



011606

MAY 05 2006

Deed

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This Deed is made on May 2, 2006

BETWEEN

PETER M. DIGIOVANNI and BARBARA M. DIGIOVANNI, husband and wife

whose post office address is
300 Hoover Road, Neptune, New Jersey

COUNTY OF MONMOUTH	
CONSIDERATION	377,500
RTF	2,999 add'l RTF
DATE	5/2/06 BY NS

referred to as the Grantor,
AND
MATTHEW LORING, Single

whose post office address is
about to be 300 Hoover Road, Neptune, New Jersey

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 (transfer ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of THREE HUNDRED SEVENTY SEVEN THOUSAND FIVE HUNDRED DOLLARS AND NO/100 (\$377,500.00) The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of Neptune
Block No. 1004 Lot No. 6 & 7 Qualifier to Account No.
 No property tax identification 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 and State of New Jersey. The legal description is:

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

INTENDED to be the same premises conveyed to Grantors herein by Deed from Saul W. Sabin, single and Karen M. Sabin, single, dated December 8, 1993 and recorded in the Monmouth County Clerk's Office on December 14, 1993 in Deed Book 5571 at Page 529.

CLAIRE FRENCH, CTY CLK
MONMOUTH COUNTY, NJ

INSTRUMENT NUMBER
2006068889
RECORDED ON
May 08, 2006
3:41:01 PM
BOOK=08-8561
PAGE=6191
Total Pages: 4

REALTY TRANSFER FEES \$2,999.00
COUNTY RECORDING FEES \$70.00
TOTAL \$3,069.00

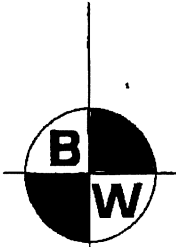
Not Certified Copy

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

Peter B. Grimm, Esq.

(For Recorder's Use Only)





BRUNSWICK WEST, INC.

LICENSED LAND SURVEYORS

219 1/2 SOUTH MAIN STREET FLEMINGTON, NEW JERSEY 08822
PHONE (908) 284-0888 FAX (908) 284-2818

Legal Description

N/F Matthew Loring

Block 1004 Lots 6 & 7

Neptune Township-Monmouth County, NJ

Beginning at a point at the intersection of the northwesterly line of Oriole Road (50' R.O.W.) with the southwesterly line of Hoover Road (60' R.O.W.) and thence,

- 1. Along the northwesterly line of Oriole Road, S. 17 degrees 30 minutes 00 seconds W. 95.00' to an iron pipe and thence,*
- 2. N. 72 degrees 30 minutes 00 seconds W. 125.00' to an iron pin with cap and thence,*
- 3. N. 17 degrees 30 minutes 00 seconds E. 105.86' to an iron pin with cap in the southwesterly line of Hoover Road and thence,*
- 4. Along the same S. 67 degrees 32 minutes 00 seconds E. 125.47' to the point or place of beginning.*

The above described lands are known as Lots 6 & 7 in Block 1004 as shown on the current Official Tax Maps of the Township of Neptune. Premises also known as Lots 6 & 7 in Block "F" as shown on a certain map entitled "Map of Colonial Terrace, Subdivision of Plot 2 Section 1" filed in the Monmouth County Clerk's Office on 7/29/1952 as Case No. 10-25.

Premises more commonly known as 300 Hoover Road.

The above description is in accordance with a survey prepared by Brunswick West, Inc. dated 3/20/2006 as File No. 06.0402.

Richard S. Zinn, NJLS
License #34888

RICHARD S. ZINN
N. J. L. S. 34888



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION
(C.55, P.L. 2004)

(Please Print or Type)

SELLER(S) INFORMATION (See Instructions, Page 2)

Name(s)

PETER M. DIGIOVANNI and BARBARA M. DIGIOVANNI, husband and wife

Current Resident Address: 30 Shindler Court, Neptune NJ 07753 (Barbara Di Giovanni)

Street: 400 DEAL LAKE DR APT. 4-B ASBURY PARK, N.J. 08712
City, Town, Post Office State Zip Code

PROPERTY INFORMATION (Brief Property Description)

Block(s)	Lot(s)	Qualifier	
1004	6 & 7		
Street Address:			
300 HOOVER ROAD			
City, Town, Post Office		State	Zip Code
NEPTUNE		NJ	07753
Seller's Percentage of Ownership		Consideration	Closing Date
100%		\$27,500.00	5/2/2006

SELLER ASSURANCES (Check the Appropriate Box)

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.

5/2/2006
Date

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

5/2/2006
Date

Barbara M. DiGiovanni
Signature
(Seller) Please indicate if Power of Attorney or Attorney in Fact

The street address of the Property is:
300 Hoover Road, Neptune, New Jersey

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:

[Handwritten signature]

[Handwritten signature] _____ (Seal)
Peter M. DiGiovanni

[Handwritten signature] _____ (Seal)
Barbara M. DiGiovanni

Peter B. Grimm
Attorney at Law of New Jersey

_____ (Seal)

STATE OF NEW JERSEY, COUNTY OF MONMOUTH
I CERTIFY that on May 2, 2006
Peter M. DiGiovanni and Barbara M. DiGiovanni, husband and wife

SS.

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;
(b) executed this Deed as his or her own act; and,

(c) made this Deed for \$ 377,500.00 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.)

RECORD AND RETURN TO:
Richard J. Pepsny, Esq.
2005 State Highway 35
Middletown, New Jersey 07748
RJP

[Handwritten signature] _____
(Print name and title below signature)
Peter B. Grimm
Attorney at Law of New Jersey