

COUNTY OF MONMOUTH  
 CONSIDERATION 350,000  
 RTF 2105 add'l RTF \_\_\_\_\_  
 DATE 9-21-06 BY NJ

SEP 20 2006  
**Deed**



4

This Deed is made on September 15, 2006  
 BETWEEN

**EDWARD CASTELLANOS**

whose post office address is 1 Aldrin Lane, Brielle, New Jersey 08730

referred to as Grantor,  
 AND

**J.J.P.P. CO., A NJ PARTNERSHIP**

whose post office address is about to be c/o Anthony J. Corso, CPA, 1435 Morris Avenue, Union, NJ 07083

referred to as 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 **THREE HUNDRED FIFTY THOUSAND and 00/100 (\$350,000.00)**

The Grantor acknowledges receipt of this money.

**2. Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of **Neptune**

Block No. **162** Lot No. **74, 75 & 76** Qualifier No. \_\_\_\_\_ 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 all 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).

SUBJECT TO covenants and restrictions affecting the above premises; subject to municipal building and zoning ordinances, municipal, county, state and federal health rules and regulations; such state of facts as an accurate survey will disclose; rights, public and private, in roads, streets, or avenues abutting the hereinabove described premises; and to any and all grants to public utility companies pertaining to the hereinabove described premises.

BEING AND INTENDED to be the same premises conveyed to the Grantors by Deed dated December 6, 2004 from COLFAX FAMILY DEVELOPMENT COMPANY, LLC which Deed was recorded on January 7, 2005 in the Monmouth County Clerk's Office in Deed Book 8426 at page 7808.

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

*Alan M. Klatsky*  
 ALAN M. KLATSKY, ESQUIRE

(For Recorder's Use Only)

LAIRE, FRENCH, CITY, CLK  
 MONMOUTH COUNTY, NJ

INSTRUMENT NUMBER

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RECORDED ON

P 21, 2006

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TY TRANSFER \$2,105.00

ITY RECORDING \$70.00

TL \$2,175.00

Title No. TA-106504

**SCHEDULE A  
DESCRIPTION**

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 the Southerly line Ninth Avenue said point being distant 328.12 feet Easterly from the intersection formed by the Southerly line of Ninth Avenue and the Easterly line of Atkins Avenue; and from thence

1. South 67 degrees 41 minutes 10 seconds East along the Southerly line of Ninth Avenue, 126.40 feet to a point; thence
2. South 25 degrees 58 minutes 50 seconds West, 150.30 feet to a point; thence
3. North 67 degrees 41 minutes 10 seconds West, 126.40 feet to a point; thence
4. North 25 degrees 58 minutes 50 seconds East, 150.30 feet to a point in the Southerly line of Ninth Avenue and place of BEGINNING.

**Note for Information Only:**

Also known as Lot(s) 74, 75, 76, Block 162 on the Tax Map of the Township of Neptune, in the County of Monmouth, also known as 1102 9th Avenue.

Not Certified Copy



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)

Edward Castellanos

Current Resident Address:

Street: 1 Aldrin Lane

City, Town, Post Office

State

Zip Code

Brielle

NJ

08730

**PROPERTY INFORMATION (Brief Property Description)**

Block(s)

Lot(s)

Qualifier

162

74, 75 & 76

Street Address:

1102 9th Avenue

City, Town, Post Office

State

Zip Code

Neptune

NJ

07753

Seller's Percentage of Ownership

Consideration

Closing Date

100 %

\$350,000.00

9/15/06

**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, (031) 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.

9/15/06

Date

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

The street address of the Property is: **1102 9<sup>th</sup> Avenue, Neptune, NJ 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 of the top of the first page. (Print name below each signature).

Witnessed By:

  
ALAN M. KLATSKY

 (Seal)  
EDWARD CASTELLANOS

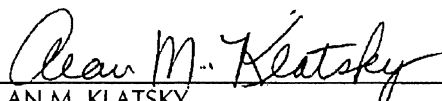
STATE OF NEW JERSEY, COUNTY OF MONMOUTH SS.:

I CERTIFY that on **SEPTEMBER 15, 2006**

**EDWARD CASTELLANOS**

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 **\$350,000.00** 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.)

  
ALAN M. KLATSKY  
An Attorney-At-Law, State of New Jersey

**RECORD AND RETURN TO:**

David J. Haber, Esq.  
621 Shrewsbury Avenue R+R  
Suite 155  
Shrewsbury, NJ 07702