DEED

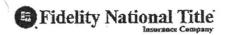
Prepared by:					
William J. Flaherty, Esquire					
This Deed is made on August 18, 2023					
BETWEEN Harvey M. Lockley, married , whose address is					
407 Toms River Road, Jackson, New Jersey 08527 , referred to as the Grantor,					
AND James L. Lawson, Jr., married , whose post office address is about to be 1803 Summerfield Avenue, 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 One Hundred Eighty Thousand Dollars and NO/100 (\$180,000.00) 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. 713 Lot No. 20 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: 1803 Summerfield Avenue, Neptune, New Jersey 07753					

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

BEING the same premises conveyed to Harvey M. Lockley by Deed from Gale Byers aka Gail Byers and Richard Byers, wife and husband, dated 09-30-2014, recorded 10-03-2014 in the Monmouth County Clerk/Register's Office in Book OR-9083, Page 6710.

Property has never been utilized as the principal marital residence of Grantor.

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.



SCHEDULE C LEGAL DESCRIPTION

Issuing Office File No. TA-158469

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:

Beginning at a point in the Northerly line of Summerfield Avenue, said point being distant 35.00 feet Westerly from the intersection formed by the Northerly line of Summerfield Avenue and the westerly line of Fisher Place and from said point running; thence

- 1) North 75 degrees 00 minutes West along said Northerly line of Summerfield Avenue, 100.00 feet to a point; thence
- 2) North 15 degrees 00 minutes East, 125.15 feet to a point; thence
- 3) North 89 degrees 56 minutes East, 25.89 feet to a point; thence
- 4) South 15 degrees 00 minutes West, 31.73 feet to a point; thence
- 5) South 75 degrees 00 minutes East, 75.00 feet to a point; thence
- 6) South 15 degrees 00 minutes West, 100.00 feet to a point in the Northerly line of Summerfield Avenue, said point being the point and place of Beginning.

Also being known and designated as Lots 93, 94, 95, and 96 as set forth on a certain map entitled, "Map of Lots at Holland Park" situated in the Township of Neptune, County of Monmouth, State of New Jersey, said map being duly filed on 09-08-1913 in the Monmouth County Clerk's Office as Case No. 20-13.

Note for Information Only:
Also known as Lot(s) 20- Block 713, on the official tax map of Township of Neptune, County of Monmouth, in the State of New Jersey.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National 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; 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 (8-1-16)

NJRB 3-09 (Last Revised 9/01/19)

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

State of New Jersey Seller's Residency Certification/Exemption

	's Information				的复数形式 多数	
lame(s) Harvev M	Lockley, married					
urrent Stre	eet Address					
	s River Road			State	ZIP C	ode
ity, Town, I	Post Office				IJ	08527
Jackson	ety Information		Charles and the Rooter	Mark of Santa Action		
Block(s)	rty Information		Lot(s)		Qualifier	
713		20				
treet Addre						
	mmerfield Avenue Post Office			State	ZIP C	lode
Neptune					IJ	07753
	centage of Ownership		onsideration	Owner's Share of \$180,000,00	Consideration Closing D	ate
100	Assurances (Check the	\$180,	000.00 ox) (Boxes 2 thro		idents and Nonre	esidents)
1. 🔀	will file a resident Gross Income Tax return, and will pay any applicable taxes on any gain or income from the disposition of this proper					
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, esta			estimated Gross Income Ta	ax 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					
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. 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.					
9.						
10.						
11.						buys the
12.	The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U. Code section 1041.					
13.	The property transferred is a c	emetery plot				
14.	The seller is not receiving net settlement sheet.		sale. Net proceeds from	the sale means the net a	mount due to the selle	r on the
15. 🔲	The seller is a retirement trust	that received an ad	cknowledgment letter fro	om the Internal Revenue S Tax payment.	ervice that the seller is	a retirement
16. 🗆	trust, and is therefore not required to make the estimated Gross Income Tax payment. 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 applicable and neither boxes 1 nor 2 apply.)					
Selle	r's Declaration				经营业 医多种	
The und any false and to t	ersigned understands that this destatement contained herein ma the best of my knowledge and be seller(s) has been previously re-	y be punished by fi	ne, imprisonment, or bo ct and complete. By che	th. I furthermore declare the cking this box I certify	hat I have examined the that a Power of Attori	his declaration
0	18 0003	Harris	m Lalia.	Harvey M. Lockley		
	Date Date	Tuney	Signature (Seller)	Indicate if Power of Att	omey or Attorney in Fa	act
	Date		Signature (Seller)	Indicate if Power of Att	omey or Attorney in Fa	act

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

Harvey M. Jockley

SS.:

_(Seal)

STATE OF NEW JERSEY, COUNTY OF

CERTIFY that on VIQUED + 18, 2023

Harvey M. Lockley _____, 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 \$_180,000.00 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

SELLER'S AFFIDAVIT OF TITLE

STATE OF NEW JERSEY COUNTY OF MEMOROUTH

Harvey M. Lockley, married

, Say(s) under oath:

- 1. Representations. If only one person signs this affidavit, the words "we", "us" and "our" shall mean "I", "me," and "my". The statements in this affidavit are true to the best of our knowledge, information and belief.
- . Name, Age and Residence. We have never changed our names or used any other names. We are citizens of the United States and at least 18 years old. After today, we will live at 407 Toms River Road, Jackson, New Jersey 08527 2. Name, Age and Residence.
- 3. Title and Possession We are the only owners of this property located at 1803 Summerfield Avenue, Neptune, NJ; Lot 20 in Block 713, called "this property."

We now convey this property to James L. Lawson, Jr., married

"called the Buyers."

We are in sole possession of this property. There are no tenants or other occupants of this property. We have owned this property since 09-30-2014 Since then, no one has questioned our ownership or right to possession. We have never owned any property which is next to this property. Except for our agreement with the Buyers, we have not signed any contracts to sell this property. We have not given anyone else any rights concerning the purchase or lease of this property.

- 4. Improvements. No additions, alterations or improvements are now being made or have been made to this property since 10/1/2022. We have always obtained all necessary permits and certificates of occupancy. All charges for municipal improvements such as sewers, sidewalks, curbs or similar improvements benefiting this property have been paid in full. No building, addition, extension or alteration on this property has been made or worked on within the past four months. We are not aware that anyone has filed or intends to file a mechanic's lien or building contract relating to this property. No one has notified us that money is due and owing for construction, alteration or repair work on this property.
- 5. Liens, Suits or Encumbrances. We have not allowed any interest (legal rights) to be created which affects our ownership of this property. No other persons have legal rights in this property, except the rights of utility companies to use this property along the road or for the purpose of serving this property. There are no pending lawsuits or judgments against us or other legal obligations which may be enforced against this property. No bankruptcy or insolvency proceedings have been started by or against us. We have never been declared bankrupt. No one has any security interest in any personal property or fixtures on this property. All liens (legal claims, such as judgments) listed on the attached judgment or lien search are not against us, but against others with similar names.

We have been advised that recognizances and/or abstracts of recognizances of bail are not being indexed among the records of the County Clerk/Register and that the title company is unable to search the land records for these items. Knowing that the title company, Purchaser, and/or mortgagee will rely on the truthfulness of this statement, we hereby certify that there are no recognizances filed against us as either principal or surety on the property which is subject to this transaction.

6. Marital History. (check where appropriate)

NOTE: Any reference made to "marriage", "marital", "married", or "matrimonial", or another word which in a specific context denotes a marital or spousal relationship, the same shall include a civil union pursuant to N.J.S.A. 37:1-31 et seq.

	[] [x] []	We are not married. We are married to each other. We were married on The maiden name of was This property has never been occupied as the principal matrimonial residence of any of us. (If it has, or if it was acquired before May 28, 1980, each spouse must sign deed and affidavit N.J.S.A. 3B:28-2,3.) Our complete marital history is listed above. Our complete marrial history is listed below under paragraph 7. This includes all marriages not listed above, and any pending matrimonial actions. We include how each marriage ended. We have attached copies of any death certificates and judgments for divorce or annulment including any provisions in these judgments which relate to this property.				
7. Exceptions and Additions. The following is a complete list of exceptions and additions to the above statements. This includes all liens or mortgages which are not being paid off as a result of this mortgage. None						
8	Child [x]	Support. There are no outstanding child support orders or judgments against this deponent. There is a child support order outstanding, Docket No				
	on our	ice. We make this affidavit in order to induce the Buyer(s) to accept our deed. We are aware that the Buyer(s) and their mortgage lender rely truthfulness and the statements made in this affidavit. As used in this affidavit, singular pronouns shall include plural and vice versa. We attest statements made in this affidavit are true to the best of our knowledge, information and belief.				

Harvey M. Jodeling

and sworn to before me on

(Attorney/N

. 2023

Constance Santo

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

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