



Monmouth County Document Summary Sheet

MONMOUTH COUNTY CLERK PO BOX 1251 MARKET YARD FREEHOLD NJ 07728	Transaction Identification Number 2723765 2039180
	Return Address (for recorded documents) SCOTT TITLE SERVICES LLC 268 BROAD STREET RED BANK NJ 07701

Official Use Only

Submission Date (mm/dd/yyyy)		06/13/2016
No. of Pages (excluding Summary Sheet)		3
Recording Fee (excluding transfer tax)		\$60.00
Realty Transfer Tax		\$328.00
Total Amount		\$388.00
Document Type	DEED/NO EXEMPTION FROM REALTY TRANSFER FEE	
Electronic Recordation Level SS - Summary Sheet		
Municipal Codes NEPTUNE TOWNSHIP 3501		
Bar Code(s)		

JUSTINE GIORDANO HANLON
 COUNTY CLERK
 MONMOUTH COUNTY, NJ
 INSTRUMENT NUMBER
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 REALTY TRANSFER \$328.00
 RECORDING \$60.00
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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		\$82,000.00			
	Submitted By		SCOTT TITLE SERVICES,LLC			
	Document Date		10/14/2015			
	Reference Info					
	Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
	GRANTOR		Name		Address	
			VINCENT H GIFFORD			
	GRANTEE		Name		Address	
		1902 STRATFORD AVENUE LLC				
Parcel Info						
Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality	
	35	252	50		3501	

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DEED

This Deed is made on the 14th day of October 2015

BETWEEN

Vincent H. Gifford
16051 Blatt Blvd #301
Weston, FL 33326

AND

referred to as the Grantor

1902 Stratford Avenue LLC
c/o Jean Johnson
1907 Stratford Ave.
Neptune, NJ 07753

referred to as the Grantee

TRANSFER OF OWNERSHIP. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of Eighty Two Thousand Dollars (\$82,000).

TAX MAP REFERENCE. (N.J.S.A. 46:15-2.1) Municipality of Neptune Township Block 252 Lot 50

PROPERTY. The property consists of the land and all of the buildings and structures on the land in the County of Monmouth and State of New Jersey, more particularly described as follows.

BEGINNING at a point on the southerly side of Stratford Ave. distant 378.35 feet easterly from the southeasterly corner of Stratford Avenue and Taylor Avenue: thence (1) Along the southerly side of Stratford Avenue south 66 degrees 30 minutes East 50 feet to a point; thence (2) South 23 degrees 30 minutes West 125 feet to a pin; thence (3) North 66 degrees 30 Minutes West 50 feet to a stake; thence (4) North 23 degrees 30 minutes East 125 feet to the southerly side of Stratford Avenue and the point and place of BEGINNING.

Said premises are also commonly known as 1902 Stratford Ave., Neptune, New Jersey.

Prepared By:


Vincent Gifford, Esq.

Return To:

Scott Title Services, LLC
268 Broad Street
Red Bank, NJ 07701



State of New Jersey
NONRESIDENT SELLER'S TAX DECLARATION
(C.55, P.L. 2004)

(Please Print or Type)

SELLER(S) INFORMATION

Name(s)

Vincent H. Gifford

Street Address:

16051 Blatt Blvd #301

City, Town, Post Office

Weston

State

FL

Zip Code

33326

PROPERTY INFORMATION (Brief Property Description)

Block(s)

252

Lot(s)

50

Qualifier

Street Address:

1902 Stratford Ave.

City, Town, Post Office

Neptune

State

NJ

Zip Code

07753

Seller's Percentage of Ownership

100

Consideration

\$82,000

Closing Date

10/14/2015

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 could 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.

10/14/2015

Date

Signature (Seller) Please indicate if Power of Attorney or Attorney in Fact

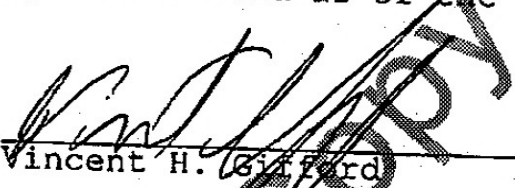
Date

Signature (Seller) Please indicate if Power of Attorney or Attorney in Fact

Being the same land transferred to Vincent H. Gifford by Vincent H. Gifford as Executor of the Estate of Vincent A. Gifford in a Deed dated July 11, 2011 and recorded in the Monmouth County Clerk's office on August 5, 2011 in Deed Book 8902 Page 1329.

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 judgement to be entered against the Grantor).

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



Vincent H. Gifford

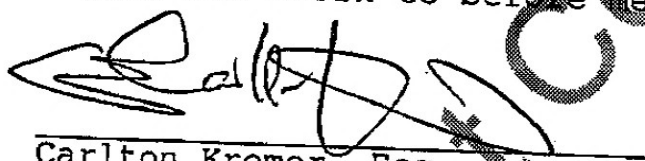
STATE OF NEW JERSEY :

COUNTY OF MONMOUTH :

I certify that on October 14, 2015, Vincent H. Gifford personally came before me and acknowledged under oath, to my satisfaction, that:

- a. this Deed was signed and delivered as his voluntary act and
- b. this person signed this proof to attest to the truth of these facts.

Signed and sworn to before me on this 14th day of October 2015



Carlton Kromer, Esq.
An Attorney at Law
State of New Jersey

E. Carlton Kromer
Attorney at Law
NJ Attorney ID # 042702005