



Monmouth County Document Summary Sheet

MONMOUTH COUNTY CLERK PO BOX 1251 MARKET YARD FREEHOLD NJ 07728	Transaction Identification Number	4193361	3856459
	Recorded Document to be Returned by Submitter to: 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
 2020012568
 RECORDED ON
 Feb 03, 2020
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 BOOK:OR-9394 PAGE:7959
 Total Pages: 6

 REALTY TRANSFER FEES \$480.00
 COUNTY RECORDING FEES \$70.00
 TOTAL PAID \$550.00

Submission Date (mm/dd/yyyy)	01/30/2020
No. of Pages (excluding Summary Sheet)	4
Recording Fee (excluding transfer tax)	\$70.00
Realty Transfer Tax	\$480.00
Total Amount	\$550.00
Document Type	DEED/NO EXEMPTION FROM REALTY TRANSFER FEE
Electronic Recording Level	L2 - Level 2 (With Images)
Municipal Codes	NEPTUNE TOWNSHIP 3501
1028774	

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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		\$120,000.00			
	Submitted By		TRIDENT ABSTRACT TITLE AGENCY, LLC (CSC/INGEO SYSTEMS INC)			
	Document Date		01/22/2020			
	Reference Info					
	Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
	GRANTOR		Name		Address	
			LINDA RUTH HENDRICKS			
			SCOTT HENDRICKS			
	GRANTEE		Name		Address	
			J A D GROUP LIMITED LIABILITY COMPANY			
	Parcel Info					
Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality	
	35	1108	4		3501	

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TA-145461

Prepared By: Bonnie M. Wright, Esq.

DEED

This Deed is made on January 9, 2020 delivered on January 16, 2020

BETWEEN LINDA RUTH HENDRICKS, single, By: Scott Hendricks, Attorney-in-Fact, whose address is 1526 Corlies Avenue, Neptune, New Jersey 07753, referred to as Grantor,

AND

J.A.D GROUP LIMITED LIABILITY COMPANY, whose address is about to be 1526 Corlies 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 TWENTY THOUSAND DOLLARS AND NO CENTS (\$120,000.00)**. The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2,1) Municipality of the Township of Neptune, Block 1108 Lot 4.

No property tax identification number is available on the date of this deed. (Check box if applicable.)

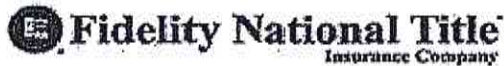
Property. The property consists of the land and all the buildings and structures on the land in the Township of Neptune, County of Monmouth, and State of New Jersey. The legal description is: **See attached description.**

Said property is commonly known as 1526 Corlies Avenue, Neptune, New Jersey 07753.

BEING the same premises conveyed to Linda Ruth Hendricks, Single by Deed from Ruth Marion Hendricks a/k/a M. Ruth Hendricks, a/k/a Marion Ruth Hendricks, a/k/a Ruth P. Hendricks, dated 02-22-2003, recorded 04-12-2005 in the Monmouth County Clerk/Register's Office in Deed Book OR-8451 Page 7389.

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.



**SCHEDULE C
LEGAL DESCRIPTION**

Issuing Office File No. TA-145461

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:

Beginning at a point on the southerly R.O.W. line of Corlies Avenue (A.K.A. New Jersey State Highway Route No. 33) (60' R.O.W.), said point being a distance of 165.77 feet eastwardly from its intersection with the easterly R.O.W. line of Hamilton Avenue (50' R.O.W.), and running; thence

- 1) Along said southerly R.O.W. line of Corlies Avenue North 89 degrees 11 minutes 00 seconds East, a distance of 100.00 feet to a point marked by a pipe found; thence
- 2) South 00 degrees 49 minutes 00 seconds East, a distance of 120.00 feet to a point; thence
- 3) South 89 degrees 11 minutes 00 seconds West, a distance of 100.00 feet to a point; thence
- 4) North 00 degrees 49 minutes 00 seconds West, a distance of 120.00 feet to a point in said southerly R.O.W. line of Corlies Avenue, said point being the Point and Place of Beginning.

THE above description is drawn in accordance with a survey prepared by Morgan Engineering, L.L.C., dated December 2, 2019.

Note for Information Only:

Also known as Lot(s) 4 Block 1108, on the official tax map of Township of Neptune, County of Monmouth, in the State of New Jersey.

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State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

(Please Print or Type)

SELLER'S INFORMATION

Name(s) LINDA RUTH HENDRICKS
By: Scott Hendricks, Attorney-in-Fact

Current Street Address 1610 Morris Landing Road
City, Town, Post Office Box Wall New Jersey State Zip Code 07719

PROPERTY INFORMATION

Block(s) 1108 Lot(s) 4 Qualifier

Street Address 1526 Corlies Avenue

City, Town, Post Office Box Neptune State New Jersey Zip Code 07753
Seller's Percentage of Ownership 100% Total Consideration \$120,000.00 Owner's Share of Consideration \$120,000.00 Closing Date 1/9/2020

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

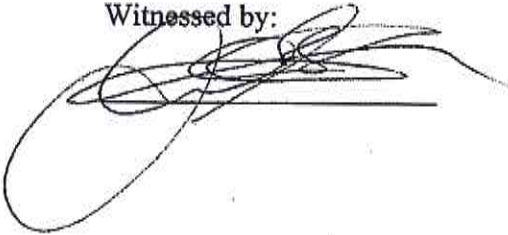
1-9-2020
Date

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

Date

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

Witnessed by:




LINDA RUTH HENDRICKS
By: Scott Hendricks, Attorney-in-Fact

STATE OF NEW JERSEY
COUNTY OF MONMOUTH

I CERTIFY that on January 9, 2020, LINDA RUTH HENDRICKS, single, By: Scott Hendricks, Attorney-in-Fact, H/W, 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 this Deed;
- (b) signed, sealed and delivered this Deed as his or her act and deed; and
- (c) made this Deed for \$120,000.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)

LAIS N. AGUIAR
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 12/22/2020



LAIS N AGUIAR
my Commission Expires 12/22/2020

Record And Return To:
David A. Krenkel, Esq.
Krenkel & Krenkel, LLC
107 Main St
Allenhurst, NJ 07711
