




Monmouth County Document Summary Sheet



MONMOUTH COUNTY CLERK PO BOX 1251 MARKET YARD FREEHOLD NJ 07728	Return Name and Address David J. Haber, Esq. <i>DJH</i> 621 Shrewsbury Avenue, Suite 155 Shrewsbury, NJ 07702	 301S45
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 CHRISTINE GIORDANO HANLON
 COUNTY CLERK
 MONMOUTH COUNTY, NJ

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<p align="center">Official Use Only</p> <p align="center"><i>EXEMPT</i></p> <p align="right">RECEIVED 12/26/2017 10:25:13 AM CHRISTINE GIORDANO HANLON COUNTY CLERK MONMOUTH COUNTY, NJ</p>			

	Name(s) (Last Name, First Name or Company Name)	Address (Optional)
First Party	Joseph Roselle	526 Ocean Blvd., Unit 602 Long Branch, NJ 07740
Second Party	JCR Enterprises, Inc.	c/o Mark D. Barry Accounting 1435 Morris Avenue, Suite 3-E Union, NJ 07083

The Following Section is Required for DEEDS Only

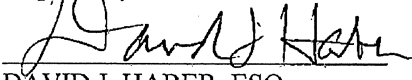
Parcel Information	Municipality	Block	Lot	Qualifier	Property Address
	Neptune Township	405	7		1105 8th Avenue, Neptune, NJ

Recording Reference to Original Document (if applicable)

Reference Information (Marginal Notation)	Book	Beginning Page	Instrument No.
	3722	686	002938

Please do not detach this page from the original document as it contains important recording information and is part of the permanent record.

Prepared by:


DAVID J. HABER, ESQ.

DEED

This Deed is made on December 22, 2017,

BETWEEN JOSEPH ROSELLE, whose address is 525 Ocean Blvd., Unit 602, Long Branch, NJ 07740, referred to as the Grantor,

AND JCR ENTERPRISES, INC., a New Jersey Corporation, whose post office address is c/o Mark D. Barry Accounting, 1435 Morris Avenue, Suite 3-E, Union, New Jersey 07083, 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 described below to the Grantee. This transfer is made for the sum of ONE DOLLAR (\$1.00). The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of Neptune Township
Block No. 405 Lot No. 7 Account No.

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:

SEE SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF

BEING the same premises conveyed to Joseph Roselle by deed from Helen N. Costanzo and Peter J. Costanzo, husband and wife, dated January 29, 1971, recorded February 3, 1971 in the Monmouth County Clerk's Office in Deed Book 3722 at Page 686.

This conveyance is made subject to an easement for drain or otherwise, running along the northerly line of old Lot 72, as shown on a certain map entitled "Map of lands of the Ocean Grove Camp Meeting Association", West Bradley Beach, New Jersey, made by Niart Rogers, C.E., August 3, 1901.

THE within conveyance is made subject to zoning ordinances, easements and restrictions of record, if any, and such facts as an accurate survey or inspection of the premises would reveal.

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).

SCHEDULE "A"

KNOWN as Lots 70, 71 and 72, as shown on a certain map entitled "Map of lands of the Ocean Grove Camp Meeting Association", West Bradley Beach, New Jersey, made by Niart Rogers, C.E., August 3, 1901, and more particularly described as follows:

BEGINNING at a point in the northerly line of Eighth Avenue, distant one hundred twenty-five and twenty-five one-hundredths (125.25) feet westerly from the northwesterly corner of Railroad and Eighth Avenues, as shown on said map and extending thence (1) westerly along the northerly line of Eighth Avenue, one hundred and fifty (150) feet; thence (2) northerly at right angles with the northerly line of Eighth Avenue, one hundred fifty (150) feet; thence (3) easterly and parallel with the northerly line of Eighth Avenue, one hundred fifty-nine and seventy one-hundredths (159.70) feet to a point in the westerly line of Lot No. 69; as shown on said map; thence (4) southerly and along the westerly lines of Lots 69, 68 and 67, one hundred fifty and thirty one hundredths (150.30) feet to the point and place of BEGINNING.

This description is also made in accordance with a survey made by Charles C. Widdis, P.E. & L.S. dated January 25, 1971.

This conveyance is made subject to an easement for drain or otherwise, running along the northerly line of Lot 72, as shown on said map.

Subject to covenants and restrictions, if any, contained in former deeds for the same premises, and to local zoning ordinances and other governmental rules and regulations affecting the use of the said premises.



SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

(Please Print or Type)

SELLER'S INFORMATION

Name(s)
Joseph Roselle

Current Street Address
525 Ocean Blvd., Unit 602

City, Town, Post Office Box
State Zip Code
NJ 07740

Long Branch

PROPERTY INFORMATION

Block(s) Lot(s) Qualifier
405 7

Street Address
1105 8th Avenue

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

Seller's Percentage of Ownership	Total Consideration	Owner's Share of Consideration	Closing Date
100%	\$1.00.	\$1.00	12/22/2017

SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 apply to Residents and Nonresidents)

1. Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident gross income tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. Seller is 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 is not required to make an estimated gross income tax payment.
6. The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated income tax payment.
7. The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated 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 and report the recognized gain.
 Seller did not receive non-like kind property.
8. The real property is being transferred 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.
9. The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10. The deed is dated prior to August 1, 2004, and was not previously recorded.
11. The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
12. The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
13. The property transferred is a cemetery plot.
14. The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.

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 may 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. By checking this box I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

12/22/2017
Date

Joseph Roselle
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.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

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

COUNTY MONMOUTH } SS. County Municipal Code 1335

MUNICIPALITY OF PROPERTY LOCATION NEPTUNE TOWNSHIP

*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, Joseph Roselle, being duly sworn according to law upon his/her oath, (Name) deposes and says that he/she is the Grantor in a deed dated December 22, 2017 transferring (Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.) real property identified as Block number 405 Lot number 7 located at 1105 8th Avenue, Neptune, NJ and annexed thereto. (Street Address, Town)

(2) CONSIDERATION \$ 1.00 (Instructions #1 and #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 #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. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail. Consideration less than \$100.00

(5) PARTIAL EXEMPTION FROM FEE (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. 143, 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. ** (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 CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (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 (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 this 22 day of December, 2017

Joseph Roselle
Signature of Deponent

Joseph Roselle
Grantor Name

525 Ocean Blvd., Unit 602
Long Branch, NJ 07740

525 Ocean Blvd., Unit 602
Long Branch, NJ 07740

David J Haber
DAVID J HABER
AN ATTORNEY AT
LAW OF N.J.

Deponent Address

Grantor Address at Time of Sale

XXX-XXX- 643

David J. Haber, Esquire

Last three digits in Grantor's Social Security Number

Name/Company of Settlement Officer

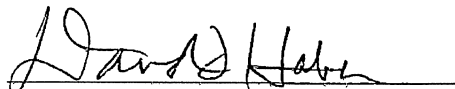
FOR OFFICIAL USE ONLY	
Instrument Number _____	County _____
Deed Number _____	Book _____ Page _____
Deed Dated _____	Date Recorded _____

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

Signatures. The Grantor signs this Deed as of the date of the top of the first page.

Witnessed by:

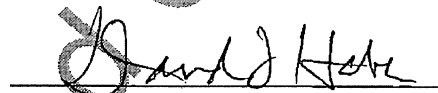

DAVID J. HABER
An Attorney at Law of New Jersey


JOSEPH ROSELLE

STATE OF NEW JERSEY, COUNTY OF MONMOUTH S.S.:

I CERTIFY that on December 22, 2017, JOSEPH ROSELLE personally came before me and stated to my satisfaction that this person (or if more than one, each person);

- (a) was the maker of the attached deed;
- (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. 46:15-5.)


DAVID J. HABER,
An Attorney at Law of New Jersey

RECORD AND RETURN TO:

DAVID J. HABER, ESQ.
621 Shrewsbury Avenue
Shrewsbury, NJ 07702

Not Certified Copy