

Prepared by:  
Richard J. Angelo, Esq.

**DEED**

This Deed is made on September 8, 2023 *delivered on September 11, 2023*

**BETWEEN**

Richard J. Angelo, Esq., Executor of the Estate of James L. Goff, Jr., deceased  
whose address is 1230 Corlies Avenue, Neptune, NJ 07753, referred to as the Grantor,

**AND**

R and M Enterprises, LLC,  
whose address is about to be 1230 Corlies Avenue, Neptune, New Jersey 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 (called the "Property") described below to the Grantee. This transfer is made for the sum of **TWO HUNDRED SIXTY THOUSAND AND 00/100 DOLLARS (\$260,000.00)**. The Grantor acknowledges receipt of this money.

**Tax map Reference.** (N.J.S.A. 46:26A-1) Township of Neptune, Block No. 516, Lot No. 9.

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 Township of Neptune, County of Monmouth and State of New Jersey.

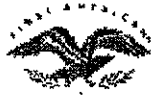
Please see attached Legal Description annexed hereto and made a part hereof (check box if applicable).

The street address of the Property is 1230 Corlies Avenue, Neptune, New Jersey 07753.

Being the same premises conveyed to James L. Goff and Cheryl Stoeber by Deed from Walter R. Jones, Jr., and Ruth E. Jones, husband and wife, dated March 4, 1987, recorded March 23, 1987 in the Monmouth County Clerk/Register's Office in Deed Book 4742, Page 245.

Cheryl Stoeber-Goff departed this life on May 30, 2020, survived by her husband, James L. Goff, Jr.

James L. Goff, Jr., departed this life on September 23, 2022, leaving a Last Will and Testament dated April 3, 2017. Under Paragraph Third, he bequeathed his residuary estate to charity. Under Paragraph Seventh, he appointed Richard J. Angelo, Esq., as Executor and Letters Testamentary were issued to him on November 9, 2022.



**SCHEDULE C  
LEGAL DESCRIPTION**

Issuing Office File No. TA-158603

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of Neptune, in the County of Monmouth, State of New Jersey:

BEGINNING at a point in the southerly line of Corlies Avenue, also known as State Highway Route 33, distant 350 feet easterly from the southeast corner of Corlies Avenue and Ridge Avenue, and running thence

(1) North 86 degrees 30 minutes East along the southerly line of Corlies Avenue, 50 feet to a point; thence

(2) South 3 degrees 30 minutes East, 219.90 feet to a point; thence

(3) North 86 degrees 26 minutes West, 50.38 feet to a point; thence

(4) North 3 degrees 30 minutes West, 213.70 feet to the point or place of BEGINNING.

Note for Information Only:

Also known as Lot(s) 9- Block 516, on the official tax map of Township of Neptune, County of Monmouth, in the State of New Jersey.

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

### Seller's Information

Name(s) Richard J. Angelo, Executor of the Estate of James L. Goff, Jr., Deceased

Current Street Address 1500 Allaire Avenue, Suite 101

City, Town, Post Office Ocean State NJ ZIP Code 07712

### Property Information

Block(s) 516 Lot(s) 9 Qualifier \_\_\_\_\_

Street Address 1230 Corlies Avenue

City, town, Post Office Neptune State New Jersey ZIP Code 07753

Seller's Percentage of Ownership	Total Consideration	Owner's Share of Consideration	Closing Date
100%	\$260,000.00	\$260,000.00	September 11, 2023

### 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.

9.8.2023  
Date

Richard J. Angelo  
Signature (Seller) Indicate if Power of Attorney or Attorney in Fact

\_\_\_\_\_  
Date

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

Subject to covenants, conditions, restrictions, easements and utility grants of record, if any.

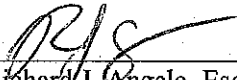
Subject to facts as shown on an accurate survey and inspection of premises.

**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.

Witnessed By:

\_\_\_\_\_

  
Richard J. Angelo, Esq., Executor of the  
Estate of James L. Goff, Jr., deceased

\_\_\_\_\_

STATE OF NEW JERSEY

SS.:

COUNTY OF MONMOUTH

I CERTIFY that on September 8, 2023, Richard J. Angelo, personally came before me and stated to my satisfaction that this person:

- a) was the maker of this Deed;
- b) executed this Deed as their own act; and,
- c) made this Deed for \$260,000.00 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.)

  
Notary Public Expires 5/31/26.

Isaac Tawil  
Notary Public State  
of NJ  
my Comm Exp.  
5/31/26

