



Monmouth County Document Summary Sheet

MONMOUTH COUNTY CLERK PO BOX 1251 MARKET YARD FREEHOLD NJ 07728	Transaction Identification Number	5916212	7095489
	Recorded Document to be Returned by Submitter to: AFRM TITLE AND ABSTRACT 30 FRENEAU AVE MATAWAN, NJ 07747		

Official Use Only

CHRISTINE GIORDANO HANLON
 COUNTY CLERK
 MONMOUTH COUNTY, NJ

INSTRUMENT NUMBER
 2022019686
 RECORDED ON
 Feb 17, 2022
 11:15:00 AM
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 Total Pages: 6

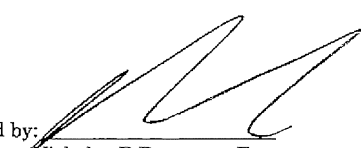
REALTY TRANSFER FEES \$3,743.00
 COUNTY RECORDING FEES \$70.00
 TOTAL PAID \$3,813.00

Submission Date (mm/dd/yyyy)		02/16/2022
No. of Pages (excluding Summary Sheet)		4
Recording Fee (excluding transfer tax)		\$70.00
Realty Transfer Tax		\$3,743.00
Total Amount		\$3,813.00
Document Type	DEED/NO EXEMPTION FROM REALTY TRANSFER FEE	
Electronic Recordation Level		L2 - Level 2 (With Images)
Municipal Codes		NEPTUNE TOWNSHIP 3501
		1307855

Additional Information (Official Use Only)

*** DO NOT REMOVE THIS PAGE.
 COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF MONMOUTH COUNTY FILING RECORD.
 RETAIN THIS PAGE FOR FUTURE REFERENCE.**

DEED - Bargain and Sale (Covenant as to Grantor's Acts)
Individual -to- Individual or Corporation

Prepared by: 
Nicholas R. Pantages, Esq.

DEED

This Deed is made on Feb 4th, 2022,

Between: **HILMAR PEREZ GUZMAN, married**
whose address is 3821 Herbertsville Road, Brick NJ 08724:
referred to as the Grantor,

And: **KIENWOLF PACK LLC, a New Jersey Limited Liability
Company,**
whose address is 710 Beach Ave, Bradley Beach, NJ 07720:

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 FIFTY-FIVE THOUSAND DOLLARS & No Cents (\$455,000.00)**

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:26A-3); Municipality of the Township of Neptune, Block No.1105, Lot 5, more commonly known as 1505 Corlies Avenue, Neptune, NJ

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, and being more particularly described in Schedule C which is attached hereto and made a part hereof.

BEING and intended to be the same premises conveyed to Hilmar Perez Guzman by Deed from Park Place Inn, Inc., dated March 29, 2019 and recorded April 9, 2019 in the Monmouth County Clerk's Office in Deed Book 8342, Page 9504.

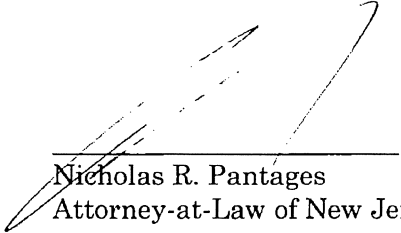
Grantor certified that this property has never been occupied as a marital residence.

Subject to covenants, easements, restrictions and dedications of record, if any.


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:



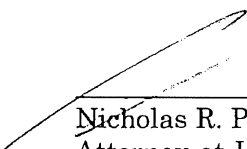
Nicholas R. Pantages
Attorney-at-Law of New Jersey



HILMAR PEREZ GUZMAN

STATE OF NEW JERSEY, COUNTY OF *Monmouth* SS.:

I CERTIFY that on February 21, 2022,
HILMAR PEREZ GUZMAN, 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) executed this deed as his or her own act; and,
(c) made this Deed for \$455,000.00 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.)



Nicholas R. Pantages
Attorney-at-Law of New Jersey

Record & Return to:
Glenn Williams, Esq.
60 Washington Street, Suite 204
Morristown, NJ 07960

AFRM TITLE & ABSTRACT, LLC
30 Freneau Avenue
Matawan, New Jersey 07747
732-360-9501 *FLG-73603*

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

**State of New Jersey
Seller's Residency Certification/Exemption**

Seller's Information

Name(s)
Hilmar Perez Guzman

Current Street Address
3821 Herbertsville Road

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

Property Information

Block(s)
1105 Lot(s) **5** Qualifier

Street Address
1505 Corlies Avenue

City, Town, Post Office
Netpune State **NJ** ZIP Code **07753**

Seller's Percentage of Ownership	Total Consideration	Owner's Share of Consideration	Closing Date
100	455,000	455,000	2/4/22

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 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 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.

<u>2/4/22</u>	_____	_____
Date	Signature (Seller)	Indicate if Power of Attorney or Attorney in Fact
_____	_____	_____
Date	Signature (Seller)	Indicate if Power of Attorney or Attorney in Fact

LEGAL DESCRIPTION

ALL that certain lot, parcel or tract of land, situate and lying in the Township of Neptune, County of Monmouth and State of New Jersey being more particularly described as follows:

Also being known and designated as Lots 16 and 17 in Block 3 as shown on, "Building Lots at West Grove, NJ, township of Neptune, Monmouth County, New Jersey," filed in the Monmouth County Clerk's Office, dated 6/29/1896, Case No. 5-1.

BEGINNING at a point in the Northerly line of Corlies Avenue (A.K.A. Nj State Route 33) (60 feet R.O.W.), said point being 300.00 feet East of the intersection formed by the Easterly line of Grant Street (50 feet R.O.W.), with said Northerly line of Corlies Avenue, thence from said beginning point;

1. North 10 degrees 23 minutes 41 seconds West, a distance of 145.00 feet to a point; thence
2. North 79 degrees 36 minutes 19 seconds East, a distance of 100.00 feet to a point; thence
3. South 10 degrees 23 minutes 41 seconds East, a distance of 145.00 feet to said point in Northerly line of Corlies Avenue; thence
4. Along said Northerly line, North 79 degrees 36 minutes 19 seconds West, a distance of 100.00 feet to the true point and place of BEGINNING.

The above description was drawn in accordance with a survey prepared by Insite Surveying LLC dated January 25, 2022 and las revised February 3, 2022.

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot 5 in Block 1105 on the Township of Neptune Tax Map.