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MAY 05 2014

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**BARGAIN AND SALE (Covenants as to Grantor's Acts)**

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1. CLARENCE FRENCHCOTEY, CLERK  
 MONMOUTH COUNTY, NJ  
 INSTRUMENT NUMBER  
 20140329000  
 RECORDED ON  
 MAY 06 2014  
 20140345 AM  
 REC'D 101-9044  
 140313010  
 Local Fiscal Year

Prepared by:

Donald L. Pollock, Jr.

**DEED**

This Deed is made on April 24, 2014

**BETWEEN**

**NJHR 1, LLC** whose address is: **740 Marne Highway, Suite 104 Moorestown, NJ 08057** referred to as the Grantor.

**AND**

**Raymund and Millet Vidal, husband and wife, whose address is: 1905 Willow Drive Ocean, NJ 07712** referred to as the Grantee

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

**TRANSFER OF TITLE.** The grantor does hereby grant and convey the property described below to the Grantee.

**CONSIDERATION** This transfer of ownership is made for the sum and consideration of **\$196,900.00 (One Hundred Ninety Six Thousand Nine Hundred Dollars)**. The Grantor acknowledges receipt of this money.

**TAX MAP REFERENCE.** The property located in the **Township of Neptune** Block No.8003, Lot No. 12

**PROPERTY DESCRIPTION.** The property consists of all the land, buildings, structures and improvements contained on the property, and is located in the **Township of Neptune, County of Monmouth, State of New Jersey**, and is described as follows:

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

BEING known and designated as Lot 12 in Block S-8-3 as shown on map entitled "Map of Summerfield Manor, Section I, Township of Neptune, Monmouth County, New Jersey" filed on November 6, 1958 on Map No. 69-17.

BEGINNING at a point in the Southerly line of Phoebe Drive distant 516.39 feet Easterly along same from its intersection with the Easterly line of Iris Drive and running; thence

- (1) North 74 degrees 36 minutes 10 seconds East along the Southerly line of Phoebe Drive, 100.00 feet to a point; thence
- (2) South 15 degrees 23 minutes 50 seconds East, 100.00 feet to a point; thence
- (3) South 74 degrees 36 minutes 10 seconds West, 100.00 feet to a point; thence

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## LEGAL DESCRIPTION

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

BEING known and designated as Lot 12 in Block S-8-3 as shown on map entitled "Map of Summerfield Manor, Section I, Township of Neptune, Monmouth County, New Jersey" filed on November 6, 1958 on Map No. 69-17.

BEGINNING at a point in the Southerly line of Phoebe Drive distant 516.39 feet Easterly along same from its intersection with the Easterly line of Iris Drive and running; thence

- (1) North 74 degrees 36 minutes 10 seconds East along the Southerly line of Phoebe Drive, 100.00 feet to a point; thence
- (2) South 15 degrees 23 minutes 50 seconds East, 100.00 feet to a point; thence
- (3) South 74 degrees 36 minutes 10 seconds West, 100.00 feet to a point; thence
- (4) North 15 degrees 23 minutes 50 seconds West, 100.00 feet to the point and place of BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot 12 in Block 8003 on the Township of Neptune Tax Map.

*PW MV*



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)  
NJHR 1, LLC.

Current Resident Address:  
Street: 740 Marne Highway, Suite 104

City, Town, Post Office State Zip Code  
Moorestown NJ 08057

**PROPERTY INFORMATION (Brief Property Description)**

Block(s)	Lot(s)	Qualifier
8003	12	

Street Address:  
24 Phoebe Drive

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

Seller's Percentage of Ownership Consideration Closing Date  
100% \$196,900.00 April 24, 2014

**SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to Residents and 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 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. (see instructions)
- No non-like kind property received.
8.  Transfer by an executor of 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 interstate laws of this state.
9.  The property being sold is subject to a short sale instituted by the mortgagee, whereby the seller has agreed not to received any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10.  The deed being recorded is a deed dated prior to the effective date of P.L. 2004, c.55 (August 1, 2004), and was previously unrecorded.

**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. By checking this box  I certify that the 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.

4/24/14  
Date

Donald L. Pollock, Jr., Sole Member  
Signature (Seller) Please indicate if Power of Attorney or Attorney in Fact

**BARGAIN AND SALE (Covenants as to Grantor's Acts)**

(4) North 15 degrees 23 minutes 50 seconds West, 100.00 feet to the point and place of BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot 12 in Block 8003 on the Township of Neptune Tax Map.

**BEING THE SAME LAND AND PREMISES**, this became vested in: NJHR 1, LLC by the following:

NJHR 1, LLC, by deed from Shaun Golden, Sheriff of the County of Monmouth, in the State of New Jersey, dated March 21, 2014 recorded April 07, 2014 in the Monmouth County Clerk's/Register's Office in Deed Book 9061, Page 2938.

**PROMISES BY GRANTOR.** The Grantor promises and warrants that Grantor, by acts of the Grantor, has not encumbered the property. This promise means that the Grantor has not allowed anyone else to obtain any legal right which would affect the property being transferred (such as a mortgage or entering a judgment against the Grantor).

**SIGNATURES.** The Grantor signs this Deed as of date first above written.

NJHR 1, LLC



Donald L. Pollock, Jr., Sole Member

State of New Jersey

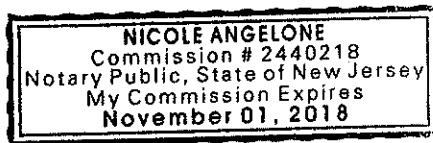
County of Burlington

I CERTIFY that on 4/24/2014, Donald L. Pollock Jr.

Personally came before me and acknowledged under oath, to my satisfaction, that:

- (a) This person(s) is the Manager of NJHR 1, LLC, the limited Liability Company named in this instrument;
- (b) This person is the proper limited liability company officer, who is the Manager(s) of the limited liability company;
- (c) This instrument was signed and delivered by the limited liability company as its voluntary act duly authorized by a property authorization of its members; and
- (d) The limited liability company made this Instrument for \$ 196,900.00 as the full and actual consideration paid or to be paid for the transfer of title (Such consideration as defined in N.J.S.A. 46:15-5.)

Nicole Angelone  
NOTARY PUBLIC



*P.R. Weber Law Offices  
2340 Rt 9  
Bldg A, Unit 1B  
Havell, NJ 07831*