



Monmouth County Document Summary Sheet



MONMOUTH COUNTY CLERK
 PO BOX 1251
 MARKET YARD
 FREEHOLD NJ 07728

Return Name and Address
 Coastal Title Agency, Inc.
 P.O. Box 740
 Freehold, NJ 07728



701XQS

Official Use Only

CHRISTINE GIORDANO HANLON
 COUNTY CLERK
 MONMOUTH COUNTY, NJ

INSTRUMENT NUMBER
 2023072344

RECORDED ON

Oct 17, 2023

11:37:05 AM

BOOK:OR-9663

PAGE:9174

Total Pages: 5

REALTY TRANSFER \$6,245.00
FEES

COUNTY RECORDING \$80.00
FEES

TOTAL PAID \$6,325.00

Submitting Company Coastal Title Agency, Inc.

Document Type Deed

Document Date (mm/dd/yyyy)

10/09/2023

No. of Pages of the Original Signed Document
(Including the cover sheet)

5

Consideration Amount (If applicable)

\$700,000.00

OCT 16 2023

Official Use Only

6245.⁰⁰

5

First Party <i>(Grantor or Mortgagor or Assignor)</i> <i>(Enter up to five names)</i>	Name(s) <i>(Last Name First Name Middle Initial Suffix)</i> <i>(or Company Name as written)</i>			Address (Optional)	
	JAMES, Jeffrey R & Heather				
Second Party <i>(Grantee or Mortgagee or Assignee)</i> <i>(Enter up to five names)</i>	Name(s) <i>(Last Name First Name Middle Initial Suffix)</i> <i>(or Company Name as written)</i>			Address (Optional)	
	23 Webb LLC				
Parcel Information <i>(Enter up to three entries)</i>	Municipality	Block	Lot	Qualifier	Property Address
	Neptune Township	228	16		23 Webb Ave, Ocean Grove, NJ 07756
Reference Information <i>(Enter up to three entries)</i>	Book Type	Book	Beginning Page	Instrument No.	Recorded/File Date

*DO NOT REMOVE THIS PAGE.

DOCUMENT SUMMARY SHEET (COVER SHEET) IS PART OF MONMOUTH COUNTY FILING RECORD. RETAIN THIS PAGE FOR FUTURE REFERENCE.

Prepared by:

MONICA C. KOWALSKI, ESQ.

ASSIGNMENT OF LEASE

KNOW ALL MEN BY THESE PRESENTS, THAT, I, **JEFFREY R. JAMES and HEATHER JAMES, HW, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** of 23 WEBB AVENUE, OCEAN GROVE (NEPTUNE TOWNSHIP), NEW JERSEY 07756,

In consideration of the sum of **Seven Hundred Thousand Dollars and Zero/00 cents, (\$700,000.00)** lawful money of the United States, to them duly paid by **23 WEBB, LLC**, who are about to reside at **23 WEBB AVENUE**, in the Township of Neptune (Ocean Grove) in the County of Monmouth and State of New Jersey 07756, the receipt whereof is hereby acknowledged have sold, assigned, transferred and set over, and by these presents, do sell, assign, transfer and set over unto **23 WEBB, LLC**, their heirs, executors, administrators and assigns, a certain Indenture of Lease, bearing date the 1st day of October in the year Eighteen Hundred and Seventy three, made by "the Ocean Grove Camp Meeting Association of the Methodist Episcopal Church" of all that certain plot, piece or parcel of ground known and designated as Lot 674 on the Map of lots of Camp Ground of the Said Camp Meeting Association, situate in Neptune Township, in the County of Monmouth and State of New Jersey, with all and singular the premises therein mentioned and described, and the buildings thereon, together with the appurtenances.

BEING KNOWN as Lot 16 in Block 228, on the official tax map of Township of Neptune for Ocean Grove, County of Monmouth, in the State of NJ and more commonly known as 23 Webb Avenue, Ocean Grove (Neptune Township), NJ 07756.

To Have and to Hold the same unto the said **23 WEBB, LLC**, their heirs, executors, administrators and assigns, from the **10TH** date of **October, 2023** for and during all the rest, residue and remainder of the term of **Ninety-nine** years, **renewable for a like term of years forever**, as mentioned in the said Indenture of Lease, Subject, nevertheless, to the rent, covenants, conditions, provisions and regulations therein also mentioned.

AND I do hereby covenant and agree with the said **23 WEBB, LLC**, that the said assigned premises now are free and clear of and from all former and other gifts, grants, bargains, sales, leases, judgments, executions, back rents, taxes, assessments, and encumbrances whatsoever.

BEING ALL OR A PART OF THE SAME PREMISES demised and let to Homer Eaton, by the aforesaid Camp Meeting Association, by Indenture of Lease dated the 1st day of October, in the year Eighteen Hundred and Seventy-Three, and recorded in the Monmouth County Clerk's Office on November 20, 1883, in Deed Book 373, Page 202, and by several mesne assignments, assigned, transferred and set over to Jeffrey R. James, married, by Assignment of Lease from Heather James, a/k/a Heather A. James, married, dated September 12, 2008, which was recorded in the Monmouth County Clerk's Office on September 16, 2008, in Book 8739, Page 8629 and more particularly described in Schedule A - Legal Description, attached hereto.

In Witness Whereof, I have hereunto set my hand and seal this 9th day of October, Two Thousand and Twenty-three.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

MONICA C. KOWALSKI, ESQ.
ATTORNEY AT LAW OF NEW JERSEY

JEFFREY R. JAMES

HEATHER JAMES, A/K/A HEATHER R. JAMES

GIT/REP-1
(10-21)

**State of New Jersey
Nonresident Seller's Tax Declaration**

(Print or type)

Seller's Information

Name(s)

JEFFREY R. JAMES AND HEATHER JAMES, A/K/A HEATHER R. JAMES, MARRIED

Current Street Address

4 RIDGE AVENUE

City, Town, Post Office

CANTON

State

CT

ZIP Code

06019

Property Information

Block(s)

228

Lot(s)

16

Qualifier

Street Address

23 WEBB AVENUE

City, Town, Post Office

OCEAN GROVE (NEPTUNE TOWNSHIP)

State

NJ

ZIP Code

07756

Seller's Percentage of Ownership

100%

Total Consideration

700,000.00

Owner's Share of Consideration

700,000.00

Closing Date

10/10/2023

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 the 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.

9/23/2023

Date

Jeffrey R James
Heather James

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Cut Along Dotted Line



COASTAL TITLE AGENCY, INC.
PO Box 740
Freehold, New Jersey 07728
Ph: 732 308-1660 / 800 521-0378
Fax: 732 308-1881
Website: www.coastaltitleagency.com

**SCHEDULE A - 3
DESCRIPTION**

File No. CT-77537

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:

All that certain plot, piece or parcel of ground, only insofar as the same effects Lot Numbered Six Hundred Seventy-Four (No. 674) on the North side of Webb Avenue on the Maps of Lots of Camp Ground of the said Camp Ground Meeting Association, situate in Neptune Township in the County of Monmouth and the State of New Jersey, with all and singular the premises therein mentioned and described, and the buildings thereon, together with the appurtenances.

Also described as follows:

Beginning at a point in the northerly line of Webb Avenue, said point being 90.84 feet west of the intersection of the northerly line of Webb Avenue with the westerly line of Beach Avenue; thence

1. Along the northerly line of Webb Avenue, North 67 degrees 23 minutes 30 seconds west, 30.28 feet to a point; thence
2. North 25 degrees 52 minutes east, 58.24 feet to a point; thence
3. South 64 degrees 08 minutes east, 30.23 feet to a point; thence
4. South 25 degrees 52 minutes west, 56.51 feet to the point or place of beginning.

The above description is drawn in accordance with a survey made by Michael J. Williams Land Surveying LLC dated October 3, 2023.

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot 16 in Block 228 on the Township of Neptune Tax Map.

Property Address: 23 Webb Avenue, (Township of Neptune), Ocean Grove, NJ 07756

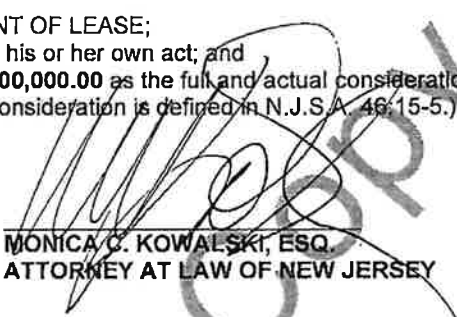
STATE OF NEW JERSEY,
COUNTY OF MONMOUTH

SS.:

I CERTIFY that on September 23, 2023

JEFFREY R. JAMES and HEATHER JAMES, A/K/A HEATHER R. JAMES, 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 ASSIGNMENT OF LEASE;
- (b) executed this ASSIGNMENT OF LEASE as his or her own act; and
- (c) made this ASSIGNMENT OF LEASE for \$700,000.00 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.)


MONICA C. KOWALSKI, ESQ.
ATTORNEY AT LAW OF NEW JERSEY

<u>ASSIGNMENT OF LEASE</u>		<i>Dated: OCTOBER 10 2023</i>
JEFFREY R. JAMES, MARRIED HEATHER JAMES, A/K/A HEATHER R. JAMES		
	Grantor,	
TO		<i>Record and return to:</i>
23 WEBB, LLC		COASTAL TITLE AGENCY PO BOX 740 FREEHOLD, NEW JERSEY 07728
	Grantee.	

Not Certified