



Monmouth County Document Summary Sheet

MONMOUTH COUNTY CLERK PO BOX 1251 MARKET YARD FREEHOLD NJ 07728	Transaction Identification Number	5929954	7121629
	Recorded Document to be Returned by Submitter to: PURE TITLE LLC 27 PRIMROSE LANE COLTS NECK, NJ 07722		

Official Use Only

CHRISTINE GIORDANO HANLON
 COUNTY CLERK
 MONMOUTH COUNTY, NJ

INSTRUMENT NUMBER
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 RECORDED ON
 Feb 24, 2022
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 Total Pages: 8

COUNTY RECORDING FEES \$90.00
 TOTAL PAID \$90.00

Submission Date (mm/dd/yyyy)		02/23/2022
No. of Pages (excluding Summary Sheet)		6
Recording Fee (excluding transfer tax)		\$90.00
Realty Transfer Tax		\$0.00
Total Amount		\$90.00
Document Type	DEED-NO CONSIDERATION	
Electronic Recordation Level	L2 - Level 2 (With Images)	
Municipal Codes		3501
		1309736

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Additional Information (Official Use Only)

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 RETAIN THIS PAGE FOR FUTURE REFERENCE.*



Monmouth County Document Summary Sheet

DEED-NO CONSIDERATION	Type		DEED-NO CONSIDERATION			
	Consideration		\$52,600.00			
	Submitted By		PURE TITLE LLC (CSC/INGEO SYSTEMS INC)			
	Document Date		02/22/2022			
	Reference Info					
	Book ID		Book	Beginning Page	Instrument No.	Recorded/File Date
	GRANTOR		Name			Address
			TOWNSHIP OF NEPTUNE			
	GRANTEE		Name			Address
			JUAN CARLOS RIANO ZUNIGA			
	Parcel Info					
Property Type		Tax Dist.	Block	Lot	Qualifier	
		35	402	7		
					3501	

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DEED

This Deed is made on February 22, 2022,

BETWEEN

The Township of Neptune, a municipal corporation of the State of New Jersey,

whose address is 25 Neptune Blvd., Neptune Township, New Jersey 07753,

referred to as the Grantor,

AND

Juan Carlos Riano Zuniga, whose address is 1322 10th Avenue, Neptune Township, New Jersey 07753,

referred to as the Grantee.

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

WHEREAS, the Grantor is the owner of certain lands and premises in the Township of Neptune, hereinafter described "not needed for public house"; and

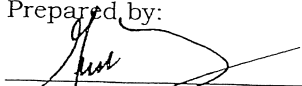
WHEREAS, a sale of said land was pursuant to N.J.S.A. 40A:12-13B, which is authorized by Ordinance #21-17, dated May 10, 2021, authorizing the sale to an owner of real property contiguous to the real property being sold; provided that the property being sold was less than the minimum lot size required for development under the Neptune Township Land Ordinance and is without any capital improvements thereon, except a stockade fence and a split rail wood fence. When there is more than one owner with real property contiguous thereto who submitted a bid upon due notice, said property shall be sold to the highest or sole bidder from among all such owners. In this case there was only one owner with real property contiguous thereto who sought ownership of said property by bid; and

WHEREAS, the Township Committee of the Township of Neptune did, by Resolution #21-294, dated August 23, 2021, confirm the sale and authorize the execution and delivery of Deed in accordance therewith to said contiguous owner, and said purchases having entered into a contract with the Township for the purchase at fair market value in accordance with the terms of the Resolution authorizing the aforesaid sale.

TRANSFER OF OWNERSHIP. The Grantor grants and conveys (transfers ownership of) property described below to the Grantee. This transfer is made for the sum of Fifty Two Thousand Six Hundred Dollars (\$52,600.00). The Grantor acknowledges receipt of this money.

TAX MAP REFERENCE. (N.J.S.A. 46:15-2.1) Township of Neptune, County of Monmouth, State of New Jersey, commonly known as 1324 10th Avenue, Block 402, Lot 7. Account No. ~~46:15-2.1~~. No property tax identification number is available on the date of this deed.

Prepared by:


N.J.S.A. 46:15-13

Gene J. Anthony, Esquire

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: See Attached Legal Description as Schedule A.

The property commonly known as 1324 10th Avenue, Neptune Township, New Jersey, Block 402, Lot 7.

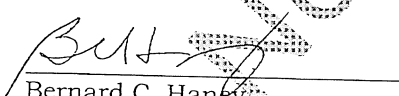
Being the same premises subject to Ordinance No. 21-17 authorizing the sale of the subject property recorded in the Clerk's office of the County of Monmouth, New Jersey on September 10, 2021, in Book: OR 9542, Page: 3496.

Being the same premises conveyed to the Township of Neptune by Deed from Noah Marshall, Jr., and Clara G. Marshall, his wife, dated May 17, 1976, recorded September 8, 1976 in the Monmouth County Clerk's Office in Deed Book 3990, Pg. 827.

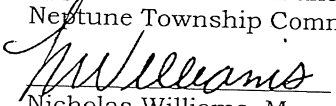
This conveyance is made subject to the following terms and conditions:

1. All sewer liens, rates or charges, if any, due to the Neptune Township Sewerage Authority or where applicable the Ocean Grove Sewerage Authority, which the Grantee assumes and agrees to pay.
2. Such taxes as may hereafter be due for the balance of the year.
3. The property is a non-conforming undersized lot unless legally merging with adjoining property owned by the purchaser.
4. Subject to easements and restrictions, if any, affecting said premises, whether recorded or unrecorded.
5. The property above described as being conveyed in an "as is" condition. The Borough makes no representation as to the condition of the same, nor does the Township make any warranty, implied or expressed, conditional or unconditional, regarding the same.
6. Subject to such state of facts as an accurate survey may disclose.
7. Subject to such variations and easements, which a title search and survey may reveal.

THE ABOVE DESCRIPTION AGREES WITH THE ASSESSEMENT MAP OF THE TOWNSHIP OF NEPTUNE.


Bernard C. Haney,
Assessor/Land Use Administrator

Approved as to Form and Execution by the
Neptune Township Committee:

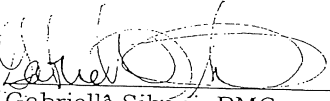

Nicholas Williams, Mayor

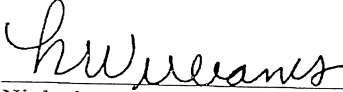
Promises by Grantor. The Grantors promise that the Grantors has done no act to encumber the property. This promise is called a "covenant as to grantors' acts" (N.J.S.A. 46:4-6). This promise means that the grantors have not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

Signatures. The Grantors sign this Deed as of the date at the top of the first page.

Attested to by:

Township of Neptune


Gabriella Siboni, RMC


By: 
Nicholas Williams,
Mayor

STATE OF NEW JERSEY
COUNTY OF MONMOUTH

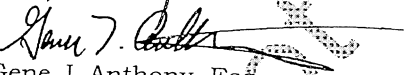
SS.:

I CERTIFY that on Feb. 14, 2022, Gabrielle Siboni, personally came before me and acknowledged under oath, to my satisfaction, that:

- (a) is the Township Clerk of the Township of Neptune, a municipal corporation named in this Deed; and
- (b) this person is the attesting witness to the signing of this Deed by the proper corporate officer, who is Nicholas Williams, Mayor of the municipal corporation; and
- (c) this Deed was signed and delivered by the municipal corporation as its voluntary act duly authorized by the proper Ordinance of the Township Committee; and
- (d) this person knows the proper seal of the corporation, which was affixed to this Deed; and
- (e) this person signed this Proof to Attest to the truth of these facts; and
- (f) a full and actual consideration paid or to be paid for the transfer of title is Fifty-Two Thousand Six Hundred Dollars (\$52,600.00) (Such consideration is defined in N.J.S.A. 46:15-5).


Gabriella Siboni, RMC
Township of Neptune

Signed and sworn before me this 14th day
of February, 2022


Gene J. Anthony, Esq.
Attorney at Law
State of New Jersey

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

File Number: PURE-1826

SCHEDULE C
LEGAL DESCRIPTION

Beginning at a point in the southerly line of Tenth Avenue, distant four hundred nine and twenty-one hundredths feet south seventy degrees forty-five minutes thirty seconds East from the intersection of the southerly line of Tenth Avenue with the center line of Highway Route #35 and extending thence (1) South thirteen degrees twelve minutes west along the easterly line of Lot 3, one hundred eighty-five and sixty seven , hundredths feet to the southeasterly corner of Lot 3; thence (2) South sixty-six degrees thirty minutes East, twenty five and twenty seven hundredths feet to the southwesterly corner of Lot 1; thence (3) north thirteen degrees twelve minutes East along the westerly line of Lot 1, one hundred eighty seven and fifty six hundredths feet to the southerly line of Tenth Avenue thence (4) north seventy degrees forty-five minutes thirty seconds west along the northerly line of Tenth Avenue; twenty five feet to the point or place of Beginning.

Known as Lot 2 on Map en.titled -"Lots at West Grove, New Jersey" made by Niart Rogers; Surveyor, April 25, 1874, and filed in the Monmouth County Clerk's Office June 29 1896 in Case:5.

NOTE: Being Lot(s) Lot: 7, Block: 402; Tax Map of the Township of Neptune, County of Monmouth, State of New Jersey.

NOTE: Lot and Block shown for informational purposes only.

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 Monmouth } SS. County Municipal Code 1335

FOR RECORDER'S USE ONLY
Consideration \$
RTF paid by seller \$
Date By

MUNICIPALITY OF PROPERTY LOCATION Neptune Township *Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)

Deponent, Nicholas Williams, Mayor, being duly sworn according to law upon his/her oath, deposes and says that he/she is the Legal Representative in a deed dated 2/22/2022 transferring

(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.) real property identified as Block number 402 Lot number 7 located at 1324 10th Avenue, Neptune Township and annexed thereto.

(2) CONSIDERATION \$ 52,600.00 (Instructions #1 and #5 on reverse side) [X] 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 below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS: (See Instructions #5A and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation

\$ + % = \$
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 valuation.

(4) FULL EXEMPTION FROM FEE (See Instruction #8 on reverse side)

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). Mere reference to exemption symbol is insufficient. Explain in detail.

(b) By or to the United States of America, this State, or any instrumentality, agency or subdivision

(5) PARTIAL EXEMPTION FROM FEE (Instruction #9 on reverse side)

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 State portions of the Basic, Supplemental, and General Purpose Fees, 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 Grantor(s) 62 years of age or over. * (Instruction #9 on reverse side for A or B)
B. BLIND PERSON Grantor(s) legally blind or;
DISABLED PERSON Grantor(s) permanently and totally disabled receiving disability payments not gainfully employed

Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:
Owned and occupied by grantor(s) at time of sale. Resident of State of New Jersey.
One or two-family residential premises. Owners as joint tenants must all qualify.

*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (Instruction #9 on reverse side)

- Affordable according to H.U.D. standards. Reserved for occupancy.
Meets income requirements of region. Subject to resale controls.

(6) NEW CONSTRUCTION (Instructions #2, #10 and #12 on reverse side)

- Entirely new improvement. Not previously occupied.
Not previously used for any purpose. NEW CONSTRUCTION printed clearly at top of first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side)

- 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 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 14th day of Feb, 2022

Signature of Deponent: Nicholas Williams
Township of Neptune
Grantor Name: 25 Neptune Blvd. Neptune Township, NJ 07753

Deponent Address: 25 Neptune Blvd. Neptune Township, NJ 07753
Grantor Address at Time of Sale: XXX-XXX-916

Last three digits in Grantor's Social Security Number Name/Company of Settlement Officer

GENE J. ANTHONY, ESQ. Attorney At Law State of NJ

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

County recording offices shall forward one copy of each RTF-1 form when Section 3A is completed to: STATE OF NEW JERSEY PO 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 may not be altered or amended without 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: https://www.state.nj.us/treasury/taxation/lpt/localtax.shtml



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)
Township of Neptune
Current Resident Address:
Street: 25 Neptune Blvd.
City, Town, Post Office State Zip Code
Neptune Township NJ 07753

PROPERTY INFORMATION (Brief Property Description)

Block(s) Lot(s) Qualifier
Block: 402 Lot: 7
Street Address:
1324 10th Ave
City, Town, Post Office State Zip Code
Neptune Township NJ 07753
Seller's Percentage of Ownership Consideration Closing Date
100% \$52,600.00 2/22/2022

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to 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 an 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).
8. Transfer 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.

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.

Feb 14, 2022
Date

[Signature]
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