



Monmouth County Document Summary Sheet

MONMOUTH COUNTY CLERK PO BOX 1251 MARKET YARD FREEHOLD NJ 07728	Transaction Identification Number	6153149	7430302
	Recorded Document to be Returned by Submitter to: EVIDENT TITLE AGENCY INC 874 POMPTON AVE CEDAR GROVE, NJ 07009		

Official Use Only

CHRISTINE GIORDANO HANLON
 COUNTY CLERK
 MONMOUTH COUNTY, NJ

 INSTRUMENT NUMBER
 2022063431
 RECORDED ON
 Jun 15, 2022
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 BOOK:OR-9600 PAGE:5904
 Total Pages: 7

 REALTY TRANSFER FEES \$4,920.00
 COUNTY RECORDING FEES \$80.00
 TOTAL PAID \$5,000.00

Submission Date (mm/dd/yyyy)		06/14/2022
No. of Pages (excluding Summary Sheet)		5
Recording Fee (excluding transfer tax)		\$80.00
Realty Transfer Tax		\$4,920.00
Total Amount		\$5,000.00
Document Type	DEED/NO EXEMPTION FROM REALTY TRANSFER FEE	
Electronic Recordation Level	L2 - Level 2 (With Images)	
Municipal Codes		
	NEPTUNE TOWNSHIP	3501
		1344790

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		\$575,000.00			
	Submitted By		SIMPLIFILE, LLC. (SIMPLIFILE)			
	Document Date		06/14/2022			
	Reference Info					
	Book ID		Book	Beginning Page	Instrument No.	Recorded/File Date
	GRANTOR		Name			Address
			SURYA REALTY LLC			
	GRANTEE		Name			Address
			SIMDEV REALTY LLC			
	Parcel Info					
Property Type		Tax Dist.	Block	Lot	Qualifier	
		35	1122	3		
					3501	

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DEED

This Deed is made on **June 6, 2022** and delivered on **June 6, 2022**

BETWEEN

Surya Realty, LLC

A New Jersey Limited Liability Company
having its principal office at
**10 Booth Court
Edison, NJ 08820**

referred to as the Grantor,
AND

Simdev Realty, LLC

whose post office address is about to be
**1800 Corlies Avenue Neptune, NJ 07753
A/K/A 1800 N.J. State Highway Route 33, 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 **\$575,000.00**
Five Hundred and Seventy-five Thousand Dollars and No Cents.
The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:26A-3) Township of **Neptune**
Block No. **1122** Lot No. **3** Qualifier No. _____ Account No. _____

No lot and block or account 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, State of New Jersey.**

The legal description is:

Please see attached Legal Description annexed hereto and made a part hereof.

4. Title to the said estate or interest in the land is at the Effective Date vested in:

Surya Realty, LLC, by deed from West River, Inc. dated October 31, 2014 and recorded with the Monmouth County Clerk's Office on November 12, 2014 in Book OR-9088, page 6987.

Prepared by:

Ksh

Kunal Shah, Esq., Attorney at Law of New Jersey

(For Recorder's Use)

EXHIBIT A

File No.: ETA3-21-17905

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:

BEGINNING at the intersection of the westerly line of Taylor Avenue and the southerly line of N.J. State Highway Route 33, also known as 11 Corlies Avenue, thence

- (1) Along the westerly line of Taylor Avenue on a course South 15 degrees 17 minutes 30 seconds West, a distance of 106.20 feet to a point; thence
- (2) North 83 degrees 19 minutes 40 seconds West a distance of 210.15 feet to a point; thence
- (3) North 06 degrees 40 minutes 30 seconds East a distance of 105 feet to a point on the southerly line of N.J. State Highway Route 33, (also known as Corlies Avenue); thence
- (4) Continuing along the same on a course of South 83 degrees 19 minutes 40 seconds East a distance of 226.07 feet to a point on the westerly line of Taylor Avenue, said point being the point and place of BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY: Commonly known as 1800 Corlies Avenue, Neptune, New Jersey / Mailing Address 1800 Route 33, Neptune, New Jersey

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot 3 in Block 1122 on the Township of Neptune Tax Map.

Not Certified Copy

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

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

Seller's Information

Name(s)
Surya Realty, LLC by Ashok Nanda, Authorized Member

Current Street Address
10 Booth Court

City, Town, Post Office
Edison State NJ ZIP Code 08820

Property Information

Block(s)
1122 Lot(s) 3 Qualifier

Street Address
1800 Corlies Avenue A/K/A 1800 N.J. State Highway Route 33, Neptune, NJ 07753

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

Seller's Percentage of Ownership	Total Consideration	Owner's Share of Consideration	Closing Date
<u>100</u>	<u>\$575,000.00</u>	<u>\$575,000.00</u>	<u>6/6/22</u>

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.

6/6/22



Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

RTF-1 (Rev. 4/17)
MUST SUBMIT IN DUPLICATE

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(P.L. 1968, c. 49, as amended through P.L. 2006, c. 33) (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

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

COUNTY } SS. County Municipal Code
Monmouth 1335

MUNICIPALITY OF PROPERTY LOCATION Neptune *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, Ashok Nanda, being duly sworn according to law upon his/her oath, deposes and says that he/she is the Member in a deed dated 6/6/22 transferring real property identified as Block number 1122 Lot number 3 located at 1800 Corlies Avenue, Neptune A/K/A 1800 N.J. State Highway Route 33, Neptune and annexed thereto.

(2) CONSIDERATION \$575,000.00 (Instructions #1 and #5 on reverse side) 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

\$575,000.00 + 94.45 % = \$608,787.71

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 P.L. 1968, c. 49 as amended through P.L. 2004, c. 66 for the following reason(s). Mere reference to exemption symbols is insufficient. Explain in detail.

(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 P.L. 1975, c. 170, P.L. 2004, c. 113 and P.L. 2004, c. 66 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 P.L. 1968, c. 49 as amended through P.L. 2006, c. 33.

Subscribed and sworn to before me this 6 day of June, 2022

Ashok Nanda
Signature of Deponent
10 Booth Court
Edison, NJ 08820

Ashok Nanda
Grantor Name
10 Booth Court
Edison, NJ 08820

Deponent Address xxx-xx-x 287 Grantor Address at Time of Sale Evident Title Agency
Name/Company of Settlement Officer

MARYBETH WALLACE
NOTARY PUBLIC STATE OF NEW JERSEY
ID Number 2429558
My Commission Expires February 1, 2023

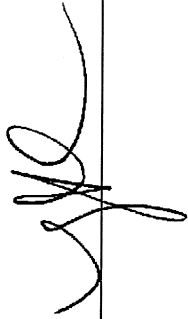
FOR OFFICIAL USE ONLY	
Instrument Number	County
Deed Number	Book Page
Deed Dated	Date Recorded

The street address of the Property is:
1800 Corlies Avenue, Neptune, NJ 07753 A/K/A 1800 N.J. State Highway Route 33, Neptune, NJ 07753

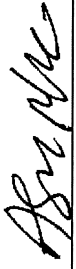
4. **Promises by Grantor.** The Grantor promises that the Grantor has done no act to encumber the Property. This promise is called a "Covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the Property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

5. **Signatures.** 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. (Print name below each signature.)

Witnessed or Attested by:



Surya Realty, LLC



By: Ashok Nanda, Authorized Member

STATE OF NEW JERSEY, COUNTY OF MIDDLESEX
I CERTIFY that on **June 6, 2022**

SS:

Ashok Nanda


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 Deed;

(b) was authorized to and did execute this Deed as **Authorized Member of Surya Realty, LLC**, the entity named in this Deed

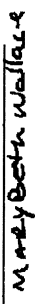
(c) made this Deed for **\$575,000.00** as the full and actual consideration paid or to be paid for transfer of title. (Such consideration is defined in N.J.S.A. 46:13-5); and

(d) executed this Deed as the act of the entity

RECORD AND RETURN TO:
Stanley U North, III, Esq
8 Wind Ridge Drive
North Caldwell, NJ 07006



Kumal Shah, Esq.
Attorney at Law of New Jersey



Mary Beth Wallace

MARYBETH WALLACE
NOTARY PUBLIC STATE OF NEW JERSEY
ID Number 2429558
My Commission Expires February 1, 2023