



635028

FEB 23 2005
Deed

COUNTY RECORDING FEES \$80.00
TOTAL \$80.00

Mar 15, 2005
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BOOK: OR-8444
PAGE: 4286
Total Pages: 5

INSTRUMENT NUMBER
2005039283

RECORDED ON

MONMOUTH COUNTY CLK

This Deed is made on February 18, 2005
BETWEEN
THOMAS M. ROSS and LORI E. ROSS, husband and wife

whose post office address is
9 Northwoods Road
Ocean, New Jersey 07712

referred to as the Grantor,
AND RyAI Holding, LLC

whose post office address is
9 Northwoods Road
Ocean, New Jersey 07712

COUNTY OF MONMOUTH	
CONSIDERATION	
RTF <u>Edemk</u> add'l RTF	
DATE <u>2-18-05</u>	BY <u>MS</u>

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 \$1.00
One Dollars and No Cents

The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of
Block No. 7013 Lot No. 8 Qualifier No. Account No.
 No lot and block or account number is available on the date of this Deed. (Check Box if Applicable.)

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:

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

Being the same premises conveyed to the Grantors herein by Deed from Ronald Carr, Executor of the Estate of Alma E. Brade dated September 2, 1994 and recorded in the Monmouth County Clerk's office on September 8, 1994 in Deed Book 5345, Page 215.

Not Certified Copy

Prepared by: (print signer's name below signature)

Raymond L. Ross, Attorney at Law of NJ

(For Recorder's Use Only)

SCHEDULE "A"

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

BEGINNING at a point in the southerly line of New Jersey State Highway No. 7 (now Highway #33), distant South 72 degrees 29 minutes 40 seconds East, 427.90 feet from a monument at the northwest corner of the entire tract; thence

1. Along the southerly line of said highway, South 72 degrees 29 minutes 40 seconds East, 247 feet to a point; thence
2. At right angles to said highway, South 17 degrees 30 minutes 20 seconds West, 285.35 feet to a point in the southerly line of the tract; thence
3. North 63 degrees 11 minutes 20 seconds West, 250.29 feet along the southerly line to a point; thence
4. North 17 degrees 30 minutes 20 seconds East, 244.88 feet at right angles to said highway to the point or place of BEGINNING.

THE ABOVE description was drawn in accordance with a Survey prepared by DENNIS W. KORTZE & ASSOC., dated AUGUST 4, 1994.

BEING ALSO KNOWN as Lot 8 in Block 7013 on the Tax Map of the Township of Neptune.

Not Certified Copy
ORIGINAL DOCUMENT POOR QUALITY

State of New Jersey

Seller's Residency Certification/Exemption

(C.55, P.L. 2004)

(Please Print or Type)

SELLER(S) INFORMATION (If Multiple Sellers, Each Seller Must Complete a Certification):

Name(s) THOMAS M. ROSS and LORI E. ROSS, husband and wife

Current Resident Address 9 Northwoods Road

City, Town, Post Office Ocean State NJ Zip Code 07712

PROPERTY INFORMATION (Brief Property Description):

Block(s) 7013 Lot(s) 8 Qualifier _____

Street Address 3324 Corlies Avenue

City, Town, Post Office Neptune State NJ Zip Code 07753

Seller's Percentage of Ownership 100 Consideration \$1.00 Closing Date 2/18/05

SELLER ASSURANCES (Check the Appropriate Box):

1. I am a resident taxpayer 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 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.

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.

February 18, 2005

Date


Signature **THOMAS M. ROSS**

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

February 18, 2005

Date


Signature **LORI E. ROSS**

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

STATE OF NEW JERSEY

AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L. 1968; as amended by through Chapter 66, P.L. 2004)

To be recorded with deed pursuant to Chapter 49, P.L. 1968 as amended by Chapter 808, P.L. 1991 (N.J.S.A. 46:15-5 et seq.)

STATE OF NEW JERSEY

COUNTY OF MONMOUTH } SS.

FOR RECORDER'S USE ONLY

Consideration \$ _____
RTP paid by seller \$ 50000 *
Date 3-15-05 By [Signature]

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

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3, 4 and 5 attached)

Deponent, Thomas M. Ross, being duly sworn according to law upon his/her oath deposes and says

that he/she is the Grantor in a deed dated 2/18/05

(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)

transferring real property identified as Block No. 7013 Lot No. 8

located at 3324 Corlies Avenue, Neptune, New Jersey 07753 and annexed hereto.

(Street Address, Municipality, County)

(2) CONSIDERATION (See Instruction #6)

Deponent states that, with respect to deed hereto annexed, the actual amount of money and the monetary value of any other thing of value constituting the entire compensation paid or to be paid for the transfer of title to the lands, tenements or other realty, including the remaining amount of any prior mortgage to which the transfer is subject or which is to be assumed and agreed to be paid by the grantee and any other lien or encumbrance thereon not paid, satisfied or removed in connection with the transfer of title is \$1.00

(3) FULL EXEMPTION FROM FEE

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). Explain in detail (See Instruction #7.) Mere reference to exemption symbol is not sufficient. Consideration less than \$100.00

(4) PARTIAL EXEMPTION FROM FEE

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. (See Instructions #8 and #9)

Deponent claims that this deed transaction is exempt from the State portion of the Basic fee imposed by c. 176, P.L. 1975; c. 118, P.L. 2004; and c. 66, P.L. 2004 for the following reason(s):

A. SENIOR CITIZEN (See Instruction #8)

- Grantor(s) 62 years of age or over.*
- One- or two-family residential premises.
- Resident of the State of New Jersey.
- Owned and occupied by grantor(s) at time of sale.
- Owners as joint tenants must all qualify.

B. BLIND (See Instruction #8)

- Grantor(s) legally blind.*
- One- or two-family residential premises.
- Owned and occupied by grantor(s) at time of sale.
- Owners as joint tenants must all qualify.
- Resident of the State of New Jersey.

DISABLED (See Instruction #8)

- Grantor(s) permanently and totally disabled.*
- Receiving disability payments.*
- Not gainfully employed.*
- One- or two-family residential premises.
- Owned and occupied by grantor(s) at time of sale.
- Owners as joint tenants must all qualify.
- Resident of the State of New Jersey.

* IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANTOR NEED QUALIFY IF OWNED AS TENANTS BY THE ENTIRETY

C. LOW AND MODERATE INCOME HOUSING (See Instruction #8)

- Affordable according to HUD Standards.
- Reserved for Occupancy.
- Meets Income Requirements of Region.
- Subject to Resale Controls.

(5) NEW CONSTRUCTION (See Instruction #9) -- Affidavit must be executed by Grantor

- Entirely new improvement.
- Not previously occupied.
- Not previously used for any purpose.
- "NEW CONSTRUCTION" printed clearly at the top of the first page of the deed.

Deponent makes this Affidavit to induce the County Clerk or Register of Deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of c. 49, P.L. 1968, as amended through c. 66, P.L. 2004.

Subscribed and sworn to before me
this Eighteenth
day of February, 2005

[Signature]
Raymond L. Ross, Esq.
Notary Public

[Signature]
Signature of Deponent

9 Northwoods Road
Ocean, NJ 07712
Address of Deponent

Thomas M. Ross
Name of Grantor

9 Northwoods Road
Ocean, NJ 07712
Address of Grantor at Time of Sale

Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY

Instrument Number _____ County _____
Deed Number _____ Book _____ Page _____
Deed Dated _____ Date Recorded _____

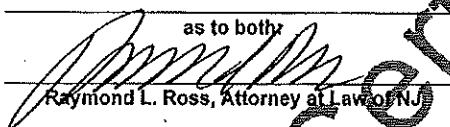
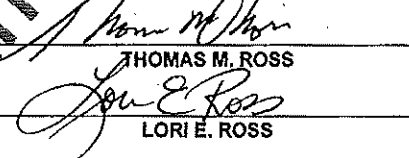
The street address of the Property is:

3324 Corlies Avenue, Neptune, New Jersey 07753,
aka, 3324 State Highway 33, Neptune, New Jersey 07753

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).

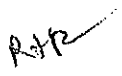
5. Signatures. The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature.)

Witnessed By:

 as to both _____ (Seal)
 THOMAS M. ROSS
 _____ (Seal)
 LORI E. ROSS
 Raymond L. Ross, Attorney at Law of NJ

STATE OF NEW JERSEY, COUNTY OF MONMOUTH SS:
I CERTIFY that on. 2/4/05

THOMAS M. ROSS and LORI E. ROSS, husband and wife
personally came before me and stated to my satisfaction that this person (or if more than one, each person):
(a) was the maker of this Deed; and,
(b) executed this Deed as his or her own act; and
(c) made this Deed for \$ 1.00 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. 48:15-5.)

RECORD AND RETURN TO:
 Raymond L. Ross, Esq.
 3536 State Highway 66
 Neptune, New Jersey 07753



 Raymond L. Ross
 Attorney at Law, State of New Jersey
 Print name and title below signature