



# Monmouth County Document Summary Sheet

MONMOUTH COUNTY CLERK PO BOX 1251 MARKET YARD FREEHOLD NJ 07728	<b>Transaction Identification Number</b>	6306828	7641125
	<b>Recorded Document to be Returned by Submitter to:</b> FOUNDATION TITLE, LLC 601 ROUTE 73 N STE 201 MARLTON, NJ 08053		

**Official Use Only**

CHRISTINE GIORDANO HANLON  
 COUNTY CLERK  
 MONMOUTH COUNTY, NJ  
  
 INSTRUMENT NUMBER  
 2022091834  
 RECORDED ON  
 Sep 08, 2022  
 9:20:15 AM  
 BOOK:OR-9614 PAGE:3654  
 Total Pages: 7  
  
 REALTY TRANSFER FEES \$9,563.40  
 COUNTY RECORDING FEES \$80.00  
 TOTAL PAID \$9,643.40

<b>Submission Date (mm/dd/yyyy)</b>		09/07/2022
<b>No. of Pages (excluding Summary Sheet)</b>		5
<b>Recording Fee (excluding transfer tax)</b>		\$80.00
<b>Realty Transfer Tax</b>		\$9,563.40
<b>Total Amount</b>		\$9,643.40
<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
1369309		

**Additional Information (Official Use Only)**

**\* DO NOT REMOVE THIS PAGE.**  
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**RETAIN THIS PAGE FOR FUTURE REFERENCE.**



## Monmouth County Document Summary Sheet

<b>DEED/NO EXEMPTION FROM REALTY TRANSFER FEE</b>	<b>Type</b>	DEED/NO EXEMPTION FROM REALTY TRANSFER FEE				
	<b>Consideration</b>	\$999,000.00				
	<b>Submitted By</b>	SIMPLIFILE, LLC. (SIMPLIFILE)				
	<b>Document Date</b>	09/07/2022				
	<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>	
		ROBERT W MILDNER				
	<b>GRANTEE</b>	<b>Name</b>			<b>Address</b>	
		615 ROUTE 35 LLC				
	<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	806	6		3501

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# Deed

This Deed is made on 8/18/2022  
BETWEEN Robert W. Mildner  
Married  
whose post office address is 186 Whalepond Road  
Oakhurst, NJ 07755

referred to as the Grantor,  
AND 615 Route 35 LLC

whose post office address is 110 7th Avenue  
Belmar, NJ 07719

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 \$999,000.00  
Nine Hundred Ninety-Nine Thousand Dollars and No Cents

The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:26A-3) Municipality of Neptune  
Block No. 806, Lot No. 6, Qualifier No. \_\_\_\_\_ and 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 and State of New Jersey.

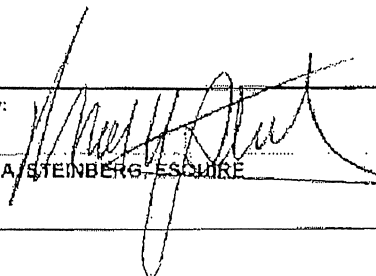
The legal description is:

Please see attached Legal Description annexed hereto and made a part hereof. (Check box if applicable.)

BEING the same premises conveyed to Robert W. Mildner by Deed from Robert W. Mildner, dated December 2, 2010, recorded December 3, 2010 in the Monmouth County Clerk's Office in Deed Book OR-8865, Page 3799.

BEING previously vested in Rober W. Mildner by deed from Faith B. Knapp, dated July 19, 1999, in the Monmouth County Clerk's Office in Deed Book 5852, Pager 423.

SUBKJECT to easements and restrictions of record and applicable zoning ordinances, if any.

Prepared by:  MARK A. STEINBERG, ESQUIRE	(For Recorder's Use Only)
--	---------------------------

American Land Title Association

Commitment for Title Insurance  
Adopted 6-17-06 Revised 08-01-2016

LEGAL DESCRIPTION

**Agents Abstract Title Agency, LLC**

a Policy Issuing Agent for **Fidelity National Title Insurance Company**  
File No. 222-197950

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

BEGINNING at a point, said point being formed by the intersection of northerly line of Olden Avenue (50' R.O.W.) and the westerly line of New Jersey State Highway Route 35; thence proceeding,

(1) Along the northerly line of Olden Avenue, South 82 degrees 45 minutes 00 seconds West, a distance of 123.07 feet to a point being the southeasterly corner of Lot 35, Block 245; thence

(2) Along the easterly line of Lots 35 and 62, Block 245, North 07 degrees 15 minutes 00 seconds West, a distance of 200.00 feet to a point in the southerly line of Bradford Avenue (50' R.O.W.); thence

(3) Along said southerly line of Bradford Avenue, North 82 degrees 45 minutes 00 seconds East, a distance of 113.46 feet to a point being the point of intersection of said southerly line of Bradford Avenue with the westerly line of New Jersey State Highway Route 35; thence

(4) Along the westerly line of New Jersey State Highway Route 35, South 10 degrees 00 minutes 03 seconds East, a distance of 200.23 feet to the point or beginning.

**NOTE FOR INFORMATION:**

**BEING known as 615 35 Route, Neptune Township, Monmouth County, State of New Jersey, Block 806, Lot 6 on the tax map of Neptune Township.**

**NOTE FOR INFORMATION: The mailing address of the premises is 615 35 Route, Neptune, NJ 07753.**

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

GIT/REP-3  
(2-21)

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

(Print or Type)

**Seller's Information**

Name(s)

**Robert W. Mildner**

Current Street Address

**186 Whale Pond Road**

City, Town, Post Office

**Oakhurst**

State

**NJ**

ZIP Code

**07755**

**Property Information**

Block(s)

**806**

Lots(s)

**6**

Qualifier

Street Address

**615 Route 35**

City, Town, Post Office

**Neptune Township**

State

**NJ**

ZIP Code

**07753**

Seller's Percentage of Ownership

**100 %**

Total Consideration

**\$999,000.00**

Owner's Share of Consideration

**\$999,000.00**

Closing Date

**8/18/2022**

**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.

8/18/2022  
Date

Robert W. Mildner  
Signature (Seller) Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

MUST SUBMIT IN DUPLICATE
NC1645 - Affidavit of Consideration
RTF-1 (Rev. 3/22) Pg.22

Printed by ALL-STATE LEGAL®
www.aslegal.com 800.222.0510 Page 1

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

BEFORE COMPLETING THIS AFFIDAVIT PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY } SS. County Municipal Code
COUNTY MONMOUTH } 1335
Municipality of Property Location: Neptune Township
FOR RECORDER'S USE ONLY
Consideration \$
RTF paid by seller \$
Date By

(1) PARTY OR LEGAL REPRESENTATIVE (Instructions 3 and 4 attached)
Deponent, Robert W. Mildner, being duly sworn according to law upon his/her oath, deposes
and says that he/she is the Grantor in a deed dated 8/18/2022
transferring real property identified as Block No. 806, Lot No. 6 located at
615 Highway 38, Neptune Township and annexed thereto.

(2) CONSIDERATION: \$999,000.00 (Instructions 1 and 5) [X] no prior mortgage to which property is subject.

(3) Property transferred is Class (4A) 4B 4C. 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:
Total Assessed Valuation ÷ Director's Ratio = Equalized Assessed Valuation
\$550,600.00 ÷ 9.445 % = \$550,600.00

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: (Instruction 3)
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 the exemption symbol is insufficient. Explain in detail.

(5) PARTIAL EXEMPTION FROM FEE: (Instruction 9) 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)
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) IF APPLIES ALL BOXES MUST BE CHECKED
[ ] Affordable according to HUD standards [ ] Reserved for occupancy
[ ] Meets income requirements of region [ ] Subject to resale controls

(6) NEW CONSTRUCTION (Instructions 2, 10 and 12) IF APPLIES ALL BOXES MUST BE CHECKED
[ ] Entirely new improvement [ ] Not previously occupied
[ ] Not previously used for any purpose [ ] "NEW CONSTRUCTION" printed clearly at top of the first page of the deed

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions 5, 12 and 14) IF APPLIES ALL BOXES MUST BE CHECKED
[ ] 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) INTERCOMPANY TRANSFER (Instructions 15) IF APPLIES ALL BOXES MUST BE CHECKED
[ ] Intercompany transfer between combined group members as part of the unitary business
[ ] Combined group NU ID number (Required)

(9) Deponent makes this Affidavit to induce the 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 18th day of August, 2022 Robert W. Mildner Grantor Name

Mark A. Steinberg
Attorney at Law -
State of New Jersey

Robert W. Mildner Deponent Address
186 Whalepond Road Grantor Address at Time of Sale
Oakhurst, NJ 07755

Notary Public XXX-XX-X 760 Last 3 digits in Grantor's Soc. Sec. No. Name/Company of Settlement Officer

Clearly recording offices shall forward one copy of each RTF-1 form when section 3A is completed to: State of New Jersey, P.O. Box 251 Trenton, NJ 08695-0251, Attention: Realty Transfer Fee Unit

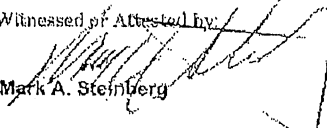
FOR OFFICIAL USE ONLY
Instrument Number
County
Deed Number Book Page
Deed Dated Date Recorded

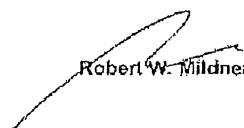
The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law and may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at: www.state.nj.us/treasury/taxation/lpt/localtax.htm

The street address of the Property is:  
615 Route 35, Neptune Township, 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. (Print name below each signature.)

Witnessed or Attested by:

  
Mark A. Steinberg

  
Robert W. Mildner

(Seal)  
  
(Seal)

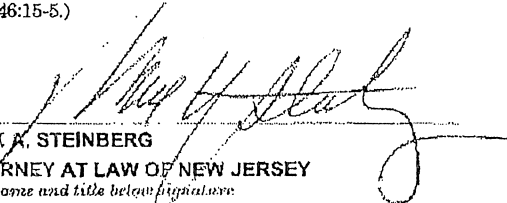
STATE OF NEW JERSEY, COUNTY OF MONMOUTH SS:

I CERTIFY that on 8/18/2022  
Robert W. Mildner

personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of this Deed;
- (b) executed this Deed as his or her own act; and
- (c) made this Deed for \$ **999,000.00** 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.)

RECORD AND RETURN TO:

  
MARK A. STEINBERG  
ATTORNEY AT LAW OF NEW JERSEY  
*Print name and title below signature.*