

EXEMPT

NOV 12 2015



PREPARED BY:

ERIC S. KAPNICK, ESQ.  
Fein, Such, Kahn & Shepard, P.C.

CHRISTINE GIORDANO HANLON  
COUNTY CLERK  
MONMOUTH COUNTY, NJ

INSTRUMENT NUMBER  
2015105937

RECORDED ON  
NOV 16, 2015  
9:38:33 AM  
BOOK: OR-9140  
PAGE: 5013  
Total Pages: 7

COUNTY RECORDING FEES \$100.00  
TOTAL PAID \$100.00

**DEED**

This Deed is made on October 15, 2015, and delivered on October 22<sup>nd</sup> 2015

BETWEEN

**FEDERAL HOME LOAN MORTGAGE CORPORATION.**, a corporation established by an enactment of the United States Congress, By Its Attorney-In-Fact, Fein, Such, Kahn & Shepard P.C., whose address is 5000 Plano Parkway, Carrollton, Texas 75010, referred to as the Grantor,

AND

**ABEER S. GRIGGS**, whose post office address is 216 Frankford Avenue, Neptune, New Jersey 07753, referred to as the Grantee.

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

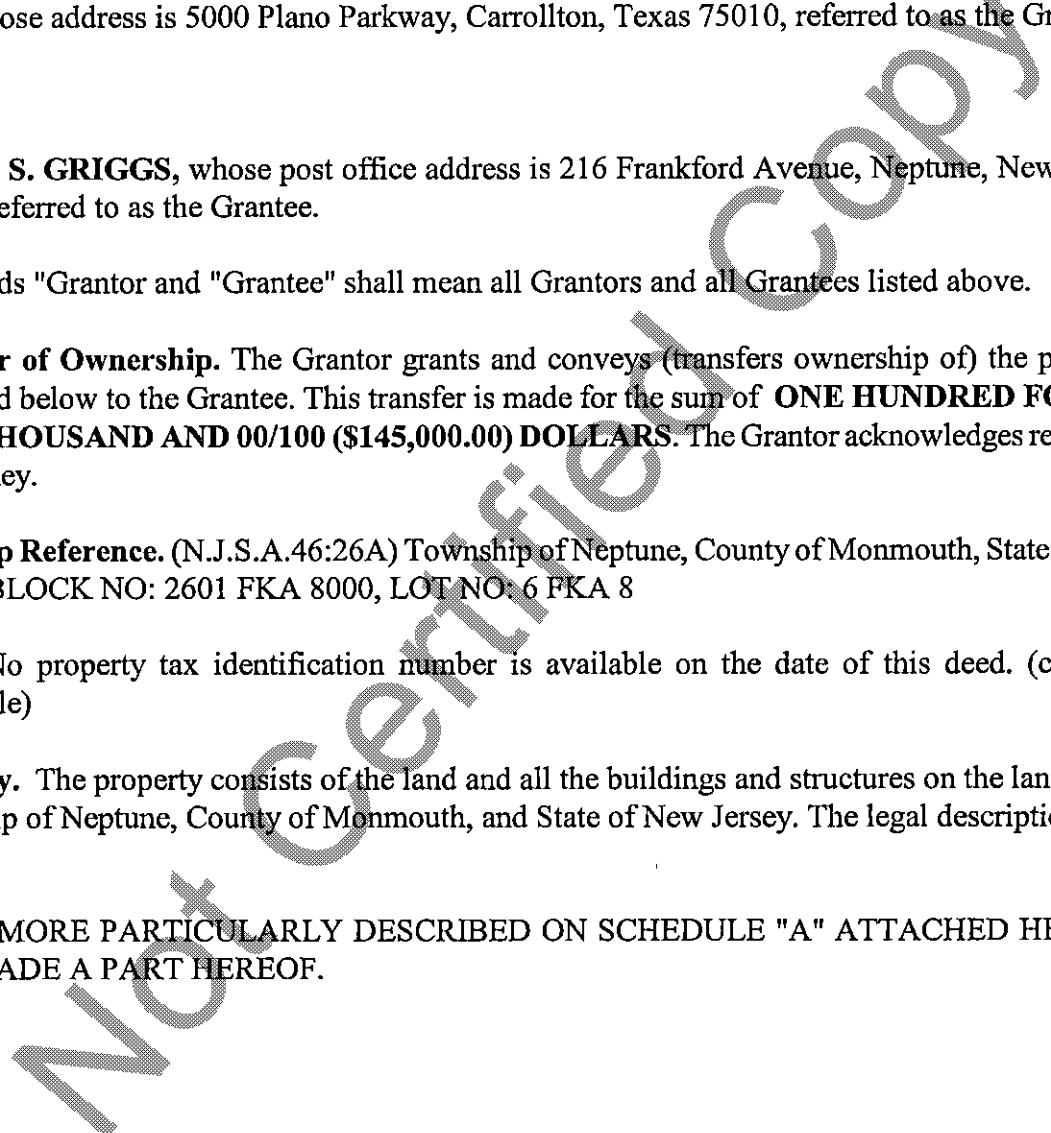
**Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of **ONE HUNDRED FORTY-FIVE THOUSAND AND 00/100 (\$145,000.00) DOLLARS**. The Grantor acknowledges receipt of this money.

**Tax Map Reference.** (N.J.S.A.46:26A) Township of Neptune, County of Monmouth, State of New Jersey, BLOCK NO: 2601 FKA 8000, LOT NO: 6 FKA 8

       No property tax identification number is available on the date of this deed. (check 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:

BEING MORE PARTICULARLY DESCRIBED ON SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF.



# FIRST AMERICAN TITLE INSURANCE COMPANY

File Number: **GTS-18074**

## **SCHEDULE C LEGAL DESCRIPTION**

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, County of Monmouth, State of New Jersey:

BEGINNING at a point on the southerly line of West Bangs Avenue (formerly road leading from Hamilton to Asbury Park) said point being distant four hundred fifty-one and eighty hundredths feet (451.80) easterly, from the intersection of the said southerly line of West Bangs Avenue with the easterly line of Green Grove Road, and running thence;

1. North 71 degrees 33 minutes East along the southerly line of West Bangs Avenue, 68.45 feet to the northwesterly corner of Lot 7, Block 5-8; thence
2. South 18 degrees 22 minutes East along the westerly line of Lot 7, 319.07 feet to a point; thence
3. South 71 degrees 33 minutes West, 68.45 feet to a point in the easterly line of Lot 8A, Block 5-8; thence
4. North 18 degrees 22 minutes West, along said easterly line of Lot 8A, 319.07 feet to the point and place of BEGINNING.

The above description is made in accordance with a map entitled, "Subdivision of Property made for Eugene F. Turchyn and William Turchyn at Lot 8 and Lot 8A, Block 5-8, Township of Neptune, Monmouth County, N.J." prepared by Leon S. Avakian, Inc., Asbury Park, N.J. dated June 8, 1978.

**NOTE: Being Lot(s) Lot: 6, Block: 2601; Tax Map of the Township of Neptune, County of Monmouth, State of New Jersey.**

**NOTE: Lot and Block shown for informational purposes only.**

SCHEDULE "A"

Being known and designated as LOT 6 FKA 8, BLOCK 2601 FKA 8000, in the Township of Neptune, County of Monmouth and State of New Jersey.

Commonly known as: 3136 West Bangs Avenue, Neptune, New Jersey 07753.

This property is conveyed subject to easements, restrictions of record, such facts as may be disclosed by an accurate survey and zoning ordinances and other governments/regulations affecting the property and its use.

BEING, the same premises conveyed to the within Grantor by deed from the Sheriff of Monmouth, dated 06/26/2015, recorded on 08/18/2015, in Deed Book OR-9127, page 4745, in the Monmouth County Clerks Office.

**THE POWER OF ATTORNEY WAS PREVIOUSLY RECORDED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON 08/11/2014 IN BOOK 9076, AT PAGE 6969, INSTRUMENT NUMBER 2014063506.**



State of New Jersey  
**SELLER'S RESIDENCY CERTIFICATION/EXEMPTION**

GIT/REP-3  
 (9-2015)

(Please Print or Type)

**SELLER'S INFORMATION**

Name(s)

FEDERAL HOME LOAN MORTGAGE CORPORATION

Current Street Address

5000 PLANO PARKWAY

City, Town, Post Office Box

CARROLLTON

State

TX

Zip Code

75010

**PROPERTY INFORMATION**

Block(s)

2601 FKA 8000

Lot(s)

6 FKA 8

Qualifier

Street Address

3136 West Bangs Avenue

City, Town, Post Office Box

Neptune Township

State

NJ

Zip Code

07753

Seller's Percentage of Ownership

100%

Total Consideration

\$145,000.00

Owner's Share of Consideration

Closing Date

10/22/15

**SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 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.

**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 has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Date

*[Signature]*  
 Signature  
 (Seller) Please indicate if Power of Attorney or Attorney in Fact

*[Signature]*  
 Signature  
 (Seller) Please indicate if Power of Attorney or Attorney in Fact

**ERIC S. KAPNICK, ESQ.**  
**ATTORNEY IN FACT FOR**  
**FEDERAL HOME LOAN**  
**MORTGAGE CORP.**

STATE OF NEW JERSEY  
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L.1968, as amended through Chapter 33, P.L. 2006) (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 MORRIS } SS. County Municipal Code 1335

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

MUNICIPALITY OF PROPERTY LOCATION Township of Neptune

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

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

Deponent, ERIC S. KAPNICK, 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 October 15, 2015 transferring (Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.) real property identified as Block number 2601 FKA 8000 Lot number 6 FKA 8 located at 3136 West Bangs Avenue, Neptune, New Jersey 07753 and annexed thereto. (Street Address, Town)

(2) CONSIDERATION \$ 145,000.00 (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: (Instructions #5A and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation

\$ \_\_\_\_\_ + \_\_\_\_\_ % = \$ \_\_\_\_\_

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 (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 C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(B) By or to the United States of America, this State, or any instrumentality, agency, or subdivision

(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 C. 176, P.L. 1975; C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

- A. SENIOR CITIZEN Grantor(s)  62 years of age or over. \* (Instruction #9 on reverse side for A or B)
- 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, #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 Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this 15 day of October

Frank E. Ferruggia, Jr.  
Attorney At Law  
State of New Jersey

ERIC S. KAPNICK FOR FHLMC  
Grantor Name  
7 CENTURY DR. PARSIPPANY,  
Deponent Address

5000 Plano Parkway, Carrollton, TX  
Grantor Address at Time of Sale

xxx-xxx- 7 8 6

Last three digits in Grantor's Social Security Number

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

ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and it may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division's website at:

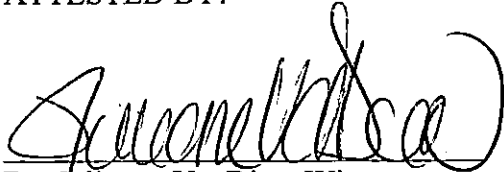
[www.state.nj.us/treasury/taxation/lpt/localtax.shtml](http://www.state.nj.us/treasury/taxation/lpt/localtax.shtml)

ERIC S. KAPNICK, ESQ.  
ATTORNEY IN FACT FOR  
GENERAL HOME LOAN  
MORTGAGE CORP.

**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.

ATTESTED BY:

  
By: Julianne VanDien, Witness

**FEDERAL HOME LOAN MORTGAGE CORPORATION, By Its Attorney-In-Fact, Fein, Such, Kahn & Shepard P.C.**

  
By: ERIC S. KAPNICK, ESQ.

ERIC S. KAPNICK, ESQ.  
ATTORNEY IN FACT FOR  
FEDERAL HOME LOAN  
MORTGAGE CORP.


STATE OF NEW JERSEY, COUNTY OF MORRIS, SS:

I CERTIFY, that on October 15, 2015, ATTORNEY, ERIC S. KAPNICK, ESQ., personally came before me and acknowledged under oath, to my satisfaction that:

- (a) this person is the Attorney-In-Fact of Federal Home Mortgage Corporation, the corporation in this Deed;
- (b) this person executed this deed as his own act as Attorney-In-Fact for Federal Home Loan Mortgage Corporation
- (c) the full and actual consideration paid or to be paid for the transfer of title is \$145,000.00 (such consideration is defined in N.J.S.A. 46:15-5)

Signed and sworn to before me on

Oct. 15, 2015

  
NOTARY PUBLIC OF NEW JERSEY

Frank E. Ferruggia, Jr.  
Attorney At Law  
State of New Jersey

Not Certified Copy

**DEED**

FEDERAL HOME LOAN MORTGAGE  
CORPORATION,

Grantor.

TO

ABEER S. GRIGGS,

Grantee.

Dated: October 15, 2015  
Record and Return to:

Guardian Title Services, LLC *R+R*  
Suite 2G  
187 Washington Ave  
Nutley, New Jersey 07110