

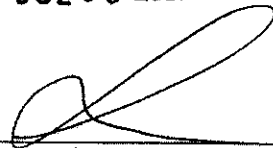


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
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JUL 09 2007

Prepared by:


Sergio R. Pastor, Esq.

DEED


COUNTY OF MONMOUTH	
CONSIDERATION	
RTF	EXEMPT RTF
DATE 7-11-07	BY 

This Deed is made on April 30, 2007

BETWEEN

R.S.B.E. Incorporated, whose address is 1502 Springwood Avenue, Asbury Park, NJ 07712 referred to as the Grantor.

AND


Rinnetta McGhee and ~~_____~~, whose address is 1502 Springwood Avenue, Asbury Park, NJ 07712 referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

Transfer and Ownership. The grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of \$0.00.

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Neptune, Block No. 195, Lot No. 8; ,

Account No.

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, State of New Jersey, and State of New Jersey. The legal description is:

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, County of Monmouth, State of New Jersey:

BEGINNING at a point in the westerly line of Myrtle Avenue (50 feet in width) distant 321.77 feet on course of South 04 degrees 12 minutes 37 seconds West from the intersection of the westerly line of Myrtle Avenue with the southerly line of West Lake Avenue; thence

- (1) South 04 degrees 12 minutes 37 seconds West, along the westerly line of Myrtle Avenue a distance of 50.00 feet to a point; thence
- (2) North 85 degrees 47 minutes 23 seconds West. a distance of 134.90 feet to a point; thence
- (3) North 04 degrees 22 minutes East, a distance of 20.00 feet to a point; thence
- (4) North 85 degrees 48 minutes 40 seconds West, a distance of 47.65 feet to a point; thence
- (5) North 04 degrees 11 minutes 20 seconds East, a distance of 50.00 feet to a point; thence
- (6) South 85 degrees 48 minutes 40 seconds East, a distance of 47.81 feet to a point; thence



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)

R.S.B.E. Incorporated

Current Resident Address:

Street: 1502 Springwood Avenue

City, Town, Post Office

State

Zip Code

Asbury Park

NJ

07712

PROPERTY INFORMATION (Brief Property Description)

Block(s)

Lot(s)

Qualifier

195

8

Street Address:

245 Myrtle Avenue

City, Town, Post Office

State

Zip Code

Neptune

NJ

07753

Seller's Percentage of Ownership

Consideration

Closing Date

100%

0.00

4/30/2007

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to NON-residents)

1. I am a resident taxpayer (individual, estate, or trust) 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 an 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.
8. Transfer 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.

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.

4/30/07

 Date

[Handwritten 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

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L. 1988, 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	\$ EXEMPT
Date	7-11-07
By	<i>[Signature]</i>

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, Rinnetta McGhee, being duly sworn according to law upon his/her oath, (Name) deposes and says that he/she is the Corporate Officer in a deed dated April 30, 2007 transferring (Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.) real property identified as Block number 195 Lot number 8 located at 245 Myrtle Avenue, Neptune, NJ 07753 and annexed thereto. (Street Address, Town)

(2) CONSIDERATION \$ 0.00 (See Instructions #1 and #5 on reverse side)

(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. 1988, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

Consideration is less than \$100.00

(5) PARTIAL EXEMPTION FROM FEE (See 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 Fee, Supplemental Fee, and General Purpose Fee, 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. * (See Instruction #9 on reverse side for A or B)
- 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 THE CASE OF HUSBAND AND WIFE/CIVIL UNION PARTNERS, ONLY ONE GRANTOR NEEDS TO QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (See 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 (See 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 the top of the first page of the deed.

(7) 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. 1988, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this 30 day of April, 2007
[Signature]
STEPHEN TERODY
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Apr. 28, 2010

[Signature] R.S.B.E. Incorporated Grantor Name
1502 Springwood Avenue Grantor Address at Time of Sale
M3 Abstract & Settlement Name/Company of Settlement Officer
Last 3 digits in Grantor's Social Security Number

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

County Recording Officers shall forward one copy of each Affidavit of Consideration for Use by Seller when Section 3A is completed.

STATE OF NEW JERSEY - DIVISION OF TAXATION
PO BOX 251
TRENTON, NJ 08605-0251
ATTENTION: REALTY TRANSFER FEE UNIT

(7) South 04 degrees 22 minutes West, a distance of 20.00 feet to a point; thence
 (8) South 85 degrees 47 minutes 23 seconds East, a distance of 134.76 feet to the
 Point and Place of BEGINNING.

Type of Deed. This Deed is called a Quitclaim Deed. The Grantor makes no promises
 as to ownership or title, but simply transfers whatever interest the Grantor has to the
 Grantee.

Signatures. The Grantor signs this Deed as of date at the top of the first page. If the
 Grantor is a corporation, this Deed is signed and attested by its proper corporate
 officers and its corporate seal is affixed.

Witnessed or Attested by:

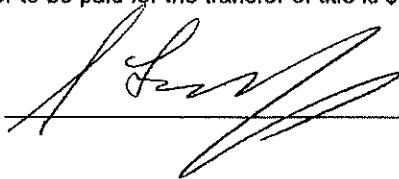
STEPHEN TERODY 
 R.S.B.E. Incorporated
 By: Rinnetta McGhee, President


STATE OF NEW JERSEY,
 SS:
 COUNTY OF MONMOUTH

I CERTIFY that on April 30, 2007, Rinnetta McGhee, personally came before me and
 this person acknowledged under oath, to my satisfaction that:

- (a) this person is the president of the corporation named in this Deed;
- (b) this Deed was signed and delivered by the corporation as its voluntary act
 duly authorized by a proper resolution of its Board of Directors;
- (c) this person knows the proper seal of the corporation which was affixed to this
 Deed;
- (d) this person signed this proof to attest to the truth of these facts; and
- (e) the full and actual consideration paid or to be paid for the transfer of title is \$0.00

STEPHEN TERODY
 NOTARY PUBLIC OF NEW JERSEY
 My Commission Expires Apr. 26, 2010



DEED	DATED April 30, 2007
R.S.B.E. Incorporated, Grantor,	 Record and return to:
TO	M3 Abstract & Settlement, LLC 400 New Brunswick Avenue Fords, NJ 08863
Rinnetta McGhee and Freddie McGhee Grantee	

1 CLAIRE FRENCH, CTY CLK
 MONMOUTH COUNTY, NJ
 INSTRUMENT NUMBER
 2007094989
 RECORDED ON
 JUL 11, 2007
 10:20:03 AM
 BOOK: OR-8664
 PAGE: 6150
 Total Pages: 4
 COUNTY RECORDING FEES \$70.00
 TOTAL PAID \$70.00