



Monmouth County Document Summary Sheet


MONMOUTH COUNTY CLERK PO BOX 1251 MARKET YARD FREEHOLD NJ 07728	Transaction Identification Number	2496673	1763457
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CHRISTINE GIORDANO HANLON
 COUNTY CLERK
 MONMOUTH COUNTY, NJ

 INSTRUMENT NUMBER
 2015072080
 RECORDED ON
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 Total Pages: 6

 REALTY TRANSFER FEES \$2,783.00
 COUNTY RECORDING FEES \$70.00
 TOTAL PAID \$2,853.00

Submission Date (mm/dd/yyyy)		08/04/2015
No. of Pages (excluding Summary Sheet)		4
Recording Fee (excluding transfer tax)		\$70.00
Realty Transfer Tax		\$2,783.00
Total Amount		\$2,853.00
Document Type	DEED/NOTE EXEMPTION FROM REALTY TRANSFER FEE	
Electronic Recordation Level		
L2 - Level 2 (With Images)		
Municipal Codes		
NEPTUNE TOWNSHIP		3501
Bar Codes		
 7 4 0 5 6 0		

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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	\$355,000.00				
Submitted By	SIMPLIFILE, LLC. (SIMPLIFILE)				
Document Date	08/04/2015				
Reference Info					
Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
GRANTOR	Name			Address	
	PRASIE TEMPLE OF ASBURY PARK INC				
GRANTEE	Name			Address	
	JACOB LIPSCHETZ MIRIAM D LIPSCHETZ				
Parcel Info					
Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
	35	10000	17		3501

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Prepared By:

9100

Sean D. Gertner
An Attorney at Law of the State of New Jersey

DEED

This Deed is made on this 23rd day of July, 2015, effective 7/28/15

BETWEEN

PRAISE TEMPLE OF ASBURY PARK, INC. with an address at c/o John Craddock, 3525 Highway 33, Neptune, New Jersey, 07753

referred to as the Grantor(s),

AND

JACOB LIPSCHITZ and MIRIAM D. LIPSCHITZ, whose address is 1503 Allen Avenue, Ocean, New Jersey 07712,

referred to as the Grantee(s).

The words "Grantor" and "Grantee" shall mean all Grantors and 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 **THREE HUNDRED FIFTY FIVE THOUSAND and 00/100 (\$355,000.00)**. The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Neptune
Block No. 10000 Lot No. 17 Qualifier No.

ALL that certain tract or parcel of land and premises, situate, lying and being in the TOWNSHIP of NEPTUNE, County of MONMOUTH, and State of New Jersey.

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:

See Legal Description attached hereto and made a part hereof.

BEING THE SAME LAND AND PREMISES as conveyed to Praise Temple of Asbury Park, Inc. by Deed from Sapah, Inc. dated April 11, 2001, recorded April 19, 2001, in the Monmouth County Clerk's/Register's Office in Deed Book OR-8017, Page 767.

BEING and intended to be the same lands and premises conveyed to the Grantor herein by Deed from Richard Guljan, Stephen, Samuel Ferraro and Louis Ferraro, dated January 12, 1995, recorded January 13, 1995 in Deed Book 5380, Page 0099.

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

Signature page to follow



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION
(C.55, P.L. 2004)

(Please Print or Type)

SELLER(S) INFORMATION (See Instructions, Page 2)

Name(s)
PRAISE TEMPLE OF ASBURY PARK, INC.
Current Resident Address:
Street: 3525 HIGHWAY 33
City, Town, Post Office State Zip Code
NEPTUNE NJ 07753

PROPERTY INFORMATION (Brief Property Description)

Block(s) Lot(s) Qualifier
10000 17
Street Address:
3525 HIGHWAY 33
City, Town, Post Office State Zip Code
NEPTUNE NJ 07753
Seller's Percentage of Ownership Consideration Closing Date
100% \$355,000.00 7/28/15

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to NON-residents)

1. I am a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
2. The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
3. I am 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 as such, not required to make an estimated payment pursuant to N.J.S.A.54A:1-1 et seq.
6. The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.
7. The gain from the sale will not be recognized for Federal income tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION). If such 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 (see Instructions).
- No non-like kind property received.
8. Transfer 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.

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 could 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.

7/23/15 Date
7/23/15 Date
Signature
(Seller) Please indicate if Power of Attorney or Attorney in Fact
Signature
(Seller) Please indicate if Power of Attorney or Attorney in Fact

FIRST AMERICAN TITLE INSURANCE COMPANY

TITLE INSURANCE COMMITMENT

File Number: ST-NJ-9700

**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:

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

BEGINNING at iron pin set in the northerly line of NJ State Highway Route No. 33 (66 foot ROW) distant 200.00 feet easterly along the various courses of said line from its intersection with the easterly line of Jumping Brook Road (66 foot ROW) and running from said point;

THENCE (1) North 42 degrees 20 minutes 10 second East, along the easterly line of Tax Map Lot 17.02 Block 10000 a distance of 528.73 feet to a n iron pin set in the southerly line of Tax Map Lot 12, Block 10000;

THENCE (2) South 51 degrees 41 minutes 57 seconds East along the southerly line of Tax Map Lot 12 & 12.01 Block 10000 a distance of 502.90 feet to an iron post found in the westerly line of the tract per Deed Book 1185 Page 345;

THENCE (3) South 38 degrees 34 minutes 20 seconds West along said line a distance of 243.25 feet to an iron pin set in the said northerly line of NJ State Highway Route No. 33;

THENCE (4) North 79 degrees 30 minutes 00 seconds West, along said line a distance of 609.28 feet to the said point of BEGINNING.

NOTE: Being Lot(s) Lot: 17, Block: 10000; Tax Map of the Township of Neptune, County of Monmouth, State of New Jersey.

NOTE: Lot and Block shown for informational purposes only.

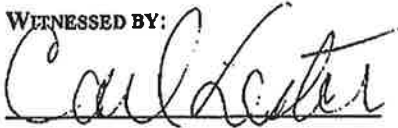
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The street address of the property is: 3525 Highway 33, Neptune, New Jersey, 07753.

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 that 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:



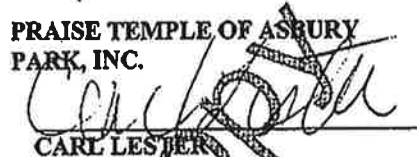
PRAISE TEMPLE OF ASBURY
PARK, INC.


JOHN CRADDOX

WITNESSED BY:



PRAISE TEMPLE OF ASBURY
PARK, INC.


CARL LESTER

STATE OF NEW JERSEY, COUNTY OF MONMOUTH SS:

I CERTIFY that on ^{23rd day} 23 of July, 2015, JOHN CRADDOX, personally came before me and acknowledged under oath to my satisfaction, that:

1. This person is the President of PRAISE TEMPLE OF ASBURY PARK, INC., named in this document;
2. This person is the attesting witness to the signing of this document by the proper corporate officer who is John Craddox, the President of the Corporation;
3. This document was signed and delivered by the corporation as its voluntary act duly authorized by a proper resolution of its Board of Directors;
4. This person knows the proper seal of the corporation which was affixed to this document;
5. This person signed this proof to attest to the truth of these facts.


Sean D. Gertner, An Attorney-at-Law
Of the State of New Jersey

STATE OF NEW JERSEY, COUNTY OF MONMOUTH SS:

I CERTIFY that on ^{23rd day} 23 of July, 2015, CARL LESTER, personally came before me and acknowledged under oath to my satisfaction, that:

1. This person is the Secretary of PRAISE TEMPLE OF ASBURY PARK, INC., named in this document;
2. This person is the attesting witness to the signing of this document by the proper corporate officer who is Carl Lester, the Secretary of the Corporation;
3. This document was signed and delivered by the corporation as its voluntary act duly authorized by a proper resolution of its Board of Directors;
4. This person knows the proper seal of the corporation which was affixed to this document;
5. This person signed this proof to attest to the truth of these facts.


Sean D. Gertner, An Attorney-at-Law
Of the State of New Jersey

Record and Return to:
Gertner, Mandel & Poslak, LLC
Sean D. Gertner, Esq.
P.O. Box 499
Lakewood, NJ 08701

(For Recorder's Use Only)