



**Monmouth County Document Summary Sheet**

MONMOUTH COUNTY CLERK PO BOX 1251 MARKET YARD FREEHOLD NJ 07728	<b>Transaction Identification Number</b>	4016356	3630061
	<b>Recorded Document to be Returned by Submitter to:</b> TRIDENT ABSTRACT TITLE AGENCY, LLC 1340 CAMPUS PKWY WALL TOWNSHIP, NJ 07753		

**Official Use Only**

CHRISTINE GIORDANO HANLON  
 COUNTY CLERK  
 MONMOUTH COUNTY, NJ  
  
 INSTRUMENT NUMBER  
 2019092260  
 RECORDED ON  
 Oct 02, 2019  
 1:48:35 PM  
 BOOK:OR-9371 PAGE:7089  
 Total Pages: 7  
  
 REALTY TRANSFER FEES \$2,352.00  
 COUNTY RECORDING FEES \$80.00  
 TOTAL PAID \$2,432.00

<b>Submission Date (mm/dd/yyyy)</b>		09/30/2019
<b>No. of Pages (excluding Summary Sheet)</b>		5
<b>Recording Fee (excluding transfer tax)</b>		\$80.00
<b>Realty Transfer Tax</b>		\$2,352.00
<b>Total Amount</b>		\$2,432.00
<b>Document Type</b>	DEED SENIOR CITIZEN(PARTIAL EXEMPTION FROM RTF)	
<b>Electronic Recordation Level</b>	L2 - Level 2 (With Images)	
<b>Municipal Codes</b>		NEPTUNE TOWNSHIP 3501
		998566

**Additional Information (Official Use Only)**

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**Monmouth County Document Summary Sheet**

DEED SENIOR CITIZEN(PARTIAL EXEMPTION FROM RTF)	<b>Type</b>		DEED SENIOR CITIZEN(PARTIAL EXEMPTION FROM RTF)			
	<b>Consideration</b>		\$589,900.00			
	<b>Submitted By</b>		TRIDENT ABSTRACT TITLE AGENCY, LLC (CSC/INGEO SYSTEMS INC)			
	<b>Document Date</b>		09/25/2019			
	<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>	
			ALANM SPECIA			
			JANETC SPECIA			
	<b>GRANTEE</b>		<b>Name</b>		<b>Address</b>	
			JONATHAN AYLES			
			ELIZABETH AYLES			
	<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	5410	12		3501	

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CT-10421

PREPARED BY: CHRISTOPHER L. BEEKMAN, ESQ.

**DEED**This Deed is made on September 18, 2019**BETWEEN:**

**Alan M. Specia and Janet C. Specia, husband and wife**  
whose post office address is: 126 Arnold Place, Neptune, NJ 07753,

*hereinafter referred to as the Grantor,*

**AND**

**Jonathan Ayles and Elizabeth Ayles, husband and wife,**  
whose post office address is about to be : 126 Arnold Place, Neptune, NJ 07753,

*hereinafter referred to as the Grantee.*

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

**1. Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of **Five Hundred Eighty Nine Thousand Nine Hundred and 00/100 Dollars (\$589,900.00).**

**2. Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of Township of Neptune, Block No. **5410**, Lot No. **12**, as set forth herein.

**3. 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 as follows:

Please see attached Legal Description annexed hereto and made a part hereof.  
(Check Box if Applicable)

This conveyance is made subject to all other easements and restrictions of record, and the zoning ordinances of the municipality and/or county in which the property is situated.

BEING the same premises conveyed to Alan M. Specia and Janet C. Specia, husband and wife, by Deed from F. William Roff and Mary C. Roff, husband and wife, dated September 15, 1994, recorded September 27, 2014 in the Monmouth County Clerk/Register's Office in Deed Book 5350 Page 360.

**The Street Address of the Property is:** 126 Arnold Place, Neptune, NJ 07753



**SCHEDULE C  
LEGAL DESCRIPTION**

Issuing Office File No. GT-10421

**REVISED**

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, in the County of Monmouth, State of New Jersey:

Being known and designated as Lot 23 in Block 5410 as shown on a certain map entitled "Final Re-Subdivision of Sheldon Avenue, Woodward Court and Arnold Place, Neptune Township, Monmouth County, New Jersey" said map was filed in the Monmouth County Clerk's Office on October 3, 1986 as Filed Map No. 211-32.

Beginning at a point on the southwesterly R.O.W. line of Arnold Place (R.O.W. varies), said point being a distance of 203.93 feet from its intersection with the southeasterly R.O.W line of Vernon Avenue (50' R.O.W.), and running; thence

- 1) Along said southwesterly R.O.W. line of Arnold Place, along a curve bearing to the left having a radius of 567.67 feet, an arc length of 90.09 feet to a point therein; thence
- 2) South 44 degrees 45 minutes 00 seconds West, a distance of 127.62 feet to a point; thence
- 3) North 47 degrees 11 minutes 30 seconds West, a distance of 87.84 feet to a point; thence
- 4) North 44 degrees 45 minutes 00 seconds East, a distance of 110.78 feet to a point in said southwesterly R.O.W. line of Arnold Place, said point being the Point and Place of Beginning.

THE above description is drawn in accordance with a survey prepared by Morgan Engineering & Surveying, dated September 12, 2019.

Note for Information Only:

Also known as Lot(s) 12 Block 5410, on the official tax map of Township of Neptune, County of Monmouth, in the State of New Jersey.

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*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

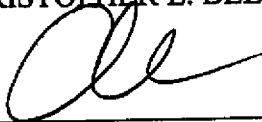
4. **Promises by Grantor.** The Grantor promises that the Grantor has done no act to encumber the Property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the Property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

5. **Signatures.** The Grantor signs this Deed as of the date at the top of the first page.

Witnessed By:

  
CHRISTOPHER L. BEEKMAN, ESQ.

  
ALAN M. SPECIA

  
CHRISTOPHER L. BEEKMAN, ESQ.

  
JANET C. SPECIA


STATE OF NEW JERSEY, COUNTY OF MONMOUTH

I CERTIFY that on September 18, 2019

**Alan M. Specia and Jancet C. Specia**

personally came before me and stated to my satisfaction that each person:

- (a) was the maker of this Deed;
- (b) executed this Deed as his or her own act; and
- (c) made this Deed for **Five Hundred Eighty Nine Thousand and Nine Hundred and 00/100 Dollars (\$589,900.00)** as the full and actual consideration paid or to be paid for the transfer of title of the property set forth herein. (Such consideration is defined in N.J.S.A. 46:15-5.)

  
CHRISTOPHER L. BEEKMAN, ESQ.  
ATTORNEY AT LAW OF NEW JERSEY

**RECORD & RETURN TO:**

Peter J. Bronzino, Esq.  
2150 Highway 35  
Suite 250 Sea Girt, NJ 08750

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RTF-1 (Rev. 7/14/10)

MUST SUBMIT IN DUPLICATE

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

Monmouth

SS. County Municipal Code 1335

MUNICIPALITY OF PROPERTY LOCATION Neptune

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

\*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, Alan M. Specia being duly sworn according to law upon his/her oath, deposes and says that he/she is the Grantor in a deed dated 9/18/19 transferring real property identified as Block number 5410 Lot number 12 located at 126 Arnold Place, Neptune, NJ 07753 and annexed thereto.

(2) CONSIDERATION \$ 589,900.00 (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

\$ + % = \$

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 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.

(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 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 Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this 18 day of September, 2019

[Signature]

[Signature of Alan M. Specia]
Signature of Deponent

126 Arnold Place
Neptune, NJ 07753

Deponent Address 005

XXX-XXX- Last three digits in Grantor's Social Security Number

Alan M. Specia
Grantor Name

126 Arnold Place
Neptune, NJ 07753

Grantor Address at Time of Sale

The Beekman Law Firm

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 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 of Taxation website at: www.state.nj.us/treasury/taxation/lpt/localtax.htm



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

GIT/REP-3  
 (9-2015)

(Please Print or Type)

**SELLER'S INFORMATION**

Name(s)  
 Alan M. Specia and Janet C. Specia, husband and wife  
 Current Street Address  
 19 Cliffwood Drive  
 City, Town, Post Office Box State Zip Code  
 Neptune NJ 07753

**PROPERTY INFORMATION**

Block(s) Lot(s) Qualifier  
 5410 12  
 Street Address  
 128 Arnold Place  
 City, Town, Post Office Box State Zip Code  
 Neptune NJ 07753  
 Seller's Percentage of Ownership Total Consideration Owner's Share of Consideration Closing Date  
 100% \$589,900.00 \$589,900.00 9/20/19

**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.
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.

**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.

9/18/19  
 Date  
 9/18/19  
 Date

*Alan M. Specia*  
 Signature  
 (Seller) Please indicate if Power of Attorney or Attorney in Fact  
*Janet C. Specia*  
 Signature  
 (Seller) Please indicate if Power of Attorney or Attorney in Fact