



Monmouth County Document Summary Sheet

MONMOUTH COUNTY CLERK PO BOX 1251 MARKET YARD FREEHOLD NJ 07728	Transaction Identification Number 6876371 8389039	Recorded Document to be Returned by Submitter to: FIT AGENCY LLC 29 PETERS PL RED BANK, NJ 07701
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Official Use Only

CHRISTINE GIORDANO HANLON
 COUNTY CLERK
 MONMOUTH COUNTY, NJ

INSTRUMENT NUMBER
 2023072901
 RECORDED ON
 Oct 18, 2023
 4:04:55 PM
 BOOK:OR-9664 PAGE:2177
 Total Pages: 6

REALTY TRANSFER FEES \$1,559.00
 COUNTY RECORDING FEES \$70.00
 TOTAL PAID \$1,629.00

Submission Date (mm/dd/yyyy)		10/17/2023
No. of Pages (excluding Summary Sheet)		4
Recording Fee (excluding transfer tax)		\$70.00
Realty Transfer Tax		\$1,559.00
Total Amount		\$1,629.00
Document Type	DEED/NO EXEMPTION FROM REALTY TRANSFER FEE	
Electronic Recordation Level	L2 - Level 2 (With Images)	
Municipal Codes		
NEPTUNE TOWNSHIP		3501
1459201		

Additional Information (Official Use Only)

*** DO NOT REMOVE THIS PAGE.**
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RETAIN THIS PAGE FOR FUTURE REFERENCE.



Monmouth County Document Summary Sheet

DEED/NO EXEMPTION FROM REALTY TRANSFER FEE	Type		DEED/NO EXEMPTION FROM REALTY TRANSFER FEE			
	Consideration		\$280,000.00			
	Submitted By		SIMPLIFILE, LLC. (SIMPLIFILE)			
	Document Date		10/17/2023			
	Reference Info					
	Book ID		Book	Beginning Page	Instrument No.	Recorded/File Date
	GRANTOR		Name			Address
			AVB INVESTMENT LLC			
	GRANTEE		Name			Address
			59 MURRAY LLC			
	Parcel Info					
	Property Type		Tax Dist.	Block	Lot	Qualifier
			35	5002	12	

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Deed

This Deed is made on October 10, 2023, and delivered on October // , 2023

Between

AVB INVESTMENT, LLC

whose post office address is 431 Princeton Ave., Brick, NJ 08724

referred to as the Grantor,

And

59 Murray LLC

whose post office address is 195 Main Street, Suite 206, Metuchen, NJ 08840

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 to "Property") described below to the Grantee. This Transfer is made for the sum of Two Hundred Eighty Thousand and 00/100 Dollars (\$280,000.00). The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:15:1.1) Municipality of the Township of Neptune
Lot 12 in Block 5002 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 AVB Investment, LLC by Sheriff's Deed made by Shaun Golden, Sheriff of the County of Monmouth in the State of New Jersey, dated 9/14/2023, which will be recorded simultaneously with this deed in the Monmouth County Clerk/Register's Office.

Title was previously conveyed to Decker & Decker Consulting, LLC, by Deed from Anthony Bubadias, Individually as Life Tenant and as Executor of the Estate of Thelma Bubadias, deceased, dated 09/03/2019, recorded 09/09/2019 in Book 9367 Page 4123.

Prepared by: Michael A. Alfieri, Esq.

**EXHIBIT A
LEGAL DESCRIPTION**

Issuing Office File No. FIT-7911

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 Moore Road distant 150.00 feet Westerly from its intersection with the Westerly line of Clayton Avenue and running; thence

- 1) North 66 degrees 41 minutes 00 seconds West, a distance of 100.00 feet along the Northerly line of Moore Road to a point; thence
- 2) North 23 degrees 19 minutes 00 seconds East, a distance of 100.00 feet to a point; thence
- 3) South 66 degrees 41 minutes 00 seconds East, a distance of 100.00 feet to a point; thence
- 4) South 23 degrees 19 minutes 00 seconds West, a distance of 100.00 feet to the point and place of BEGINNING

FOR INFORMATION PURPOSES ONLY: BEING known as Tax Lot 12 in Tax Block 5002 on the Official Tax Map of the Township of Neptune, Monmouth County, State of NJ.

FOR INFORMATION PURPOSES ONLY: The mailing address is: 405 Moore Road, Neptune Township, NJ 07753.

Not Certified Copy

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

State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s) **AVB INVESTMENT, LLC**

Current Street Address
431 Princeton Ave.

City, Town, Post Office **Brick** State **NJ** ZIP Code **08724**

Property Information

Block(s) **5002** Lot(s) **12** Qualifier

Street Address
405 Moore Road

City, Town, Post Office **Neptune Township** State **New Jersey** ZIP Code **07753**

Seller's Percentage of Ownership 100	Total Consideration 280,000.00	Owner's Share of Consideration 280,000.00	Closing Date 10/11/23
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Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 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.
15. The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
16. 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 if applicable and neither boxes 1 nor 2 apply.)

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 further 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.

10/10/2023 _____
Date Signature (Seller) Indicate if Power of Attorney or Attorney in Fact

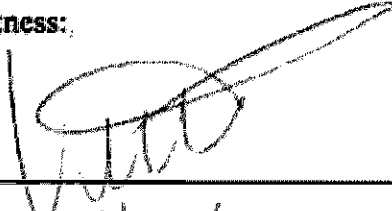
_____ Michael Alfieri, managing member
Date Signature (Seller) Indicate if Power of Attorney or Attorney in Fact

The street address of the Property is: 405 Moore Road, Neptune Township, NJ 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.** The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature).

Witness:



Violeta Dumani

AVB INVESTMENT, LLC

By: 

Michael A. Alfieri, Managing Member

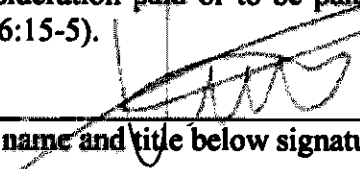
STATE OF NEW JERSEY, COUNTY OF MONMOUTH

I CERTIFY that on October 10, 2023

Michael A. Alfieri, 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 the attached instrument;
- (b) was authorized and did execute this instrument as Manager Member of AVB INVESTMENT, LLC the entity named in this instrument;
- (c) executed this instrument as the act of entity named in this instrument; and the corporation named in this document; and
- (d) made this Deed for \$280,000.00 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).

VIOLETA DUMANI
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 10/27/2024



(Print name and title below signature)

RECORD AND RETURN TO:
FIT Agency, LLC, 29 Peters Place
Red Bank, NJ 07701