




# Monmouth County Document Summary Sheet



<b>MONMOUTH COUNTY CLERK</b> PO BOX 1251 MARKET YARD FREEHOLD NJ 07728	<b>Return Name and Address</b> Attorney Title Services, LLC 6 South Avenue East Cranford, NJ 07016	 <b>601E6N</b>
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Official Use Only

CHRISTINE GIORDANO HANLON  
 COUNTY CLERK  
 MONMOUTH COUNTY, NJ

INSTRUMENT NUMBER  
 2020006810

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 Jan 17, 2020  
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 PAGE: 9627

Total Pages: 6

REALTY TRANSFER FEES \$3,723.80

COUNTY RECORDING FEES \$90.00

TOTAL PAID \$3,813.80

<b>Submitting Company</b>	Attorney Title Services, LLC	
<b>Document Type</b>	ASSIGNMENT OF LEASE	
<b>Document Date (mm/dd/yyyy)</b>	12/09/2019	
<b>Total Number of Pages (Including the cover sheet)</b>	5	
<b>Consideration Amount (If applicable)</b>	\$453,000.00	
<p style="text-align: center;">Official Use Only</p> <p>DEC 11 2019      3723.80      6</p> <p>JAN 14 2020</p> <p style="text-align: right;">10/2</p>		

	<b>Name(s)</b> (Last Name, First Name or Company Name)	<b>Address (Optional)</b>
<b>First Party</b>	John P. Craven	
<b>Second Party</b>	James Sweeney and Erin Sweeney, husband and wife	

The Following Section is Required for DEEDS Only

	<b>Municipality</b>	<b>Block</b>	<b>Lot</b>	<b>Qualifier</b>	<b>Property Address</b>
<b>Parcel Information</b>	Neptune Township	223	99		112 Embury Avenue Ocean Grove, NJ 07756

Recording Reference to Original Document (if applicable)

	<b>Book</b>	<b>Beginning Page</b>	<b>Instrument No.</b>
<b>Reference Information (Marginal Notation)</b>			

Please do not detach this page from the original document as it contains important recording information and is part of the permanent record.

Prepared by: John P. Craven

## ASSIGNMENT OF LEASE

KNOW ALL MEN BY THESE PRESENTS, THAT I, **John P. Craven** presently residing at **28 Hillcrest Road, Warren, NJ** in consideration of the sum of Four Hundred Fifty-Three Thousand Dollars (\$453,000.00) and 00/100 DOLLARS lawful money of the United States, to them, duly paid by

**James Sweeney and Erin Sweeney, husband and wife** who are about to reside at **112 Embury Avenue, Ocean Grove, NJ 07756**, the receipt whereof is hereby acknowledged, have sold, assigned, transferred and set over, and by these presents, do sell, assign, transfer and set over unto

**James Sweeney and Erin Sweeney, husband and wife** her heirs, executors, administrators and assigns, a part of a certain Indenture of Lease bearing the date the 3<sup>rd</sup> day of August in the year Eighteen Hundred and Eighty-One as made by "**The Ocean Grove Camp Meeting Association of the Methodist Episcopal Church**", insofar as the same affects a part of all that certain plot, piece or parcel of ground, known and designated as Lot numbered 911 on south side of Embury Avenue the Map of Lots of Camp Ground of the said Camp Meeting Association, situate in Neptune Township, in the County of Monmouth and State of New Jersey, with all and singular the premises therein mentioned and described, and the buildings thereon, together with the appurtenances.

BEING KNOWN AS Lot 2 f/k/a Lot 12 in Block 223 f/k/a Block 99 on the Official Tax Map of the Township of Neptune, and commonly known as **112 Embury Avenue, Ocean Grove, NJ 07756**.

To Have and to Hold the same unto the said **James Sweeney and Erin Sweeney, husband and wife**, their heirs, executors, administrators and assigns, from the *day of November*, in the year *Two Thousand-Nineteen (2019)*, for and during all the rest, residue and remainder of the term of 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 therein also mentioned.

AND WE do hereby covenant and agree with the said **James Sweeney and Erin Sweeney, 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 incumbrances whatsoever.

BEING the same premises demised and let to Addison Johnes by the aforesaid Camp Meeting Association, by Indenture of Lease dated the 3<sup>rd</sup> day of August in the year Eighteen Hundred and Eighty-One and recorded in said Monmouth County Clerk's Office



**CHICAGO TITLE  
INSURANCE COMPANY**

**SCHEDULE A –  
LEGAL DESCRIPTION**

**Title No.: ATS-3420-19**

All that certain plot, piece or parcel of land, with the building and improvements thereon erected, situate, lying and being in the Township of Neptune, County of Monmouth, State of NJ, bounded and described as follows:

**BEGINNING** at a point on the Southwesterly sideline of Embury Avenue (60.00' ROW), said point being distant 31.54 feet from the intersection of said sideline of Embury Avenue with the Southeasterly sideline of Delaware Avenue (40.00' ROW), and running; thence

1. Along said sideline of Embury Avenue, South 64 degrees 08 minutes 00 seconds East, a distance of 31.54 feet to a point; thence
2. Leaving said sideline of Embury Avenue at a right angle, South 25 degrees 52 minutes 00 seconds West, a distance of 60.25 feet to a point; thence
3. At a right angle, North 64 degrees 08 minutes 00 seconds West, a distance of 31.54 feet to a point; thence
4. At a right angle, North 25 degrees 52 minutes 00 seconds East, a distance of 60.25 feet to the point and place of **BEGINNING**.

Th above description was drawn in accordance with a survey made by Lakeland Surveying, Inc., dated October 28, 2019.

**FOR INFORMATION ONLY:**

Commonly known as:  
112 Embury Avenue  
Neptune (Ocean Grove), NJ 07756

Also known as Block 223, Lot(s) 2, on the Tax Map of the Township of Neptune.

End of Schedule A - Description



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

(Please Print or Type)

**SELLER'S INFORMATION**

Name(s)

John P. Craven

Current Street Address

28 Hillcrest Road

City, Town, Post Office Box

Warren

NJ

Zip Code

07059-5305

**PROPERTY INFORMATION**

Block(s)

223

Lot(s)

2

Qualifier

Street Address

112 Embury Avenue

City, Town, Post Office Box

Ocean Grove (Neptune Township)

NJ

Zip Code

07756

Seller's Percentage of Ownership

100%

Total Consideration

\$453,000.00

Owner's Share of Consideration

\$453,000.00

Closing Date


1/9/2019

**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 DECLARATIONS**

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.

  
John P. Craven

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

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

COUNTY MONMOUTH } SS. County Municipal Code 1335

MUNICIPALITY OF PROPERTY LOCATION NEPTUNE

\*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, ERIC D. NOWICKI, being duly sworn according to law upon his/her oath,
(Name)
deposes and says that he/she is the OFFICER OF TITLE COMPANY in a deed dated NOVEMBER 3, 2019 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)
real property identified as Block number 223 Lot number 99 located at
112 EMBURY AVENUE, OCEAN GROVE, NJ and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION \$ 453,000.00 (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:
(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.
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 9 day of December, 2019

Signature of Deponent

John P. Craven
Grantor Name

Eric D. Nowicki
6 South Avenue East
Cranford, NJ 07016

28 Hillcrest Road
Warren, NJ 07059

Deponent Address

Grantor Address at Time of Sale

xxx-xxx- 262

Attorney Title Services LLC

Last three digits in Grantor's Social Security Number Name/Company of Settlement Officer

NINA A. MILLER
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 2407530
MY COMMISSION EXPIRES APRIL 14, 2021

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/tp/localtax.htm

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

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

COUNTY MONMOUTH } SS. County Municipal Code 1335

MUNICIPALITY OF PROPERTY LOCATION NEPTUNE

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

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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.

(g) Issued by a cooperative corporation, as part of a conversion of all of the assets of the cooperative corporation into a condominium, to a shareholder upon the surrender by the shareholder of all of the shareholder's stock in the cooperative corporation and the proprietary etc..

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B. BLIND PERSON Grantor(s) legally blind or,
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Subscribed and sworn to before me
this 9 day of December, 2019

Signature of Deponent

John P. Craven
Grantor Name

Eric D. Nowicki
6 South Avenue East
Cranford, NJ 07016

28 Hillcrest Road
Warren, NJ 07059

Deponent Address

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XXX-XXX- 262

Attorney Title Services LLC

Last three digits in Grantor's Social Security Number

Name/Company of Settlement Officer

NINA A. MILLER
NOTARY PUBLIC

STATE OF NEW JERSEY
ID # 2407530

MY COMMISSION EXPIRES APRIL 14, 2021

FOR OFFICIAL USE ONLY
Instrument Number County
Deed Number Book Page
Deed Dated Date Recorded

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STATE OF NEW JERSEY
PO BOX 251
TRENTON, NJ 08695-0251

ATTENTION: REALTY TRANSFER FEE UNIT

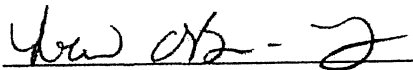
The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at: www.state.nj.us/treasury/taxation/lpt/localtax.htm

in Vol. 337 of Deeds p. 40, and by several mesne assignments, assigned, transferred and set unto **John P. Craven**, by Assignment of Lease Robert J.W. Craven, individually and as Administrator CTA of the Estate of Anna Craven and John P. Craven, dated October 10, 1997 and recorded in the Monmouth County Clerk's Office on October 27, 1997 in Deed Book OR-5660, Page 412.

In witness whereof, we have hereunto set our hands and seals this <sup>RD</sup> 3<sup>rd</sup> day of November, Two Thousand-Nineteen (2019).

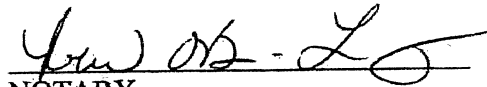
  
\_\_\_\_\_  
John P. Craven

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

  
\_\_\_\_\_

STATE OF NEW JERSEY :  
:SS.  
MONMOUTH COUNTY :

BE IT KNOWN that on the 3<sup>rd</sup> day of ~~November~~ <sup>December</sup> in the year of our Lord, Two Thousand-Nineteen (2019), before me, the subscriber, personally appeared **John P. Craven** who is, I am satisfied, the Grantor mentioned in the foregoing Deed of Assignment, and the contents thereof, being by me first made known unto them, they did thereupon acknowledge that they Signed, Sealed and Delivered the same as their act and deed, for the uses and purposes therein expressed, and that the full and actual consideration paid for the transfer of title to realty evidenced by the within Deed as such consideration is defined in P.L. 1968 C.49, Sec. 1(b) is \$453,000.00.

  
\_\_\_\_\_  
NOTARY

Record & Return to:

**Robin O'Brien-Lichtenstein, Esq.**  
An Attorney at Law  
State of New Jersey

Record & Return to:  
Attorney Title Services, LLC  
6 South Avenue East  
Cranford, NJ 07016