

83

572-401  
This Deed is made on JUNE 22, 2000  
BETWEEN  
NEPTUNE CONGREGATION OF JOHOVAH'S WITNESSES, INC.



# Deed

COUNTY OF MONMOUTH  
CONSIDERATION  
RTF EXEMPT add RTF  
DATE 7/10/00 BY RZ

a corporation of the state of NEW JERSEY  
having its principal office at  
401 DRUMMOND AVENUE, ASBURY PARK, NJ 07712

referred to as the Grantor.  
AND  
WEST CONGREGATION OF NEPTUNE OF JEHOVAH'S WITNESSES, INC.

whose post office address is  
401 DRUMMOND AVENUE, ASBURY PARK, NJ 07712

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 (\$1.00) ONE DOLLAR NO CENTS  
The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of NEPTUNE  
Block No. 8001 Lot No. 30 Qualifier No. 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 attached Legal Description annexed hereto and made a part hereof. (Check box if applicable.)  
Being the same premises conveyed to Neptune Congregation of Jehovah's Witnesses, Inc., by deed from Miltonberry, Inc., dated September 19, 1983 and recorded on September 26, 1983 in the Monmouth County Clerk's Office in Deed Book 4434 Page 73.

BEGINNING at a point of curvature in the new southerly line of West Bangs Avenue, said point being distant 30 feet at right angles from the center line of West Bangs Avenue, said beginning point also being distant South 68 degrees 51 minutes 20 seconds West, 32.88 feet along the new southerly line of West Bangs Avenue, if extended easterly, from the point of intersection with the new westerly line of Wayside Road, if extended northerly, thence  
(1) along the arc of a curve bearing from East to South, having a radius of 25 feet, an arc distance of 46.03 feet, to a point in the new westerly line of Wayside Road, said point being distant 25 feet at right angles from the center line of Wayside Road, thence  
(2) South 65 degrees 33 minutes 10 seconds East, 462.31 feet along the new westerly line of Wayside Road to a point in the northerly line of Tax Map Lot 2, Block S-8-1, said line being parallel to and distant 25 feet at right angles from the center line of Wayside Road, thence  
(3) South 68 degrees 51 minutes 30 seconds West, 742.47 feet along the northerly line of Tax Map Lots 2, 3, 4, 5, 6, 7, 8, and 9 Block S-8-1, to a point, said point being the southeasterly corner of Tax Map Lot 28, Block S-8-1, thence  
(4) North 22 degrees 45 minutes 30 seconds West, 150.06 feet along the easterly line of said Lot 28 to a point in said line, thence  
(5) North 68 degrees 51 minutes 30 seconds East, 415.00 feet to a point, thence  
(6) North 01 degrees 55 minutes 30 seconds West, 240.55 feet to a point, thence

Prepared by: *John L. Abbamo*  
JOHN L. ABBAMO, ESQ.

(For Recorder's Use Only)

104U - Deed - Bargain and  
Cov. as to Grantor's Acts -  
Plain Language Rev. 10/96

M. CLAIRE FRENCH  
COUNTY CLERK  
MONMOUTH COUNTY  
NEW JERSEY

INSTRUMENT NUMBER  
2000091962  
RECORDED ON  
Jul 10 2000  
2:56:42 PM  
BOOK:DB-5952  
PAGE:401  
Total Pages: 3

COUNTY RECORRING FEES \$20.00  
DEDICATED TRUST FUND COMMISSION \$2.00  
TOTAL \$22.00

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(908) 272-0800 Page 1

JUL 07 2000

TOTAL \$0.00  
Total Pages: 3  
PAGE: 456  
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AUG 07, 2000  
RECORDED ON  
2000106889  
INSTRUMENT NUMBER  
NEW JERSEY  
MONMOUTH COUNTY  
COUNTY CLERK  
M. CLAIRE FRENCH

Unfiled COPY

STATE OF NEW JERSEY  
AFFIDAVIT OF CONSIDERATION OR EXEMPTION  
(c. 49, P.L. 1968)  
or  
PARTIAL EXEMPTION  
(c. 176, P. L. 1975)

To Be Recorded With Deed Pursuant to c. 49, P.L. 1968, as amended by c. 225, P.L. 1985 (N.J.S.A. 46:15-5 et seq.)

STATE OF NEW JERSEY }  
COUNTY OF MONMOUTH } ss.

FOR RECORDER'S USE ONLY  
Consideration \$ \_\_\_\_\_  
Realty Transfer Fee \$ 4empt \*  
Date 7/10/00 By RJ

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

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3, 4 and 5 on reverse side)

Deponent, JOHN L. ABBAMONTE, ESQ., being duly sworn according to law upon his/her oath deposes and says that he/she is the LEGAL REPRESENTATIVE

in a deed dated JUNE 22nd, 2000, transferring real property identified as Block No. 8001

Lot No. 30 located at 2900 WEST BANGS AVENUE, NEPTUNE TWP., MONMOUTH COUNTY, NJ  
07753 and annexed hereto.

(2) CONSIDERATION (See Instruction #6)

Deponent states that, with respect to deed hereto annexed, the actual amount of money and the monetary value of any other thing of value constituting the entire compensation paid or to be paid for the transfer of title to the lands, tenements or other realty, including the remaining amount of any prior mortgage to which the transfer is subject or which is to be assumed and agreed to be paid by the grantee and any other lien or encumbrance thereon not paid, satisfied or removed in connection with the transfer of title is \$ 1.00

(3) FULL EXEMPTION FROM FEE Deponent claims that this deed transaction is fully exempt from the Realty Transfer Fee imposed by c.49, P.L. 1968, for the following reason(s): Explain in detail. (See Instruction #7.) Mere reference to exemption symbol is not sufficient.

Consideration less than \$100.00

(4) PARTIAL EXEMPTION FROM FEE 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. (See Instructions #8 and #9)

Deponent claims that this deed transaction is exempt from the increased portion of the Realty Transfer Fee imposed by c.176, P.L. 1975 for the following reason(s):

- a) SENIOR CITIZEN (See Instruction #8)
 Grantor(s) 62 yrs. of age or over. \*
 One or two-family residential premises
 Owned and occupied by grantor(s) at time of sale.
 No joint owners other than spouse or other qualified exempt owners.
- b) BLIND (See Instruction #8)
 Grantor(s) legally blind. \*
 One or two-family residential premises.
 Owned and occupied by grantor(s) at time of sale.
 No joint owners other than spouse or other qualified exempt owners.
- DISABLED (See Instruction #8)
 Grantor(s) permanently and totally disabled. \*
 One or two-family residential premises.
 Receiving disability payments.
 Owned and occupied by grantor(s) at time of sale.
 Not gainfully employed.
 No joint owners other than spouse or other qualified exempt owners.
- \*IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANTOR NEED QUALIFY.
- c) LOW AND MODERATE INCOME HOUSING (See Instruction #8)
 Affordable According to H.U.D. Standards.
 Reserved for Occupancy.
 Meets Income Requirements of Region.
 Subject to Resale Controls.
- d) NEW CONSTRUCTION (See Instruction #4)
 Entirely new improvement.
 Not previously occupied.

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 c. 49, P.L. 1968.

Subscribed and Sworn to before me this 22nd day of JUNE, 2000

ROSEMARY ABBAMONTE  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires Feb. 2, 2003

John L. Abbamonte  
XXXXXXXXX  
PO BOX 721  
BELMAR, NJ 07719  
Address of Deponent

NEPTUNE CONGREGATION OF  
JOHOVAH'S WITNESSES, INC.  
Name of Grantor (type above line)  
401 DRUMMOND AVENUE  
ASBURY PARK, NJ 07712  
Address of Grantor at Time of Sale

FOR OFFICIAL USE ONLY - THIS SPACE FOR USE OF COUNTY CLERK OR REGISTER OF DEEDS.  
Instrument Number \_\_\_\_\_ County \_\_\_\_\_  
Deed Number \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_  
Deed Dated \_\_\_\_\_ Date Recorded \_\_\_\_\_

IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HEREOF.  
This form is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered or amended without the approval of the Director.  
ORIGINAL - White copy to be retained by County.  
DUPLICATE - Yellow copy to be forwarded by County to Division of Taxation on partial exemption from fee (N.J.A.C. 18:16-8.12).  
TRIPLICATE - Pink copy is your file copy.

WHITE AND YELLOW COPIES MUST BE SUBMITTED WITH DEED TO COUNTY RECORDING OFFICER

- (7) North 21 degrees 08 minutes 30 seconds West, 100.00 feet to a point in the new southerly line of West Bangs Avenue, said point being distant 30 feet at right angles to the center line of West Bangs Avenue, thence
- (8) North 68 degrees 51 minutes 30 seconds East, 352.33 feet along the new southerly line of West Bangs Avenue to the Point or Place of BEGINNING.

Containing 5.389 acres.

Having an existing 20 foot wide storm drainage Easement running along the easterly portion of Course No. 3 adjacent to Tax Map Lots 2, 3 and 4 and the easterly 10 feet of Lot 5, Block S-8-1.

Being known as a portion of Lot 1, Block S-8-1, as shown on the tax map of the Township of Neptune, Monmouth County, New Jersey.

Also being known as the easterly parcel containing 5.389 acres as shown on a Map entitled, "Minor Subdivision Map of Property known as Lot 1, Block S-8-1, made for Miltonberry, Inc., situated in the Township of Neptune, Monmouth County, NJ.", prepared by William D. Ayers, Jr., P.E.L.S., dated May 5, 1983, revised August 25, 1983.

BEING a portion of the premises conveyed to Miltonberry, Inc., by deed from Marnick Realty Company, a NJ Corp., dated July 21, 1980 and recorded on July 24, 1980 in Deed Book 4248, Page 500.

The street address of the Property is:  
2900 WEST BANGS 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.** This Deed is signed and attested to by the Grantor's proper corporate officers as of the date at the top of the first page. Its corporate seal is affixed. (Print name below each signature).

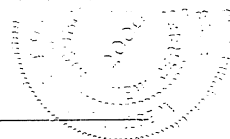
Witnessed or Attested by:

Raymond Foster  
RAYMOND FOSTER

Secretary

By: Fred D. Rutledge  
FRED D. RUTLEDGE

President



STATE OF NEW JERSEY, COUNTY OF MONMOUTH  
I CERTIFY that on JUNE 11 2000  
FRED D. RUTLEDGE

SS.

personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of the attached Deed;
- (b) was authorized to and did execute this Deed as PRESIDENT of **NEPTUNE CONGREGATION OF JEHOVAH'S WITNESSES, INC.** the entity named in this Deed;
- (c) made this Deed for \$ 1.00 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.); and
- (d) executed this Deed as the act of the entity.

RECORD AND RETURN TO:  
JOHN L. ABBAMONTE, ESQ.  
PO BOX 721  
BELMAR, NEW JERSEY 07719  
*re record moffe*

Rosetta E. Genois  
(Print name and title below signature)

Rosetta E. Genois  
ROSETTA E. GENOIS  
NOTARY PUBLIC OF NEW JERSEY  
Commission Expires July 1, 2001

