



## Monmouth County Document Summary Sheet

<p>MONMOUTH COUNTY CLERK PO BOX 1251 MARKET YARD FREEHOLD NJ 07728</p>	<p><b>Transaction Identification Number</b>      5841782      6998678</p>	<p><b>Recorded Document to be Returned by Submitter to:</b> SURETY TITLE AGENCY COASTAL REGION, LLC 511 ROUTE 72 EAST, SUITE 5 MANAHAWKIN, NJ 08050</p>	
<b>Official Use Only</b>	<p><b>Submission Date (mm/dd/yyyy)</b>      01/13/2022</p>		
<div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> <p style="text-align: center;">CHRISTINE GIORDANO HANLON COUNTY CLERK MONMOUTH COUNTY, NJ</p> </div> <p style="text-align: center;">INSTRUMENT NUMBER 2022005473 RECORDED ON Jan 18, 2022 8:50:08 AM BOOK:OR-9572 PAGE:730 Total Pages: 6</p> <p>REALTY TRANSFER FEES \$6,987.00 COUNTY RECORDING FEES \$70.00 TOTAL PAID \$7,057.00</p>	<p><b>No. of Pages (excluding Summary Sheet)</b>      4</p>		
	<p><b>Recording Fee (excluding transfer tax)</b>      \$70.00</p>		
	<p><b>Realty Transfer Tax</b>      \$6,987.00</p>		
	<p><b>Total Amount</b>      \$7,057.00</p>		
	<p><b>Document Type</b>      DEED/NO EXEMPTION FROM REALTY TRANSFER FEE</p>		
	<p><b>Electronic Recordation Level</b>      L2 - Level 2 (With Images)</p>		
	<p><b>Municipal Codes</b> NEPTUNE TOWNSHIP      3501</p>		
	<p>1296285</p>		
	<p><b>Additional Information (Official Use Only)</b></p>		
	<p><b>* DO NOT REMOVE THIS PAGE. COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF MONMOUTH COUNTY FILING RECORD. RETAIN THIS PAGE FOR FUTURE REFERENCE.</b></p>		



**Monmouth County Document Summary Sheet**

<b>DEED/NO EXEMPTION FROM REALTY TRANSFER FEE</b>	<b>Type</b>		<b>DEED/NO EXEMPTION FROM REALTY TRANSFER FEE</b>			
	<b>Consideration</b>		\$770,000.00			
	<b>Submitted By</b>		SIMPLIFILE, LLC. (SIMPLIFILE)			
	<b>Document Date</b>		01/13/2022			
	<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>	
			LUXE FOR LIFE LLC			
	<b>GRANTEE</b>		<b>Name</b>		<b>Address</b>	
			WILLIAM J WEEKS KATRINA WEEKS			
	<b>Parcel Info</b>					
	<b>Property Type</b>	<b>Tax Dist.</b>	<b>Block</b>	<b>Lot</b>	<b>Qualifier</b>	<b>Municipality</b>
	35	5203	5		3501	

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4593 TU-01

Corp. to Ind. or Corp.

# Bargain & Sale Deed

Prepared by: Lydia Mann, Esq.

This Deed is made on

11/3/2021

derived on

11/2, 2021

(SDF)

BETWEEN

George Roe

Luxe for Life LLC

a corporation of the state of New Jersey  
having its principal office at 311 Old Cortles Avenue, Neptune, NJ 07753

referred to as the Grantor

AND

Weeks

William J. Week and Katrina Weeks, husband and wife

(SDF)

whose post office address is

310 Woodmere Avenue, Neptune, NJ 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 Seven Hundred Seventy Thousand DOLLARS (\$ 770,000.00 ). The Grantor acknowledges receipt of this money.

**Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of Neptune Township  
Block No. 5203 Lot No. 5 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 Municipality of Neptune Township County of Monmouth and State of New Jersey. The legal description is:

Please see attached Legal Description.

Not Certified Copy

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**File No: 4593TU-01**

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

**BEGINNING at a point in the Southerly line of Woodmere Avenue, said point being distant 400.00 feet, Easterly, from a point formed by the intersection of the said Southerly line of Woodmere Avenue, and the Easterly line of Cedar Place; thence**

- 1. South 66 degrees 41 minutes 00 seconds East, along the Southerly line of Woodmere Avenue, a distance of 75.00 feet to a point; thence**
- 2. South 23 degrees 19 minutes 00 seconds West, a distance of 100.00 feet to a point; thence**
- 3. North 66 degrees 41 minutes 00 seconds West, a distance of 75.00 feet to a point; thence**
- 4. North 23 degrees 19 minutes 00 seconds East, a distance of 100.00 feet to the point and place of Beginning.**

**BEING known and designated as Lots 39, 40 and 41 in Block 21 as shown on a certain map entitled "Map of Shark River Hills, Blocks 19 to 48, Section A", duly filed in the Monmouth County Clerk's Office on 1/31/128 as Map No. 21-2.**

**FOR INFORMATIONAL PURPOSES ONLY:  
BEING premises No. 310 Woodmere Avenue.**

**BEING Tax Block: 5203, Tax Lot: 5**

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

**Commitment for Title Insurance  
Adopted 08-01-2016 Technical Corrections 04-02-2018**

**NEW JERSEY LAND TITLE  
INSURANCE RATING BUREAU**

**NJRB 3-09  
Last Revised: 7/1/18**

GIT/REP-3  
(2-21)  
(Print or Type)

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

**Seller's Information**

Name(s)  
Luxe for Life LLC, by George Roe, President

Current Street Address  
311 Old Corlies Avenue

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

**Property Information**

Block(s)  
5203 Lot(s) 5 Qualifier

Street Address  
310 Woodmere Avenue

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

Seller's Percentage of Ownership <u>100</u>	Total Consideration <u>\$770,000.00</u>	Owner's Share of Consideration <u>\$770,000.00</u>	Closing Date <u>11/12/21</u>
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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.  
 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.
15.  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.
16.  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.

11/13/21 Date

George Roe, President Signature (Seller) Indicate if Power of Attorney or Attorney in Fact

SHE Signature (Seller) Indicate if Power of Attorney or Attorney in Fact

Being the same land and premises which became vested in Luxe for Life LLC, by deed from Michael E. Ramos and Jessica L. Ramos, husband and wife, dated 11/2/2020, recorded 1/28/2021, in the Monmouth County Clerk/Register's Office in Deed Book 9477, Page 7015.

**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 legal rights which effect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

**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.

Witnessed by Mark A. Mooreman  
[Signature]  
Notary Public

Luxe for Life LLC  
By: [Signature]  
George Roe

**Mark A. Mooreman**  
Notary Public  
New Jersey  
My Commission Expires 03-11-2026  
No. 50154476

STATE OF New Jersey SS.:  
COUNTY OF Hudson  
Monmouth

I CERTIFY that on 11/3/2021

George Roe, president, 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 instrument;
- (b) was authorized to and did execute this Deed as the President of Luxe for Life LLC, the entity named in this Deed; and
- (c) made this Deed for \$ 770,000.00, 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).

[Signature]

**Mark A. Mooreman**  
Notary Public  
New Jersey  
My Commission Expires 03-11-2026  
No. 50154476