

Return To:  
Trident Abstract Title Agency  
Monmouth Shores Corporate Park  
1340A Campus Parkway  
Wall, NJ 07753

DEED

TA-160500

Prepared by:

William J. Flaherty, Esquire

This Deed is made on October 9 2024

BETWEEN Therman A. Baker, Jr., unmarried whose address is 1722 Poplar Lane NW, Washington, DC 20012, referred to as the Grantor,

AND Gabrielle Lawson and Joseph Mancebo, As Joint Tenants with Right of Survivorship, whose post office address is about to be 1 Chelsea Court, Neptune, New Jersey 07753 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 Sixty Five Thousand Dollars and NO/100 (\$465,000.00) DOLLARS. The Grantor acknowledges receipt of this money.

**Tax Map Reference.** (N.J.S.A. 46:15-2.1) Municipality of Township of Neptune  
Block No. 1507 Lot No. 2 Account No. \_\_\_\_\_

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

**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:

Property address: 1 Chelsea Court, Neptune, New Jersey 07753

SEE SCHEDULE "A" ANNEXED HERETO AND MADE A PART HEREOF

BEING the same premises conveyed to Therman A. Baker, Sr., Joyce M. Baker and Therman A. Baker, Jr., as Joint Tenants with Right of survivorship by Deed from Therman A. Baker, Sr. and Joyce M. Baker, his wife, dated March 11, 1996, recorded March 18, 1996 in the Monmouth County Clerk's Office in Deed Book 5487 Page 354.

Note: Joyce M. Baker died December 2, 2006 vesting title solely in Therman A. Baker, Sr. and Therman A. Baker, Jr. by operation of law.

Note: Therman A. Baker, Sr. died June 2, 2016 vesting title solely in Therman A. Baker, Jr. by operation of law.

Grantor was married to Nicole Lang on 9/30/95 and divorced on 8/16/24

This property has never been utilized by the Grantor as his principal marital residence.

The within conveyance is made subject to zoning ordinances, easements and restrictions of record, if any, and such facts as an accurate survey or inspection of the premises would reveal.



# Monmouth County Document Summary Sheet



**MONMOUTH COUNTY CLERK**  
 PO BOX 1251  
 MARKET YARD  
 FREEHOLD NJ 07728

**Return Name and Address**  
 Trident Abstract Title Agency, LLC  
 1340-A Campus Parkway  
 Wall, New Jersey 07753



860

**Official Use Only**

CHRISTINE GIORDANO HANLON  
 COUNTY CLERK  
 MONMOUTH COUNTY, NJ

**Submitting Company** Trident Abstract Title Agency, LLC

**Document Type** Deed

**Document Date (mm/dd/yyyy)** 10/9/2024

**Total Number of Pages (including the cover sheet)** 5

**Consideration Amount (if applicable)** \$465,000.00

**INSTRUMENT NUMBER**  
 2024073433  
**RECORDED ON**  
 Oct 21, 2024  
 10:47:24 AM  
 BOOK: OR-9709  
 PAGE: 3888  
 Total Pages: 5

**SALE TRANSFER FEES** \$3,839.00  
**COUNTY RECORDING FEES** \$80.00  
**TOTAL PAID** \$3,919.00

Official Use Only

OCT 18 2024 DB

Deed 23839

	Name(s) (Last Name, First Name or Company Name)	Address (Optional)
<b>First Party</b>	Therman A. Baker, Jr. married	
<b>Second Party</b>	Gabrielle Lawson and Joseph Mancebo, As Joint Tenants with Right of Survivorship	

**The Following Section is Required for DEEDS Only**

Parcel Information	Municipality	Block	Lot	Qualifier	Property Address
	Township of Neptune	1507	2		1 Chelsea Court, Neptune, NJ 07753
Reference Information (Marginal Notation)	Recording Reference to Original Document (if applicable)				
	Book	Beginning Page		Instrument No.	

Please do not detach this page from the original document as it contains important recording information and is part of the permanent record.



## SCHEDULE C – LEGAL DESCRIPTION

Issuing Agent: Trident Abstract Title Agency, LLC  
Issuing Office File No. TA-160500

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, in the County of Monmouth, State of New Jersey:

BEING known and designated as Lots 27 to 33 Block S-2-7 as set forth on a certain map entitled, "Map of Asbury Gables, Section 2A" situated in the Township of Neptune, County of Monmouth, State of New Jersey, said map being duly filed on June 10, 1960 in the Monmouth County Clerk's Office as Case No. 3-32.

Note for Information Only:

Also known as Tax Lots 2 Block 1507, on the official tax map of Township of Neptune, County of Monmouth, in the State of New Jersey.

Not Certified Copy

*This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Westcor Land Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

ALTA Commitment for Title Insurance 2021 v. 01.00 (07-01-2021)

**State of New Jersey  
Nonresident Seller's Tax Declaration**

GIT/REP-1  
(10-21)

(Print or type)

Name(s)

Therman A. Baker, Jr.

Current Street Address

1722 Poplar Lane NW

City, Town, Post Office

Washington

State

DC

ZIP Code

20012

Block(s)

1507

Lot(s)

2

Qualifier

Street Address

1 Chelsea Court

City, Town, Post Office

Neptune

State

NJ

ZIP Code

07753

Seller's Percentage of Ownership

100

Total Consideration

465,000.00

Owner's Share of Consideration

465,000.00

Closing Date

10/9/24

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 the 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.

10/9/24

Date

*Therman A. Baker, Jr.*

Signature (Seller)

Therman A. Baker, Jr.

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

**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).

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

Witnessed by:

  
A Notary Public of the State of New Jersey

 (Seal)  
Therman A. Baker, Jr.

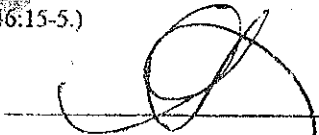
STATE OF NEW JERSEY, COUNTY OF Hudson SS.

I CERTIFY that on October 9, 2024

Therman A. Baker, Jr. personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his or her act and deed; and
- (c) made this Deed for \$ 465,000.00 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.)

  
A Notary Public of the State of New Jersey

Constance Santo  
NOTARY PUBLIC STATE OF NEW JERSEY  
MY COMMISSION EXPIRES AUG 2, 2028

Not Certified Copy