Fargo 2003 Revocable Trust, by Deed from Anthony B. Cashman, Jr. and Carolyn Cashman, tenants in common, dated May 17, 2012, recorded on May 22, 2012, in the Clerk's Office of the County of Monmouth, New Jersey, in Deed Book 8950, page 861.

*Prestige New Jersey Title Agency, Inc.
as Agent for
First American Title Insurance Company*

File Number: 95605-NJ

**SCHEDULE A
LEGAL DESCRIPTION**

All that certain Lot piece or parcel of land with the buildings and improvements thereon erected, situate lying and being in the Township of Neptune, County of Monmouth, State of New Jersey;

BEGINNING at a point in the easterly line of Chapman Avenue, distant 877.13 feet southerly from the southeast corner of Chapman and Old Corlies Avenue; thence;

1. South 58 degrees 40 minutes 30 seconds East, 28.11 feet to a point; thence
2. South 33 degrees 43 minutes West, 255.36 feet to a point; thence
3. North 56 degrees 17 minutes West, 200.00 feet to a point; thence
4. North 33 degrees 43 minutes East, 248.01 feet to a point; thence
5. South 58 degrees 40 minutes 30 seconds East, 113.12 feet; thence
6. Southerly, easterly and northerly along the line of Chapman Avenue, on the arc of a curve having a radius of 40.00 feet a distance of 185.01 feet to the point and place of Beginning; thence

NOTE: Being Lot(s) Lot: 57, Block: 4501; Tax Map of the Township of Neptune, County of Monmouth, State of New Jersey.

NOTE: Lot and Block shown for informational purposes only.

Not Certified Copy



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
 (9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)
 George Gerald Fargo, Trustee of the George Gerald Fargo 2003 Revocable Trust

Current Street Address
~~17 Chapman Avenue~~ 7 Augusta Court

City, Town, Post Office Box
 Neptune State NJ Zip Code 07753

PROPERTY INFORMATION

Block(s) 4501 Lot(s) 57 Qualifier

Street Address
 17 Chapman Avenue

City, Town, Post Office Box
 Neptune State NJ Zip Code 07753

Seller's Percentage of Ownership	Total Consideration	Owner's Share of Consideration	Closing Date
100%	\$400,000.00	100%	8/11/2017

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.

8/11/17

 Date

 Date

George Gerald Fargo

 Signature
 (Seller) Please Indicate if Power of Attorney or Attorney in Fact

 Signature
 (Seller) Please Indicate if Power of Attorney or Attorney in Fact

The street address of the property is 17 Chapman Avenue, Neptune, NJ.

Promise by Grantor. The Grantor promises that the grantor has done no act to encumber the property. This promise is called "covenant as to grantor's act", 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).

Signatures. The Grantor signs this Deed as of the date at the top of the first page.

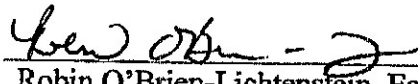
George Gerald Fargo 2003 Revocable Trust


By: George Gerald Fargo, Trustee

State of New Jersey
County of Monmouth

I certify that on August 11, 2017, George Gerald Fargo, personally came before me and acknowledged under oath, 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 in his capacity as Trustee of the George Gerald Fargo 2003 Revocable Trust;
- (c) made this Deed for the sum of \$400,000.00 as the full and actual consideration paid or to be paid for the transfer of title.


Robin O'Brien-Lichtenstein, Esq.
An attorney at law, State of NJ

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