



Monmouth County Document Summary Sheet

MONMOUTH COUNTY CLERK PO BOX 1251 MARKET YARD FREEHOLD NJ 07728	Transaction Identification Number 7393843 9048118	Recorded Document to be Returned by Submitter to: CLEAR TO CLOSE TITLE 2582 ROUTE 9 HOWELL, NJ 07731
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Official Use Only

CHRISTINE GIORDANO HANLON
 COUNTY CLERK
 MONMOUTH COUNTY, NJ

INSTRUMENT NUMBER
 2024078296
 RECORDED ON
 Nov 07, 2024
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 BOOK:OR-9711 PAGE:9817
 Total Pages: 6

REALTY TRANSFER FEES \$1,949.00
 COUNTY RECORDING FEES \$70.00
 TOTAL PAID \$2,019.00

Submission Date (mm/dd/yyyy)		11/05/2024
No. of Pages (excluding Summary Sheet)		4
Recording Fee (excluding transfer tax)		\$70.00
Realty Transfer Tax		\$1,949.00
Total Amount		\$2,019.00
Document Type	DEED/NO EXEMPTION FROM REALTY TRANSFER FEE	
Electronic Recordation Level		L2 - Level 2 (With Images)
Municipal Codes		NEPTUNE TOWNSHIP 3501
1544122		

Additional Information (Official Use Only)

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Monmouth County Document Summary Sheet

DEED/NO EXEMPTION FROM REALTY TRANSFER FEE	Type		DEED/NO EXEMPTION FROM REALTY TRANSFER FEE			
	Consideration		\$330,000.00			
	Submitted By		SIMPLIFILE, LLC. (SIMPLIFILE)			
	Document Date		11/05/2024			
	Reference Info					
	Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
	GRANTOR		Name		Address	
			KATHLEEN STEPHENSON			
			ESTATE OF MOZELLE HARVEY			
	GRANTEE		Name		Address	
			HILMER PEREZ-GUZMAN			
Parcel Info						
Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality	
	35	1904	15		3501	

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Prepared by:
Robert M. McKeon, Esq.

DEED

This Deed is made on this 21st day of August, 2024
and delivered on _____

BETWEEN

Kathleen Stephenson, Executrix of the Estate of Mozelle Harvey, Deceased, whose address is 618 Wayside Road, Neptune, NJ 07753, referred to as the **GRANTOR(S)**,

-AND-

Hilmer Perez-Guzman, whose address is about to be 618 Wayside Road, Neptune, NJ 07753, referred to as the **GRANTEE(S)**.

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 **THREE HUNDRED THIRTY THOUSAND AND 00/100 (\$330,000.00) DOLLARS**. The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Township of Neptune
Block No. 1904 Lot No.: 15

Property. The property consists of **ALL THAT CERTAIN** tract or parcel of land and premises situate, lying and being in the Township of Neptune, County of Monmouth, and State of New Jersey, more particularly described as follows:

**SEE "SCHEDULE A - LEGAL DESCRIPTION"
(ATTACHED HERETO AND MADE A PART HEREOF)**

BEING THE SAME PREMISES conveyed to Edward Harvey and Mozelle Harvey, husband and wife by deed from Edward Harvey and Mozelle Harvey, who erroneously obtained title as Mozella Harvey, his wife, dated January 5, 2016, recorded February 8, 2016, in the Clerk's Office of the County of Monmouth, New Jersey, in Deed Book 9151, page 7344. Originally, to Edward Harvey and Mozella Harvey, his wife by deed from Blain L. Havice and Lieselotte Havice, his wife, dated August 9, 1971, recorded August 12, 1971 in the Clerk's Office of the County of Monmouth, New Jersey in Deed Book 3745 page 386.



*First American
Title Insurance Company*

First American Title Insurance Company

LEGAL DESCRIPTION
Exhibit "A"

File No. CT-7055

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:

BEGINNING at a point in the easterly side of Wayside Road at the intersection thereof with the southerly line of the whole tract conveyed by William Hogan and Myrtel L. Hogan, his wife, John H. Arnold and his wife recorded in Deed Book 2014 page 353; thence

- (1) Along the easterly side of Wayside Road, North 1 degrees 52 minutes West 73.34 feet; thence
- (2) North 80 degrees 01 minutes East 331.07 feet to a point in the easterly line of the whole tract aforesaid; thence
- (3) Along the same, South 5 degrees 40 minutes 23 feet to a point marking the southeasterly corner of the whole tract; thence
- (4) Along the same South 71 degrees 45 minutes West 343.21 feet to the easterly side of Wayside Road and the point and place of BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot 15 in Block 1904 on the Township of Neptune Tax Map.

Issued By:

Clear to Close

TITLE AGENCY

THE KAPLAN BUILDING - 2582 ROUTE 9 SOUTH - HOWELL - NEW JERSEY 07731
TELEPHONE (732) 414-2110 - FAX (732) 414-2109
WWW.CLEARTOCLOSEONLINE.COM

GIT/REP-3
(11-23)
(Print or Type)

**State of New Jersey
Seller's Residency Certification/Exemption**

Seller's Information

Name(s)
Kathleen Stephenson, Executrix of the Estate of Mozelle Harvey, Deceased

Current Street Address
3090 Dana Lane

City, Town, Post Office
Aberdeen

State
NC

ZIP Code
28315

Property Information

Block(s)
1904

Lot(s)
15

Qualifier

Street Address
618 Wayside Road

City, Town, Post Office
Neptune

State
NJ

ZIP Code
07753

Seller's Percentage of Ownership 100	Total Consideration \$330,000.00	Owner's Share of Consideration \$330,000.00	Closing Date 8/21/24
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Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 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.
16. The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
17. The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

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.

8/20/24 *Kathleen Stephenson*

Date

Signature (Seller)

Kathleen Stephenson, Executrix E/O Mozelle Harvey
Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

The said Edward Harvey died a resident of Monmouth County on July 13, 2022, leaving Mozelle Harvey as surviving tenant by the entirety.

The said Mozelle Harvey died a resident of Monmouth County on May 25, 2024. Her estate was probated in the Monmouth County Surrogate's Office under Docket #277900.

SUBJECT to grants, easements and restrictions contained in prior deeds of record, and to local zoning ordinances and other governmental rules and regulations affecting the use of said premises.

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.

The Estate of Mozelle Harvey, Deceased


Kathleen Stephenson, Executrix

STATE OF NORTH CAROLINA, COUNTY OF Moore Co. SS:

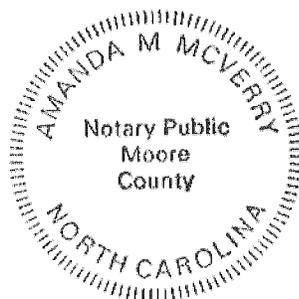
I CERTIFY that on this 20th day of August 2024, Kathleen Stephenson, Executrix of the Estate of Mozelle Harvey, personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) are named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as their act and deed; and
- (c) made this Deed for \$330,000.00 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.)


Notary Public

Record & Return:

Clear to Close
2582 HIGHWAY 9 SOUTH
HOWELL, NJ 07731
PHONE (732) 414-2110
FAX (732) 414-2109
INFO@CLEARTOCLOSEONLINE.COM
WWW.CLEARTOCLOSEONLINE.COM



My Commission Expires May 30, 2028