



Monmouth County Document Summary Sheet

MONMOUTH COUNTY CLERK PO BOX 1251 MARKET YARD FREEHOLD NJ 07728	Transaction Identification Number	5804016	6949866
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CHRISTINE GIORDANO HANLON
 COUNTY CLERK
 MONMOUTH COUNTY, NJ

INSTRUMENT NUMBER
 2021184559
 RECORDED ON
 Dec 29, 2021
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 Total Pages: 10

REALTY TRANSFER \$112,395.00
 FEES
 COUNTY RECORDING FEES \$110.00
 TOTAL PAID \$112,505.00

Submission Date (mm/dd/yyyy)		12/27/2021
No. of Pages (excluding Summary Sheet)		8
Recording Fee (excluding transfer tax)		\$110.00
Realty Transfer Tax		\$112,395.00
Total Amount		\$112,505.00
Document Type	DEED/NO EXEMPTION FROM REALTY TRANSFER FEE	
Electronic Recordation Level	L2 - Level 2 (With Images)	
Municipal Codes		
	NEPTUNE TOWNSHIP	3501
1290441		

Additional Information (Official Use Only)

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Monmouth County Document Summary Sheet

DEED/NO EXEMPTION FROM REALTY TRANSFER FEE	Type	DEED/NO EXEMPTION FROM REALTY TRANSFER FEE				
	Consideration	\$5,200,000.00				
	Submitted By	SIMPLIFILE, LLC. (SIMPLIFILE)				
	Document Date	12/27/2021				
	Reference Info					
	Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
	GRANTOR	Name			Address	
		FIFTH VENTURE LLC				
	GRANTEE	Name			Address	
		UNITED SHIPPING ALLIANCE LLC				
	Parcel Info					
	Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
	35	3903	3.02		3501	

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RETAIN THIS PAGE FOR FUTURE REFERENCE.

Prepared by:

Daniel J. Ivler, Esquire
Ivler Law Group LLC
1681 Lark Lane
Cherry Hill, New Jersey 08003

When recorded return to:

BARGAIN AND SALE DEED

THIS DEED is made as of this 2nd day of November, 2021, between:

FIFTH VENTURE LLC, a New Jersey limited liability company, with an address of 1195 Route 70 East, Lakewood, NJ 08701,

(hereinafter referred to as "**Grantor**");

AND

UNITED SHIPPING ALLIANCE LLC, a New Jersey limited liability, with an address of 305 Cedar Avenue, Allenhurst, NJ 07711,

(hereinafter referred to as "**Grantee**").

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

1. Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below (hereinafter called the "**Property**") to the Grantee, subject to all easements, covenants, and restrictions of record and all matters of record as the same are now in force and applicable and all matters that an accurate survey of the Property would disclose. This transfer is made of the sum of FIVE MILLION TWO HUNDRED THOUSAND and 00/100 Dollars (\$5,200,000.00). The Grantor acknowledges receipt of this money and other consideration.

2. Tax Map Reference. (N.J.S.A. 46:26A-3(a)(5)(b)) Block **3903** Lot 3.02 on the Tax Map of the Township of Neptune, County of Monmouth, State of New Jersey.

3. Property. The Property consists of the land and all reversionary interests in the buildings and structures on the land known as Building Five, 1400 Jumping Brook Road in Township of Neptune, County of Monmouth and State of New Jersey. The legal description is:

See legal description annexed hereto as Exhibit A.

BEING the same premises which Fifth Venture LLC, a New Jersey limited liability company, granted and conveyed to Fifth Venture LLC, a New Jersey limited liability company by Subdivision Deed dated January 31, 2017 and recorded March 9, 2017 in the Monmouth County Clerk's Office in Deed Book 9216, Page 5045 and being the same premises which was previously granted to Fifth Venture LLC, a New Jersey limited liability by Deed from The Life Insurance Company of Virginia, a Virginia corporation, dated July 25, 1997 and recorded July 31, 1997 in the Monmouth County Clerk's Office in Deed Book 5632, Page 233.

4. Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the Property, except as aforesaid in paragraph 1 above. 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).

[Remainder of page intentionally left blank]

Not Certified Copy

EXHIBIT A

LEGAL DESCRIPTION

All that certain lot, tract 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 being more particularly described as follows:

BEGINNING at the northeasterly corner of Lot 3.02, Block 3903, which corner point is located the following courses from a point within the southerly line of Jumping Brook Road (Variable Right-of-Way Width) located a distance of 2,976.70 feet westerly from the intersection of the southerly line of Jumping Brook Road with the westerly line of Green Grove Road (20.63' Half-Width):

along the easterly boundary of Lot 3.01 bearing South $32^{\circ}-53'-39''$ East a distance of 215.60 Feet and running, thence,

1) along a line forming a part of the easterly boundary of Lot 3.02 bearing South $32^{\circ}-53'-39''$ East a distance of 220.68 Feet to point; thence,

2) along a line forming part of the easterly boundary line of Lot 3.02 bearing South $57^{\circ}-06'-22''$ West a distance of 65.00 Feet to a point; thence,

3) along a line forming part of the easterly boundary line of Lot 3.02 bearing South $32^{\circ}-53'-39''$ East a distance of 60.00 Feet to the easternmost point of the southerly boundary line of Lot 3; thence,

4) along the southerly boundary of Lot 3.02 bearing South $55^{\circ}-38'-04''$ West a distance of 358.50 Feet to the westernmost point of the southerly boundary of Lot 3.02; thence,

5) along the westerly boundary of Lot 3.02 bearing North $32^{\circ}-53'-37''$ West a distance of 283.98 Feet to the westernmost point of the dividing line between Lot 3.02 and adjacent Lot 3.01; thence,

6) along the dividing line between Lot 3.02 and adjacent Lot 3.02 bearing North $54^{\circ}-55'-29''$ East a distance of 29.00 Feet to a point; thence,

7) along the dividing line between Lot 3.02 and adjacent Lot 3.01 bearing South $34^{\circ}-43'-09''$ East a distance of 33.31 Feet to a point; thence,

8) along the dividing line between Lot 3.02 and adjacent Lot 3.01 bearing North $55^{\circ}-24'-03''$ East a distance of 169.17 Feet to a point; thence,

9) along the dividing line between Lot 3.02 and adjacent Lot 3.01 bearing North $33^{\circ}-55'-23''$ West a distance of 23.12 Feet to a point; thence,

10) along the dividing line between Lot 3.02 and adjacent Lot 3.01 bearing North $56^{\circ}29'29''$ East a distance of 175.61 Feet to a point; thence,

11) along the dividing line between Lot 3.02 and adjacent Lot 3.01 bearing North $38^{\circ}38'19''$ East a distance of 23.28 Feet to a point; thence,

12) along the dividing line between Lot 3.02 and adjacent Lot 3.01 bearing North $55^{\circ}38'05''$ East a distance of 27.00 Feet to the point and place of BEGINNING.

As depicted upon a map entitled "Variance Plan; Minor Site Plan; Block 3903. Lot(s) 3; Fifth Venture, LLC; Application for Minor Subdivision with Variances and Minor Site Plan; Township of Neptune. Monmouth County. New Jersey" prepared by William E Fitzgerald, PEPP, on August 23, 2016, which map was approved by the Planning Board of the Township of Neptune on October 26, 2016, said approval having been memorialized via Neptune Township Planning Board Resolution No. 16-25 adopted November 9, 2016.

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)
Fifth Venture LLC

Current Street Address
1196 Route 70, Suite 2000

City, Town, Post Office	State	ZIP Code
Lakewood	NJ	08701

Property Information

Block(s)	Lot(s)	Qualifier
3903	3.02	

Street Address
1400 Jumping Brook Road

City, Town, Post Office	State	ZIP Code
Neptune	NJ	07753

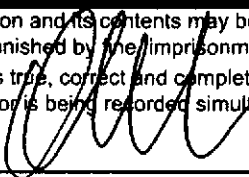
Seller's Percentage of Ownership	Total Consideration	Owner's Share of Consideration	Closing Date
100	\$5,200,000.00	100	11/1/2021

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.
8. Seller did not receive non-like kind property.
9. 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.
10. 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.
11. The deed is dated prior to August 1, 2004, and was not previously recorded.
12. 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.
13. 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.
14. The property transferred is a cemetery plot.
15. 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.
16. 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.
17. 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 the 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.

11/1/2021		
_____	Signature (Seller)	Indicate if Power of Attorney or Attorney in Fact
_____	Signature (Seller)	Indicate if Power of Attorney or Attorney in Fact

RTF-1 (Rev. 4/17)
MUST SUBMIT IN DUPLICATE

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER
(P.L. 1968, c. 49, as amended through P.L. 2006, c. 33) (N.J.S.A. 46:15-5 et seq.)
BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

COUNTY Ocean } SS. County Municipal Code 1335

FOR RECORDER'S USE ONLY
Consideration \$
RTF paid by seller \$
Date By

MUNICIPALITY OF PROPERTY LOCATION Neptune Township *Use symbol "C" to indicate that fee is exclusively for county use.

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

Deponent, David M. Levy, being duly sworn according to law upon his/her oath,
deposes and says that he/she is the Manager in a deed dated November 9, 2021 transferring
real property identified as Block number 3903 Lot number 3.02 located at
1400 Jumping Brook Road, Neptune, New Jersey and annexed thereto.

(2) CONSIDERATION \$5,200,000.00 (Instructions #1 and #5 on reverse side) no prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS:
(See Instructions #5A and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation
\$3,270,800 + 95.53 % = \$3,423,845.91

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (See Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by P.L. 1968, c. 49 as amended through P.L. 2004, c. 66 for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(5) PARTIAL EXEMPTION FROM FEE (Instruction #9 on reverse side)

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. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by P.L. 1975, c. 176, P.L. 2004, c. 113 and P.L. 2004, c. 66 for the following reason(s):

- A. SENIOR CITIZEN Grantor(s) 62 years of age or over.
B. BLIND PERSON Grantor(s) legally blind or.
DISABLED PERSON Grantor(s) permanently and totally disabled receiving disability payments not gainfully employed*
Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:
Owned and occupied by grantor(s) at time of sale. Resident of State of New Jersey.
One or two-family residential premises. Owners as joint tenants must all qualify.

*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (Instruction #9 on reverse side)

- Affordable according to H.U.D. standards. Reserved for occupancy.
Meets income requirements of region. Subject to resale controls.

(6) NEW CONSTRUCTION (Instructions #2, #10 and #12 on reverse side)

- Entirely new improvement. Not previously occupied.
Not previously used for any purpose. NEW CONSTRUCTION printed clearly at top of first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side)

- No prior mortgage assumed or to which property is subject at time of sale.
No contributions to capital by either grantor or grantee legal entity.
No stock or money exchanged by or between grantor or grantee legal entities.

(8) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of P.L. 1968, c. 49 as amended through P.L. 2006, c. 32.

Subscribed and sworn to before me
this 9th day of November, 2021

Signature of Deponent
1195 Route 70, Suite 2000
Lakewood, NJ 08701

Fifth Venture LLC
Grantor Name
1195 Route 70, Suite 2000
Lakewood, NJ 08701

MARTIN SAFCHIK
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires March 24, 2024

Deponent Address XXX-XX-X 934 Last three digits in Grantor's Social Security Number
Grantor Address at Time of Sale Riverside Abstract, LLC Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY
Instrument Number County
Deed Number Book Page
Deed Dated Date Recorded

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to: STATE OF NEW JERSEY
PO BOX 251
TRENTON, NJ 08695-0251

RTF-1EE (Rev. 12/09)

STATE OF NEW JERSEY

MUST SUBMIT IN DUPLICATE

AFFIDAVIT OF CONSIDERATION FOR USE BY BUYER

(Chapter 49, P.L.1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM BEFORE COMPLETING THIS AFFIDAVIT

STATE OF NEW JERSEY

COUNTY Ocean } SS. County Municipal Code 1335
MUNICIPALITY OF PROPERTY LOCATION Neptune Township

FOR RECORDER'S USE ONLY
Consideration \$
RTF paid by buyer \$
Date By

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side) XXX-XX-X 805
Last three digits in grantee's Social Security Number
Deponent, MUYA NESSER being duly sworn according to law upon his/her oath,
deposes and says that he/she is the title officer in a deed dated 11/09/2021 transferring
(Grantee, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)
real property identified as Block number 3903 Lot number 3-02 located at
1400 Jumping Brook Road, Neptune NJ and annexed thereto
(Street Address, Town)

(2) CONSIDERATION \$ 5,200,000.00 (See Instructions #1, #5, and #11 on reverse side)

Entire consideration is in excess of \$1,000,000:

PROPERTY CLASSIFICATION CHECKED OR CIRCLED BELOW IS TAKEN FROM OFFICIAL ASSESSMENT LIST (A PUBLIC RECORD) OF MUNICIPALITY WHERE THE REAL PROPERTY IS LOCATED IN THE YEAR OF TRANSFER. REFER TO N.J.A.C. 18:12-2.2 ET SEQ.

- (A) Grantee required to remit the 1% fee, complete (A) by checking off appropriate box or boxes below.
Class 2 - Residential
Class 3A - Farm property (Regular) and any other real property transferred to same grantee in conjunction with transfer of Class 3A property
Class 4A - Commercial properties
Class 4B - Industrial properties
Class 4C - Apartments
Class 4D - Public Property, etc.
Exempt organization determined by federal Internal Revenue Service Internal Revenue Code of 1986, 26 U.S.C. s 501
Incidental to corporate merger or acquisition, equalized assessed valuation less than 20% of total value of all assets exchanged in merger or acquisition.

(C) When grantee transfers properties involving block(s) and lot(s) of two or more classes in one deed, one or more subject to the 1% fee (A), with one or more than one not subject to the 1% fee (B), pursuant to N.J.S.A. 46:15-7.2, complete (C) by checking off appropriate box or boxes and (D).

(D) EQUALIZED VALUE CALCULATION FOR ALL PROPERTIES CONVEYED, WHETHER THE 1% FEE APPLIES OR DOES NOT APPLY

Table with columns: Property Class, Total Assessed Valuation, Director's Ratio, Equalized Valuation. Includes handwritten entries for three property classes.

(E) REQUIRED EQUALIZED VALUE CALCULATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS: (See Instructions #6 and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Value
\$3,270,800 + 45.53% = \$3,423,845.91

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed valuation. If Director's Ratio is equal to or exceeds 100%, the assessed valuation will be equal to the equalized value.

(3) TOTAL EXEMPTION FROM FEE (See Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through Chapter 33, P.L. 2006, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(4) Deponent makes Affidavit of Consideration for Use by Buyer to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith pursuant to the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006

Subscribed and sworn to before me this 9th day of Nov, 2021

Signature of Deponent: MUYA NESSER
Deponent Address: 212 2nd St Suite 502 Lakewood NJ 08701

Grantee Name: United Shipping Alliance LLC
Grantee Address at Time of Sale: 305 Cedar Ave Allenhurst, NJ 07711

Name/Company of Settlement Officer



County recording officers, forward one copy of each RTF-1EE, to:

STATE OF NJ - DIVISION OF TAXATION
PO BOX 251
TRENTON, NJ 08695-0251
ATTENTION: REALTY TRANSFER FEE UNIT

FOR OFFICIAL USE ONLY
Instrument Number, County, Deed Number, Book, Page, Deed Dated, Date Recorded

