



**Monmouth County Document Summary Sheet**

MONMOUTH COUNTY CLERK PO BOX 1251 MARKET YARD FREEHOLD NJ 07728	<b>Transaction Identification Number</b>	4425204	4154351
	<b>Recorded Document to be Returned by Submitter to:</b> COASTAL TITLE AGENCY 2 PARAGON WAY FREEHOLD, NJ 07728		

**Official Use Only**

CHRISTINE GIORDANO HANLON  
 COUNTY CLERK  
 MONMOUTH COUNTY, NJ

INSTRUMENT NUMBER  
 2020065558  
 RECORDED ON  
 Jun 19, 2020  
 9:06:43 AM  
 BOOK:OR-9421 PAGE:8202  
 Total Pages: 6

REALTY TRANSFER FEES \$4,676.20  
 COUNTY RECORDING FEES \$70.00  
 TOTAL PAID \$4,746.20

<b>Submission Date (mm/dd/yyyy)</b>		06/17/2020
<b>No. of Pages (excluding Summary Sheet)</b>		4
<b>Recording Fee (excluding transfer tax)</b>		\$70.00
<b>Realty Transfer Tax</b>		\$4,676.20
<b>Total Amount</b>		\$4,746.20
<b>Document Type</b>	DEED/NO EXEMPTION FROM REALTY TRANSFER FEE	
<b>Electronic Recordation Level</b>	L2 - Level 2 (With Images)	
<b>Municipal Codes</b>		
NEPTUNE TOWNSHIP		3501
1067696		

**Additional Information (Official Use Only)**

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### Monmouth County Document Summary Sheet

<b>DEED/NO EXEMPTION FROM REALTY TRANSFER FEE</b>	<b>Type</b>		<b>DEED/NO EXEMPTION FROM REALTY TRANSFER FEE</b>			
	<b>Consideration</b>		\$552,000.00			
	<b>Submitted By</b>		COASTAL TITLE AGENCY (CSC/INGEO SYSTEMS INC)			
	<b>Document Date</b>		06/04/2020			
	<b>Reference Info</b>					
	<b>Book ID</b>	<b>Book</b>	<b>Beginning Page</b>	<b>Instrument No.</b>	<b>Recorded/File Date</b>	
	<b>GRANTOR</b>	<b>Name</b>			<b>Address</b>	
		DREW P MOFFIT				
		ESTATE OF PITTIS MOFFIT				
	<b>GRANTEE</b>	<b>Name</b>			<b>Address</b>	
		RICHARD HART				
		JENNIFER HART				
	<b>Parcel Info</b>					
<b>Property Type</b>	<b>Tax Dist.</b>	<b>Block</b>	<b>Lot</b>	<b>Qualifier</b>	<b>Municipality</b>	
	35	249	13		3501	

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Prepared by:  
David A. Krenkel, Esq.

## ASSIGNMENT OF LEASE

KNOW ALL MEN BY THESE PRESENTS, THAT **the Estate of Elizabeth Pittis-Moffit by Drew P. Moffit, Executor** whose address is 310 East 44th St.- Apt. 801, NY, NY 10017 in consideration of the sum of **Five Hundred Fifty-Two Thousand Dollars and No Cents (\$552,000.00)**, lawful money of the United States, to them, duly paid by

**Richard Hart and Jennifer Hart, Husband and Wife**

whose address is 410 Saddle River Road, Upper Saddle River, NJ 07458, the receipt whereof is hereby acknowledged, have sold, assigned, transferred and set over unto

**Richard Hart and Jennifer Hart, Husband and Wife**

their heirs, executors, administrators and assigns a part, a certain Indenture of Lease, bearing the date **October 1, 1874** (incorrectly identified in previous Assignments of Lease as 1974) made by "The Ocean Grove Camp Meeting Association of the Methodist Episcopal Church" of all the certain plot, piece or parcel of ground,

BEING KNOWN AND DESIGNATED AS **Lot 13 in Block 249** on the Official Tax Map of the Township of Neptune, and commonly known as **73 Cookman Avenue, Ocean Grove, New Jersey**. More particularly described in the attached **Schedule A**.

TO HAVE AND TO HOLD the same unto the said **Richard Hart and Jennifer Hart, Husband and Wife**, their heirs, executors, administrators and assigns, from the 4<sup>th</sup> day of **June, in the year Two Thousand Twenty**, for and during all the rest, residue and remainder of the Ninety-Nine Years, renewable for a like term of years forever, as mentioned in the said Indenture of Lease. Subject, nevertheless, to the rent, covenants, conditions, provisions and regulations herein also mentioned.

AND I do hereby covenant and agree with the said **Richard Hart and Jennifer Hart, Husband and Wife**, that the said assigned premises now are free and clear of and from all former and other gifts, grants, bargains, sales, leases, judgments, executions, back rents, taxes, assessments, and encumbrances whatsoever.

BEING a part of the same premises demised and let to Henry C. Fulkerson by said Camp Meeting Association dated October 1, 1874 (incorrectly identified in previous Assignments of Lease as 1974) and recorded in the Monmouth County Clerk's Office in Volume 308, page 184, and by several mesne assignments assigned, transferred and set over unto **Elizabeth Pittis-Moffitt, unmarried** by Assignment of Lease dated January 2, 2009, recorded March 26, 2009 in the Clerk's Office of the County of Monmouth, New Jersey, in Book 8764, page 543.

The said **Elizabeth Pittis-Moffitt** departed this life on January 3, 2020. Drew P. Moffitt qualified as Executor of her Will, probated February 20, 2020 in Docket No. 259779.

Subject to easements, zoning requirements and all other restrictions and matters of record, if any.



**COASTAL TITLE AGENCY, INC.**

PO Box 740

Freehold, New Jersey 07728

Ph: 732 308-1660 / 800 521-0378

Fax: 732 308-1881

Website: [www.coastaltitleagency.com](http://www.coastaltitleagency.com)

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**SCHEDULE A - 3  
DESCRIPTION**

File No. CT-74176

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

BEGINNING at a point in the northerly line of Cookman Avenue, said point being distant 96.36 feet on a course of South 64 degrees 08 minutes East from a marble monument found at the point of intersection of the said northerly line of Cookman Avenue with the easterly line of New York Avenue; thence

- (1) North 25 degrees 53 minutes 00 seconds east, a distance of 60.00 feet to a point; thence
- (2) South 54 degrees 08 minutes 00 seconds east, a distance of 32.12 feet to a point; thence
- (3) South 25 degrees 52 minutes 00 seconds west, a distance of 60.00 feet to a point in the northerly line of Cookman Avenue; thence
- (4) Along the northerly line of Cookman Avenue, North 64 degrees 08 minutes 00 seconds west, a distance of 32.12 feet to the point and place of Beginning.

The above description is drawn in accordance with a survey made by Michael J. Williams Land Surveying, LLC dated June 4, 2020.

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot 13 in Block 249 on the Ocean Grove (Township of Neptune) Tax Map.

Property Address: 73 Cookman Avenue, (Township of Neptune), Ocean Grove, NJ 07756

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

**Seller's Information**

Name(s)  
 Estate of Elizabeth Pittis-Moffit by Drew P. Moffit, Executor

Current Street Address  
 310 East 44th Street, Apt. 801

City, Town, Post Office  
 New York

State  
 NY

ZIP Code  
 10017

**Property Information**

Block(s)  
 249

Lot(s)  
 13

Qualifier

Street Address  
 73 Cookman Avenue

City, Town, Post Office  
 Ocean Grove

State  
 NJ

ZIP Code  
 07756

Seller's Percentage of Ownership 100	Total Consideration 552,000.00	Owner's Share of Consideration 552,000.00	Closing Date 6-12-20
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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.
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**

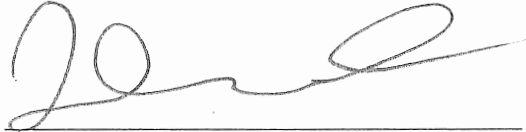
The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the 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.

6/14/20 \_\_\_\_\_ \*  
 Date Signature (Seller) Indicate if Power of Attorney or Attorney in Fact

\_\_\_\_\_  
 Date Signature (Seller) Indicate if Power of Attorney or Attorney in Fact

To Have and to Hold the same Unit and all the singular the premise hereby demised with the appurtenances unto the said Party of the Second Part, their heirs and assigns to them and their only property use, benefit and behoof, but for purposes hereinafter designated, and under the subject to the rules and regulations which may from time to time be adopted, as to manner of building upon, and care of the lots and the building, and improvements which may be erected thereon, for and during the full end and term of ninety nine years from this day fully to be completed and ended; renewable to the said party of the Second Part, their heirs and assigns, for alike term of years, forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **4th** day of **June**, in the year **Two Thousand Twenty**.



**Drew P. Moffitt, Executor  
of the Estate of Elizabeth Pittis-Moffitt**

*Signed, Sealed And Delivered  
In The Presence Of:*

---

*Lisa C. Krenkel, Esq.*

**STATE OF NEW JERSEY:**

**SS:**

**COUNTY OF MONMOUTH:**

I CERTIFY that on June 4th, 2020, **Drew P. Moffitt**, personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

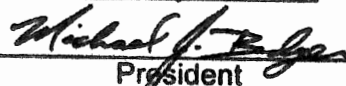
- a) is named in and personally signed the attached document as Executor of the Estate of Elizabeth Pittis-Moffitt;
- b) signed, sealed and delivered this document as as Executor of the Estate of Elizabeth Pittis-Moffitt; and
- c) the full and actual consideration paid for the transfer of title to realty evidenced by the within Deed of Assignment as such consideration is defined in P.L. 1968 C. 49, Sec. 1(b) is **\$552,000.00**.



**Lisa C. Krenkel, Esq.  
Attorney At Law  
State of New Jersey**

*Record & Return to:*  
Jeffrey Beekman, Esq.  
47 Main Avenue  
P.O. Box 395  
Ocean Grove, NJ 07756

Approved this 17<sup>th</sup> day of  
November 2020



**President  
Ocean Grove Camp Meeting Association**