

AUG 12 2015

AUG 05 2015



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RR Record & Return to:
Richard W. Hogan, J.D.
79 Main Avenue
P.O. Box 577
Ocean Grove, NJ 07756

348

DEED

Prepared by:

RICHARD W. HOGAN, J.D.

This Deed is made on May 19, 2015,

Between **BENMAR INVESTMENTS**, a Limited Liability Partnership of the State of New Jersey, having its principal office at 40 Memorial Parkway, Long Branch, NJ 07740, referred to as the

Grantor,

AND

COASTAL HABITAT FOR HUMANITY a Non Profit Corporation of the State of New Jersey, whose post office address is 200 Route 71, Suite 3, Spring Lake Heights, NJ 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 (called the "Property") described below to the Grantee. This transfer is made for the sum of \$1.00. The Grantor acknowledges receipt of this money.

Tax Map Reference. Township of Neptune, Block No. 221 Lot No. 230, Qualifier No.

No property tax identification number is available on the date of this deed.

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 the State of New Jersey.

Being the same property conveyed to Grantor(s) by Superior Court of New Jersey, Monmouth County, Chancery Division, Docket No. F-20780 Civil Action Execution from Secretary of Veterans Affairs, his successors and/or assigns; and James O. Ezell; State of New Jersey and Unknown Owners/Unknown Claimants; their heirs, devisees and personal representatives, and their or any of their successors in right, title and interest dated September 25, 2001, and by Order of the Court dated September 14, 2001 recorded April 17, 2001, in the Office of the Monmouth County Clerk in Book OR-8100, Page 5336

The street address of the property is: 1742 Bangs Avenue, Neptune, NJ 07712

BEGINNING at a point in the southerly line of Bangs Avenue, distant, one hundred and twenty five feet westerly from the southwest corner of Bangs Avenue and Fisher Avenue; thence

- (1) Southerly and at right angles to Bangs Avenue, one hundred feet to the middle of the block; thence
- (2) Westerly and parallel with Bangs Avenue, twenty five feet; thence
- (3) Northerly and again at right angles to Bangs Avenue, one hundred feet to the southerly line of Bangs Avenue; thence
- (4) Easterly along the southerly line Bangs Avenue, twenty five feet to the point or place of **BEGINNING.**

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. This Deed is signed and attested to by the Grantor's proper corporate officers as of the date at the top of the first page. Its corporate seal is affixed.

Attested by:

by: ELIZABETH GORCEY

JUSTINE GIORDANO HANLON
COUNTY CLERK
MONMOUTH COUNTY, N.J.

INSTRUMENT NUMBER

2015074686

RECORDED IN

09 13 2015

1 11 34 PM

BOOK # OR - 9126

PAGE # 01 48

Total Pages 5

UNTY RECORDING \$80.00

EG

TOTAL PAID \$80.00

MUST SUBMIT IN DUPLICATE

AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L.1968, 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

SS. County

FOR RECORDER'S USE ONLY	
Consideration	\$ _____
RTF paid by seller	\$ _____
Date	By _____

Municipal Code

COUNTY OF MONMOUTH

1335

MUNICIPALITY OF PROPERTY LOCATION Township of 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, Elizabeth Gorcey, Benmar Investments 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 May 19th, 2015 transferring (Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.) real property identified as Block number 221 Lot number 230 located at 1742 Bangs Avenue, Neptune, NJ 07753 and annexed thereto.

(Street Address, Town)

(2) CONSIDERATION \$1.00 (See Instructions # 1 & 5 on reverse side) no prior mortgage to which property is subject.

(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 #3A and 7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation

«Enter Info Here» + «Enter Info Here»% = «Enter Info Here»

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. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

8(a) For consideration of 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, Supplemental and General Purpose Fees, 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 the State of New Jersey.

One or two-family residential premises. Owners as joint tenants must all qualify.

*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED 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 top of first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side)

No prior mortgage assumed or to which property is subject at time of sale.

No contributions to capital by either grantor or grantee legal entity.

No stock or money exchanged by or between grantor or grantee legal entities.

(8) 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. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me on May 19th, 2015

ELIZABETH GORCEY
BENMAR INVESTMENTS

Signature of Deponent

Grantor Name

40 Memorial Parkway

Long Branch, NJ 07740

Deponent Address

Grantor Address at Time of Sale

Notary Public of the State of New Jersey

xxx-xx-xx 7933
Last 3 Digits in Grantor's Social Security Number

Name/Company of Settlement Officer

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

County Recording Officers shall forward one copy of each RTF-1 form when Section 3A is completed to:

STATE OF NEW JERSEY
PO BOX 251, TRENTON, NJ 08695-0251
ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division's website at:

www.state.nj.us/treasury/taxation/lpt/localtax.shtml.

please see all attached

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CITY NATIONAL BANK

The way up.



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

} SS.

On 5/19/15 before me, Chiyo Gutierrez, Notary Public

DATE

Name, Title of Officer (e.g., "Jane Doe, Notary Public")

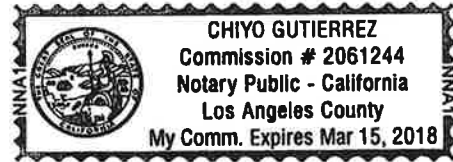
personally appeared Elizabeth Gorcey

NAME(S) OF SIGNER(S)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



[Handwritten Signature]
Signature Of Notary Public

Place Notary Seal Above

OPTIONAL

Though the data is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Affadavit of Consideration For Use By Seller

Document Date: 5/19/15 Number of Pages: 1

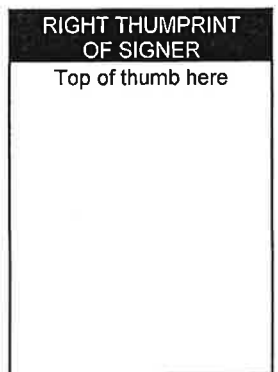
Signer(s) Other Than Named Above: N/A

CAPACITY(IES) CLAIMED BY SIGNER

Signer's Name: Elizabeth Gorcey

- Individual
- Corporate Officer – Title(s): _____
- Partnership - Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: Benmar Investment, LLP



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

} SS.

On 5/19/2015 before me, Chiyo Gutierrez, Notary Public

personally appeared Elizabeth Gorcey

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Of Notary Public

Place Notary Seal Above

OPTIONAL

Though the data is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Deed of Trust

Document Date: 05/19/15 Number of Pages: 1

Signer(s) Other Than Named Above: N/A

CAPACITY(IES) CLAIMED BY SIGNER

Signer's Name: Elizabeth Gorcey

- Individual
Corporate Officer - Title(s):
Partnership - Limited General
Attorney in Fact
Trustee
Guardian or Conservator
Other: Member

Signer Is Representing: Benmar Investment, LLP

