



**Monmouth County Document Summary Sheet**

MONMOUTH COUNTY CLERK PO BOX 1251 MARKET YARD FREEHOLD NJ 07728	<b>Transaction Identification Number</b>	4026848	3643582
	<b>Recorded Document to be Returned by Submitter to:</b> TRIDENT ABSTRACT TITLE AGENCY, LLC 1340 CAMPUS PKWY WALL TOWNSHIP, NJ 07753		

**Official Use Only**

CHRISTINE GIORDANO HANLON  
 COUNTY CLERK  
 MONMOUTH COUNTY, NJ

INSTRUMENT NUMBER  
 2019095230  
 RECORDED ON  
 Oct 10, 2019  
 9:57:56 AM  
 BOOK:OR-9373 PAGE:3329  
 Total Pages: 6

REALTY TRANSFER FEES \$4,107.80  
 COUNTY RECORDING FEES \$70.00  
 TOTAL PAID \$4,177.80

<b>Submission Date (mm/dd/yyyy)</b>		10/07/2019
<b>No. of Pages (excluding Summary Sheet)</b>		4
<b>Recording Fee (excluding transfer tax)</b>		\$70.00
<b>Realty Transfer Tax</b>		\$4,107.80
<b>Total Amount</b>		\$4,177.80
<b>Document Type</b>	DEED/NO EXEMPTION FROM REALTY TRANSFER FEE	
<b>Electronic Recordation Level</b>	L2 - Level 2 (With Images)	
<b>Municipal Codes</b>	NEPTUNE TOWNSHIP	3501
		1000381

**Additional Information (Official Use Only)**

\* DO NOT REMOVE THIS PAGE.  
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**Monmouth County Document Summary Sheet**

DEED/NO EXEMPTION FROM REALTY TRANSFER FEE	<b>Type</b>		DEED/NO EXEMPTION FROM REALTY TRANSFER FEE			
	<b>Consideration</b>		\$493,000.00			
	<b>Submitted By</b>		TRIDENT ABSTRACT TITLE AGENCY, LLC (CSC/INGEO SYSTEMS INC)			
	<b>Document Date</b>		10/06/2019			
	<b>Reference Info</b>					
	<b>Book ID</b>		<b>Book</b>	<b>Beginning Page</b>	<b>Instrument No.</b>	<b>Recorded/File Date</b>
	<b>GRANTOR</b>		<b>Name</b>		<b>Address</b>	
			ERIC CHUNN			
	<b>GRANTEE</b>		<b>Name</b>		<b>Address</b>	
			ELIZABETHM MAGISTRO ANGELAM BELLER			
	<b>Parcel Info</b>					
<b>Property Type</b>		<b>Tax Dist.</b>	<b>Block</b>	<b>Lot</b>	<b>Qualifier</b>	
		35	5002	6	3501	

**\* DO NOT REMOVE THIS PAGE.**

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TA 144553

Prepared by:

JOHN N. POULOS, ESQ.

# DEED

This Deed is made on September 27, 2019

**BETWEEN**

**Eric Chunn, Single**, whose address is 1 Tall Oaks Court, Farmingdale, NJ 07727

referred to as the Grantor,

**AND**

**Elizabeth M. Magistro and Angela M. Beller**, whose address is about to be 408  
Morrisey Road, Neptune, NJ 07753

referred to as the Grantee.

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

**1. 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 FOUR HUNDRED NINETY THREE THOUSAND DOLLARS (\$493,000.00). The Grantor acknowledges receipt of this money.

**2. Tax Map Reference.**  
Township of Neptune, County of Monmouth  
Block No. 5002 Lot No. 6

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 buildings and structures on the land in the Township of Neptune, County of Monmouth, and State of New Jersey. The legal description is:

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

**See Legal Description attached.**

BEING THE SAME PROPERTY conveyed to Eric Chunn, by Deed from Federal Home Mortgage Corporation, by Phelan Hallinan & Diamond & Jones PC, attorney in fact, by Power of Attorney, recorded August 10, 2016, Instrument No. 2016076116, Official Record 9180 Page 724, dated April 22, 2019, and recorded May 15, 2019 with the Monmouth County Clerk/Register's Office in Deed Book 9348, Page 3685.

This conveyance is subject to all covenants, easements and restrictions of record, all applicable laws, regulations and municipal ordinances and such a state of facts as an accurate survey of the property may disclose.


The street address of the Property is: 408 Morrisey Road, Neptune, NJ 07753

4. **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).

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

Witnessed By:



  
Eric Chunn (Seal)

(Seal)

STATE OF NEW JERSEY,  
COUNTY OF MONMOUTH SS.:

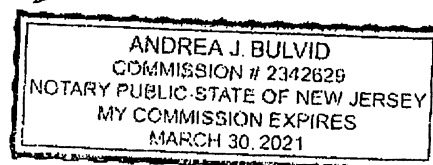
I CERTIFY that on 27 day of September, 2019, Eric Chunn, Single, personally came before me and stated to my satisfaction that:

- (a) they are the maker of this Deed;
- (b) executed this Deed in their own act; and,
- (c) made this Deed for \$493,000.00 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.)

  
(Print name and title below signature)

**RECORD AND RETURN TO:**

Gregory W. Vella, Esq.  
Collins, Vella & Casello  
2317 Highway 34, Ste 1A  
Manasquan, NJ 08736





State of New Jersey  
**SELLER'S RESIDENCY CERTIFICATION/EXEMPTION**

GIT/REP-3  
(9-2015)

(Please Print or Type)

**SELLER'S INFORMATION**

Name(s)

Eric Chunn

Current Street Address

1 Tall Oaks Road

City, Town, Post Office Box

Farmingdale

State

NJ

Zip Code

07727

**PROPERTY INFORMATION**

Block(s)

5002

Lot(s)

6

Qualifier

Street Address

408 Morrisey Road

City, Town, Post Office Box

Neptune

State

NJ

Zip Code

07753

Seller's Percentage of Ownership

100%

Total Consideration

\$493,000.00

Owner's Share of Consideration

\$493,000.00

Closing Date

9/30/19

**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.

9/27/19

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

**SCHEDULE C  
LEGAL DESCRIPTION**

Issuing Office File No. TA-144553

**REVISED**

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 New Jersey:

BEING known and designated as Lot(s) 15, 16 & p/o 14 Block 8 as set forth on a certain map entitled, "Map of Section 'C' Shark River Hills, Property of Shark River Hills Co." situated in the Township of Neptune, County of Monmouth, State of New Jersey, said map being duly filed on 12/13/1923 in the Monmouth County Clerk's Office as Case No. 21-5.

BEGINNING at a point in the Southerly line of Morrisey Road, distant 337.50 feet measured along the Southerly line of Morrisey Road on a course bearing South 66 degrees 41 minutes 00 seconds East, from the intersection of said Southerly line of Morrisey Road with the Easterly line of Carton Avenue and running; thence

1. Along the Southerly line of Morrisey Road, South 68 degrees 41 minutes 00 seconds East, 62.50 feet to a point; thence
2. South 23 degrees 19 minutes 00 seconds West, 100.00 feet to a point; thence
3. North 66 degrees 41 minutes 00 seconds West, 62.50 feet to a point; thence
4. North 23 degree 19 minutes 00 seconds East, 100.00 feet to the Southerly line of Morrisey Road and the point or place of BEGINNING.

THE above description is drawn in accordance with a survey prepared by Charles Surmonte, P.E. & P.L.S., dated September 13, 2019.

**Note for Information Only:**

Also known as Lot(s) 6 Block 5002, on the official tax map of Township of Neptune, County of Monmouth, in the State of New Jersey.