



Monmouth County Document Summary Sheet

MONMOUTH COUNTY CLERK PO BOX 1251 MARKET YARD FREEHOLD NJ 07728	Transaction Identification Number 5955557 7154605	
	Recorded Document to be Returned by Submitter to: SIMPLICITY TITLE LLC 70 GROVE ST SOMERVILLE, NJ 08876	

Official Use Only

CHRISTINE GIORDANO HANLON COUNTY CLERK MONMOUTH COUNTY, NJ INSTRUMENT NUMBER 2022021170 RECORDED ON Mar 08, 2022 11:38:56 AM BOOK:OR-9583 PAGE:581 Total Pages: 7 REALTY TRANSFER FEES \$8,357.00 COUNTY RECORDING FEES \$80.00 TOTAL PAID \$8,437.00

Submission Date (mm/dd/yyyy)		03/07/2022
No. of Pages (excluding Summary Sheet)		5
Recording Fee (excluding transfer tax)		\$80.00
Realty Transfer Tax		\$8,357.00
Total Amount		\$8,437.00
Document Type	DEED/NEW CONSTRUCTION	
Electronic Recording Level	L2 - Level 2 (With Images)	
Municipal Codes		
	NJ 13 JUNE TOWNSHIP	3501
		1313711

Additional Information (Official Use Only)

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Monmouth County Document Summary Sheet

DEED/NEW CONSTRUCTION	Type		DEED/NEW CONSTRUCTION			
	Consideration		\$895,000.00			
	Submitted By		SIMPLIFILE, LLC. (SIMPLIFILE)			
	Document Date		03/07/2022			
	Reference Info					
	Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
	GRANTOR		Name		Address	
			DYKEMAN ASSOCIATES INC			
			DYKEMAN ASSOCIATES			
	GRANTEE		Name		Address	
			HANK ASHFORTH			
			GINA ASHFORTH			
	Parcel Info					
Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality	
	35	5213	1		3501	

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**EXHIBIT A
LEGAL DESCRIPTION**

Issuing Office File No. ST-22354

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:

BEING known and designated as Lot 1, 2, 3, 4 & p/o 5 in Block 26 as set forth on a certain map entitled, "Map of Lots 19-48 Section A, Shark River Hills" situated in the Township of Neptune, County of Monmouth, State of NJ, which map was filed on January 31, 1938 in the Monmouth County Clerk's Office as Map No. 21-2.

BEGINNING AT A POINT IN THE WESTERLY SIDE OF RIVERSIDE DRIVE, SAID POINT BEING IN THE NORTHERLY CORNER OF LOT 6, BLOCK 5213 ON THE PRESENT TAX MAP, ALSO KNOWN AS LOT 6, BLOCK 26, SECTION A, ON THE MAP OF SHARK RIVER HILLS, THENCE

1. SOUTH 62 DEGREES 41 MINUTES WEST ALONG THE LINE OF LOT 6, 100 FEET TO A POINT THENCE;
2. IN A LINE RUNNING ALMOST DUE WEST, 44.5 FEET TO A POINT IN THE REAR LINE OF LOT 43; THENCE
3. NORTHERLY ALONG THE REAR LINE OF LOTS 43, 44, 45, 46, 47, 48 AND 49, 163.37 FEET TO THE INTERSECTION OF SAID REAR LINE OF LOTS WITH THE LINE OF RIVERSIDE DRIVE; THENCE
4. SOUTHERLY ALONG WITH THE LINE OF RIVERSIDE DRIVE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 413 FEET, 85.73 FEET TO A POINT; THENCE
5. SOUTHERLY STILL ALONG THE LINE OF RIVERSIDE DRIVE, ALONG A LINE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 178.10 FEET, 97.44 FEET TO THE POINT OR PLACE OF BEGINNING.

FOR INFORMATION PURPOSES ONLY: BEING known as 522 S. Riverside Drive, Neptune, NJ 07753. Tax Lot 1 in Tax Block 5213 on the Official Tax Map of the Township of Neptune, Monmouth County, State of New Jersey.

*For each policy to be issued as identified in Schedule A, Item 2, the Company shall not be liable under this commitment until it receives a specific designation of a Proposed Insured, and has revised this commitment identifying that Proposed Insured by name. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.

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

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

COUNTY Monmouth } SS. County Municipal Code 1335
MUNICIPALITY OF PROPERTY LOCATION Neptune

*Use symbol "C" to indicate that fee is exclusively for county use.

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

Deponent, Robert H. Dykeman, being duly sworn according to law upon his/her oath, (Name)
deposes and says that he/she is the corporate officer _____ in a deed dated 2/21/22 transferring (Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)
real property identified as Block number 5213 Lot number 1 located at 522 S Riverside Drive, Neptune and annexed thereto. (Street Address, Town)

(2) CONSIDERATION \$ 895,000.00 (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: (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 (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.

(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 #10, #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 INTERESTS 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 21st day of Feb., 20 22
David A. Krenkel Signature of Deponent Dykeman Associates, Inc. Grantor Name
1 Dykeman Pl Neptune NJ Deponent Address 1 Dykeman Pl Neptune NJ Grantor Address at Time of Sale
xxx-xxx- 8 1 2 Last three digits in Grantor's Social Security Number Simplicity Title LLC Name/Company of Settlement Officer

David A. Krenkel
Attorney at Law
State of New Jersey

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

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

State of New Jersey Seller's Residency Certification/Exemption

Seller's Information

Name(s)
Dykeman Associates, Inc. aka Dykeman Associates

Current Street Address
1 Dykeman Place

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

Property Information

Block(s)
5213 Lot(s) 1 Qualifier

Street Address
522 S Riverside Drive

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

Seller's Percentage of Ownership <u>100</u>	Total Consideration <u>\$895,000.00</u>	Owner's Share of Consideration <u>\$895,000.00</u>	Closing Date <u>2/22/22</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.

2/21/2022

Date

[Signature]
Signature (Seller)

Robert H. Dykeman, president

Indicate if Power of Attorney or Attorney in Fact

Date

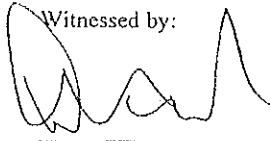
Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

BEING the same premises commonly known as 522 S. Riverside Drive, Neptune, NJ 07753.

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).

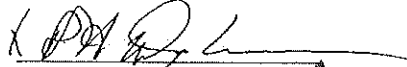
Signatures. The Grantor signs this Deed as of the date at the top of the first page.

Witnessed by: 

DAVID A. KRENKEL, ESQ.
ATTORNEY-AT-LAW
STATE OF NEW JERSEY

Dykeman Associates, Inc.

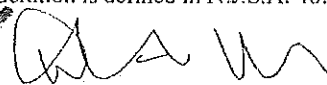
By:


Robert H. Dykeman, President

STATE OF NEW JERSEY:
SS:
COUNTY OF MONMOUTH:

I certify that on February 21, 2022, Robert H. Dykeman, personally came before me and acknowledged under oath, to my satisfaction, that the person (or if more than one, each person):

- a) is named in and personally signed this Deed as President of Dykeman Associates, Inc., the Corporation named in this document;
- b) signed, sealed and delivered this Deed as his or her act and deed; and
- c) made this Deed for \$895,000.00 as the full and actual consideration to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)



David A. Krenkel, Esq.
Attorney At Law
State of New Jersey

Not Certified Copy

Record & Return to:

Simplicity Title, LLC
70 Grove Street Somerville, NJ 08876