



Monmouth County Document Summary Sheet


MONMOUTH COUNTY CLERK PO BOX 1251 MARKET YARD FREEHOLD NJ 07728	Transaction Identification Number	3365615 2839762
	Recorded Document to be Returned by Submitter to: JAHOS, BROEGE & SHAHEEN 160 WHITE RD, STE 204 160 WHITE RD, STE 204 LITTLE SILVER, NJ 07739	

Official Use Only

CHRISTINE GIORDANO HANLON
 COUNTY CLERK
 MONMOUTH COUNTY, NJ

INSTRUMENT NUMBER
 2018041189
 RECORDED ON
 Apr 26, 2018
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 BOOK:OR-9284 PAGE:5295
 Total Pages: 7

REALTY TRANSFER FEES \$2,879.00
 COUNTY RECORDING FEES \$80.00
 EFILE CONVENIENCE FEE \$2.00
 TOTAL PAID \$2,961.00

Submission Date (mm/dd/yyyy)		04/20/2018
No. of Pages (excluding Summary Sheet)		5
Recording Fee (excluding transfer tax) <i>(Convenience Fee of \$2.00 included)</i>		\$82.00
Realty Transfer Tax		\$2,879.00
Total Amount		\$2,961.00
Document Type	DEED/NO EXEMPTION FROM REALTY TRANSFER FEE	
Electronic Recordation Level	L2 - Level 2 (With Images)	
Municipal Codes	NEPTUNE TOWNSHIP 3501	
Bar Code(s)	 8 9 7 7 7 7	

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Additional Information (Official Use Only)

*** DO NOT REMOVE THIS PAGE.**
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RETAIN THIS PAGE FOR FUTURE REFERENCE.



Monmouth County Document Summary Sheet

DEED/NO
EXEMPTION
FROM REALTY
TRANSFER FEE

Type	DEED/NO EXEMPTION FROM REALTY TRANSFER FEE				
Consideration	\$365,000.00				
Submitted By	JAHOS, BROEGE & SHAHEEN				
Document Date	04/03/2018				
Reference Info					
Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
GRANTOR	Name			Address	
	C.R.W. REALTY, INC.				
GRANTEE	Name			Address	
	COLLARD REALTY LLC				
Parcel Info					
Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
COMMERCIAL	35	1002	16		3501

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COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF MONMOUTH COUNTY FILING RECORD.
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Deed

This Deed is made on April 3, 2018,

BETWEEN

C. R. W. REALTY, INC.
a corporation of the State of New Jersey

having its principal office at
c/o William A. Thompson, President
22 Park Road
Short Hills, New Jersey 07078

referred to as the Grantor,

AND

COLLARD REALTY, LLC
a limited liability company of the State of New Jersey

whose post office address is
P.O. Box 3187
Sea Bright, New Jersey 07760

referred to as the Grantee.

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

1. **Transfer of Ownership.** The Grantor grants and conveys (transfer of ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of \$365,000.00.

The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:26A-3) Municipality of TOWNSHIP OF NEPTUNE
Block No. 1002 Lot No. 16 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 the land and all the building 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 part hereof. (Check Box if Applicable)

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, in the County of Monmouth, State of NJ:


BEING known and designated as Lot(s) 16 Block 1002 as set forth on a certain map entitled, "Plan of Lands Belonging to the Coast Realty Company" situated in the Township of Neptune, County of Monmouth, State of New Jersey, said map being duly filed on October 3, 1911 in the Monmouth County Clerk's Office as Case No. 12-17.

BEGINNING at a point marked by a pipe found on the southwesterly R.O.W. line of Rutherford Avenue (50' R.O.W.), said point being a distance of 275.00 feet from its intersection with the southeasterly R.O.W. line of Bloomfield Avenue (50' R.O.W.) and running; thence

- (1) South 74° 00' 00" East, a distance of 75.00 feet to a point; thence
- (2) South 16° 00' 00" West, a distance of 125.00 feet to a point; thence
- (3) North 74° 00' 00" West, a distance of 75.00 feet to a point; thence
- (4) North 16° 00' 00" East, a distance of 125.00 feet to the Point and Place of BEGINNING.

The above description is drawn in accordance with a survey prepared by Morgan Engineering, L.L.C., dated February 22, 2018.

Note for Information Only: Also known as Lot(s) 16 Block 1002, on the official tax map of Township of Neptune, County of Monmouth, in the State of New Jersey.

Prepared by:

 Elliot I. Kramer, Esq.
 Goldman & Kramer, P.C.

(For Recorders Use Only)

Being the same property as conveyed to C.R.W. Realty, Inc., a corporation of the State of New Jersey by Deed from Thompson & Company, Inc., a corporation of the State of New Jersey, dated September 1, 1995, recorded February 16, 1996 in the Monmouth County Clerk/Register's Office in Deed Book 5480, Page 950.

The street address of the Property is: 1906 Rutherford Avenue, Neptune, New Jersey 07753

4. 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. (Print name below each signature.)

Witnessed or Attested by: C. R. W. REALTY, INC.

By: *[Signature]*
WILLIAM A. THOMPSON, President

STATE OF NEW JERSEY)
) SS:
COUNTY OF ESSEX)

I CERTIFY that on April 3, 2018, WILLIAM A. THOMPSON, 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) was authorized to and did execute this Deed as President of C. R. W. REALTY, INC. the entity named in this Deed;
- (c) made this Deed for \$365,000.00 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. 46:16-5); and
- (d) executed this Deed as the act of the entity.

[Signature]
Valerie A. Greene, Notary Public of New Jersey
My Commission Expires: May 10, 2022

RECORD AND RETURN TO:
David Shaheen, Esquire
160 White Road, Suite 204
Little Silver, New Jersey 07739



**SCHEDULE C
LEGAL DESCRIPTION**

Issuing Office File No. TA-139508

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, in the County of Monmouth, State of NJ:

BEING known and designated as Lot(s) 16 Block 1002 as set forth on a certain map entitled, "Plan of Lands Belonging to the Coast Realty Company" situated in the Township of Neptune, County of Monmouth, State of New Jersey, said map being duly filed on October 3, 1911 in the Monmouth County Clerk's Office as Case No. 12-17.

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- 1) South 74° 00' 00" East, a distance of 75.00 feet to a point; thence
- 2) South 16° 00' 00" West, a distance of 125.00 feet to a point; thence
- 3) North 74° 00' 00" West, a distance of 75.00 feet to a point; thence
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THE above description is drawn in accordance with a survey prepared by Morgan Engineering, L.L.C., dated February 22, 2018.

Note for Information Only:

Also known as Lot(s) 16 Block 1002, on the official tax map of Township of Neptune, County of Monmouth, in the State of New Jersey.

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This page is only a part of a 2016 ALTA Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice, the Commitment Issue Policy, the Commitment Conditions, Schedule A, Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions, and a counter signature by the Company or its issuing agent that may be in electronic form.



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
 (9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)
 WILLIAM A. THOMPSON, President for C. R. W. REALTY, INC.
 Current Street Address
 22 Park Road
 City, Town, Post Office Box
 Short Hills State NJ Zip Code 07078

PROPERTY INFORMATION

Block(s) Lot(s) Qualifier
 1002 16
 Street Address
 1906 Rutherford Avenue
 City, Town, Post Office Box State NJ Zip Code
 Neptune NJ 07753
 Seller's Percentage of Ownership Total Consideration Owner's Share of Consideration Closing Date
 100% \$365,0000.00 \$365,0000.00 4/3/2018

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.

4/3/2018

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

MUST SUBMIT IN DUPLICATE
NCI045 - Affidavit of Consideration
RTF-1 (Rev. 7/14/10) P7/10

Printed LL-STATE LEGAL®
www.assessor.com 800.222.0510 Page 1

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 <u>ESSEX</u> } SS. County Municipal Code <u>1335</u>	FOR RECORDER'S USE ONLY Consideration \$ _____ RTF paid by seller \$ _____ † Date _____ By _____
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Municipality of Property Location: TWP OF NEPTUNE
 † Use symbol "C" to indicate that fee is exclusively for county use.
 (1) **PARTY OR LEGAL REPRESENTATIVE** (Instructions 3 and 4 attached)
 Deponent, C.R.W. REALTY, INC. (Name), being duly sworn according to law upon his/her oath deposes and says that he/she is the Grantor in a deed dated April 3, 2018
(Grantor, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)
 transferring real property identified as Block No. 1002 Lot No. 16 located at 1906 Rutherford Avenue, Neptune, New Jersey 07753 and annexed thereto.
(Street Address, Town)

(2) **CONSIDERATION:** \$365,000.00 (Instructions 1 and 5) 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 is required.

(3A) **REQUIRED CALCULATION of Equalized Valuation for all Class 4A (Commercial) Property Transactions:**
 (Instructions 5A and 7)

$$\frac{\text{Total Assessed Valuation}}{\text{Director's Ratio}} = \text{Equalized Assessed Valuation}$$

$$\frac{\$364,200.00}{.9633} \% = \$378,075.00$$

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 value.

(4) **FULL EXEMPTION FROM FEE:** (Instruction 8)
 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). Merely reference to the exemption symbol is insufficient. Explain in detail.

(5) **PARTIAL EXEMPTION FROM FEE:** (Instruction 9) **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 the State's portion 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** (Instruction 9)
 Grantor(s) 62 years of age or over.*
 Owned and occupied by grantor(s) at time of sale.
 One- or two-family residential premises.
 Resident of the State of New Jersey.
 Owners as joint tenants must all qualify.
- B. BLIND PERSON** (Instruction 9)
 Grantor(s) legally blind.*
 Owned and occupied by grantor(s) at time of sale.
 One- or two-family residential premises.
 Resident of the State of New Jersey.
 Owners as joint tenants must all qualify.
 * IN THE CASE OF HUSBAND AND WIFE OR STATUTORY PARTNER, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.
- DISABLED PERSON** (Instruction 9)
 Grantor(s) permanently and totally disabled.*
 Grantor(s) receiving disability payments.*
 Grantor(s) not gainfully employed.*
 Owned and occupied by grantor(s) at time of sale.
 One- or two-family residential premises.
 Resident of the State of New Jersey.
 Owners as joint tenants must all qualify.

C. LOW AND MODERATE INCOME HOUSING (Instruction 9)
 Affordable according to HUD standards.
 Meets income requirements of region.
 Reserved for occupancy.
 Subject to resale controls.

(6) **NEW CONSTRUCTION** (Instructions 2, 10 and 12)
 Entirely new improvement.
 Not previously used for any purpose.
 Not previously occupied.
 "New Construction" printed clearly at top of the first page of the deed.

(7) **RELATED LEGAL ENTITIES TO LEGAL ENTITIES** (Instructions 5, 12 and 14)
 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 the 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 3rd day of April, 2018
 Signature of Deponent: [Signature] Grantor Name: C.R.W. REALTY, INC.
 Deponent Address: 1906 Rutherford Avenue, Neptune, New Jersey 07753 Grantor Address at Time of Sale: 1906 Rutherford Avenue, Neptune, New Jersey 07753
 Deponent Address: XX-XXXX 4 4 0 Grantor Address at Time of Sale: V. DAVID SHAHEEN, ESQ.
 Last 3 digits in Grantor's EIN: XXXXXX Name of County Clerk: [Signature]

Valerie A. Greene, Notary Public of New Jersey
 My Commission Expires: May 10, 2022

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

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

State of New Jersey - Division of Taxation, P.O. 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 it may not be altered or amended without the 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 <http://www.state.nj.us/treasury/taxation/lpt/localtax.shtml>.