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Monmouth County Document Summary Sheet



MONMOUTH COUNTY CLERK PO BOX 1251 MARKET YARD FREEHOLD NJ 07728	Return Name and Address Weichert Title Agency 1909 Route 70 East 2nd Floor Cherry Hill, NJ 08003	 301SK5
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Official Use Only

CHRISTINE GIORDANO HANLON
 COUNTY CLERK
 MONMOUTH COUNTY, NJ

INSTRUMENT NUMBER
2018009835
 RECORDED ON
Jan 26, 2018
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BOOK: OR-9270
PAGE: 3906
 Total Pages: 6

COUNTY RECORDING FEES \$90.00
 REALTY TRANSFER FEES \$212.50
TOTAL PAID \$302.50

Submitting Company	Weichert Title Agency		
Document Type	Deed		
Document Date (mm/dd/yyyy)	11/9/17		
No. of Pages of the Original Signed Document (Including the cover sheet)	6		
Consideration Amount (If applicable)	\$175,000.00		

NOT CERTIFIED COPY

20F3
12.50 A

JAN 16 2018

First Party <i>(Grantor or Mortgagor or Assignor)</i> <i>(Enter up to five names)</i>	Name(s) <small>(Last Name First Name Middle Initial Suffix)</small> <small>(or Company Name as written)</small> John J. Valente			Address (Optional)				
	Second Party <i>(Grantee or Mortgagee or Assignee)</i> <i>(Enter up to five names)</i>			Name(s) <small>(Last Name First Name Middle Initial Suffix)</small> <small>(or Company Name as written)</small> Glorius Beaubrun and Magalie Beaubrun			Address (Optional)	
Parcel Information <i>(Enter up to three entries)</i>	Municipality	Block	Lot	Qualifier	Property Address			
	Neptune Township	410	31		1427 07th Avenue			
Reference Information <i>(Enter up to three entries)</i>	Book Type	Book	Beginning Page	Instrument No.	Recorded/File Date			

*DO NOT REMOVE THIS PAGE.
 DOCUMENT SUMMARY SHEET (COVER SHEET) IS PART OF MONMOUTH COUNTY FILING RECORD. RETAIN THIS PAGE FOR FUTURE REFERENCE.

RECORD & RETURN TO:
WEICHERT TITLE AGENCY
1809 ROUTE 70 EAST, 2ND FLOOR
CHERRY HILL, NJ 08003
FILE # W509488

DEED

Prepared by:

WILLIAM J. FLAHERTY
ATTORNEY AT LAW
OF NEW JERSEY

This Deed is made on November 9th, 2017

delivered on November 10, 2017

BETWEEN John J. Valente [unmarried] by Deborah Valente his Attorney in Fact,
whose address is
1427 7th Avenue, Neptune Township, New Jersey 07753, referred to as the Grantor,

AND ^{Beaubrun} Glorius Beaubrun and Magalie Beaubrun H/W, whose post office address is about
to be 1427 7th Avenue, Neptune Township, New Jersey 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 described below to the Grantee. This transfer is made for the sum of One Hundred Seventy
Five Thousand and NO/100 (\$175,000.00) DOLLARS. The Grantor acknowledges receipt of this
money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Neptune Township
Block No. 410 Lot No. 31 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 and State of New Jersey. The legal description is:

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

BEING the same premises conveyed to John J. Valente by Deed from Eric Celius and Claire Celius,
dated August 21, 2002 and recorded September 25, 2002 in the Monmouth County Clerk's Office in
Deed Book 8147 at Page 9336

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.

FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT

Agent File No.: W509488

SCHEDULE C
DESCRIPTION

All that certain tract or parcel of land, situated, lying and being in the Township of Neptune in the County of Monmouth and the State of New Jersey, more particularly described as follows:

Beginning at a point marked by an iron pipe found on the northeasterly R.O.W. line of Seventh Avenue (80' R.O.W.), said point being a distance of 50.00 feet from its intersection with the southeasterly R.O.W. line of Union Avenue (50' R.O.W.), and running; thence

1. N30°00'00"E, a distance of 150.00 feet to a point; thence
2. S60°00'00"E, a distance of 50.00 feet to a point; thence
3. S30°00'00"W, a distance of 150.00 feet to a point marked by an iron pipe found; thence
4. N60°00'00"W, a distance of 50.00 feet to the Point and Place of Beginning.

Being in accordance with a survey of said premises prepared by Morgan Engineering, LLC, dated October 11, 2017

FOR INFORMATIONAL PURPOSES ONLY: BEING known as 7427 07th Avenue, Neptune, NJ 07753, Lot 31, Block 410 of the official Tax Map of the Township of Neptune

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AMERICAN
LAND TITLE
ASSOCIATION



W509488



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
 (9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

John J. Valente by Deborah Valente his Attorney in Fact

Current Street Address

512 S. Blair Street

City, Town, Post Office Box

Lake City

State

Mi

Zip Code

49651

PROPERTY INFORMATION

Block(s)

410

Lot(s)

31

Qualifier

Street Address

1427 7th Avenue

City, Town, Post Office Box

Neptune Township

State

NJ

Zip Code

07753

Seller's Percentage of Ownership

100%

Total Consideration

\$175,000.00

Owner's Share of Consideration

\$175,000.00

Closing Date

11/10/17

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.
8. Seller did not receive non-like kind property.
9. 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.
10. 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.
11. The deed is dated prior to August 1, 2004, and was not previously recorded.
12. 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.
13. 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.
14. The property transferred is a cemetery plot.
15. 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.

11/9/17
 Date

John J. Valente by Deborah Valente, his atty in fact
 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

COUNTY Monmouth } SS. County Municipal Code 1335

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

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, William J. Flaherty, Esq., being duly sworn according to law upon his/her oath, (Name) deposes and says that he/she is the Legal Representative in a deed dated November 9, 2017 transferring (Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.) real property identified as Block number 410 Lot number 31 located at 1427 7th Avenue, Neptune Township and annexed thereto. (Street Address, Town)

(2) CONSIDERATION \$ 175,000.00 (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.

(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. 13, 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.G. 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 9th day of November 2017

John J. Valente by John J. Valente
Signature of Deponent Grantor Name

William J. Flaherty, Esq. 1427 7th Avenue
1340A Campus Parkway Neptune Township, New Jersey
Wall, NJ 07753 07753

Deponent Address Grantor Address at Time of Sale

xxx-xxx-667 Name/Company of Settlement Officer

WILLIAM J. FLAHERTY
ATTORNEY AT LAW
OF NEW JERSEY

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 of Taxation website at: www.state.nj.us/treasury/taxation/lpt/localtax.htm

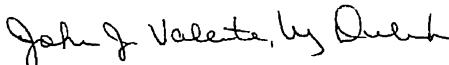
Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

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

Witnessed by:



WILLIAM J. FLAHERTY
ATTORNEY AT LAW
OF NEW JERSEY


John J. Valente, by Deborah
Valente, his attorney in fact (Seal)

John J. Valente by
Deborah Valente his Attorney in Fact

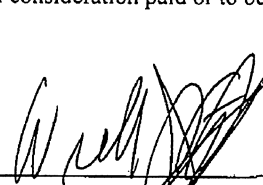
STATE OF NEW JERSEY, COUNTY OF MONMOUTH SS:

I CERTIFY that on November 9, 2017

Deborah Valente Attorney in Fact for John J. Valente, personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his or her act and deed; and
- (c) made this Deed for \$175,000.00 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.)



WILLIAM J. FLAHERTY
ATTORNEY AT LAW
OF NEW JERSEY

Record & Return

Linda Diaz, Esquire
505 Monmouth Road
Allenhurst, New Jersey 07711

Not Certified Copy