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Monmouth County Document Summary Sheet



MONMOUTH COUNTY CLERK PO BOX 1251 MARKET YARD FREEHOLD NJ 07728	Return Name and Address RMS Title Services, LLC 29 Union Avenue Lakehurst, NJ 08733 12359	 501RFD
	Official Use Only	

HRISTINE GIORDANO HANLON
 COUNTY CLERK
 MONMOUTH COUNTY, NJ

INSTRUMENT NUMBER
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Submitting Company	RMS TITLE SERVICES, LLC
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Consideration Amount (If applicable)	\$230,000.00

Official Use Only	6
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NOTIFIED COPY
 APR 19 2018
 2 of 3
 1169-

REALTY TRANSFER ~~\$1,169.00~~
 FEES
 COUNTY RECORDING \$90.00
 FEES
 TOTAL PAID First Party
 \$1,259.00

Name(s) (Last Name, First Name or Company Name) HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2008-NC3, ASSET BACKED PASS-THROUGH CERTIFICATES	Address (Optional)

Name(s) (Last Name, First Name or Company Name) BENCH FOR	Address (Optional)

The Following Section is Required for DEEDS Only				
Municipality	Block	Lot	Qualifier	Property Address
Neptune Township	5310	6		300 LAKEWOOD ROAD NEPTUNE, NJ 07753

Recording Reference to Original Document (if applicable)		
Book	Beginning Page	Instrument No.

Please do not detach this page from the original document as it contains important recording information and is part of the permanent record.

WESTCOR LAND TITLE INSURANCE COMPANY

TITLE INSURANCE COMMITMENT

File Number: RMS-12359

SCHEDULE C LEGAL DESCRIPTION

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

Beginning at a point, said point being the intersection of the southerly R.O.W. line of Lakewood Road (70' R.O.W.) with the southwesterly R.O.W. line of Beverly Drive (50' R.O.W.), and running; thence

- 1) S66°41'00"E, a distance of 19.39 feet to a point marked by an iron bar found; thence
- 2) S23°19'00"W, a distance of 138.65 feet to a point; thence
- 3) S79°15'00"W, a distance of 32.78 feet to a point; thence
- 4) N12°57'00"W, a distance of 106.48 feet to a point; thence
- 5) N68°09'00"E, a distance of 100.35 feet to the Point and Place of Beginning.

Subject to Zoning Ordinances, Easements, Covenants and Restrictions of record and any other rights to the public in the roads herein mentioned.

Being known as Lot 12, 13, 14 and part of 11 in Block 2 on a map entitled "Map of Section B, Shark River Hills", said map was filed in the Monmouth County Clerk's Office on January 31, 1928 as Case 21-4.

Being in accordance with a survey of said premises prepared by Morgan Engineering, LLC, Service@MorganEngineeringLLC.com, dated April 6, 2018, marked project #18-02367.

NOTE: Being Lot(s) Lot: 6, Block: 5310; Tax Map of the Township of Neptune, County of Monmouth, State of New Jersey

NOTE: Lot and Block shown for informational purposes only.

JERSEY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING THE INTERSECTION OF THE SOUTHERLY SIDELINE OF LAKEWOOD DRIVE (70' ROW) WITH THE SOUTHWESTERLY SIDELINE OF BEVERLY WAY (50' ROW); FROM THENCE RUNNING

(1) ALONG THE SOUTHERLY SIDELINE OF BEVERLY WAY, SOUTH 66 DEGREES 41 MINUTES EAST, 19.39 FEET TO A POINT IN THE WESTERLY SIDELINE OF LORRAINE DRIVE; THENCE

(2) ALONG THE SAME, SOUTH 23 DEGREES 19 MINUTES WEST, 138.65 FEET TO A POINT; THENCE

(3) SOUTH 79 DEGREES 15 MINUTES WEST, 32.78 FEET TO A POINT; THENCE

(4) NORTH 12 DEGREES 57 MINUTES WEST, 106.48 FEET TO A POINT IN THE SOUTHERLY SIDELINE OF LAKEWOOD ROAD; THENCE

(5) ALONG THE SAME, NORTH 68 DEGREES 09 MINUTES EAST, 100.35 FEET TO THE POINT AND PLACE OF BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY: ALSO KNOWN AS LOT 13 IN BLOCK 462 ON THE TOWNSHIP OF NEPTUNE TAX MAP. *New known as Block 5310*

LOT 6

THE ABOVE DESCRIBED PREMISES BEING ALSO COMMONLY KNOWN AS 300 LAKEWOOD ROAD, NEPTUNE, NEW JERSEY 07753.

BEING THE SAME PROPERTY TRANSFERRED IN THE DEED IN LIEU OF FORECLOSURE RECORDED IN MONMOUTH COUNTY, NEW JERSEY ON 10/17/2017 AS INSTRUMENT NO. 2017101242.

Property Address is: 300 LAKEWOOD ROAD, NEPTUNE, NJ 07753

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.



SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

* HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2006-NC3, ASSET BACKED PASS-THROUGH CERTIFICATES

Current Street Address

3217 S. Decker Lake Dr., Salt Lake City, UT 84119

City, Town, Post Office Box

State

Zip Code

PROPERTY INFORMATION

Block(s)

0310

Lot(s)

6

Qualifier

Street Address

300 LAKEWOOD ROAD, NEPTUNE, NJ 07753

City, Town, Post Office Box

State

Zip Code

Seller's Percentage of Ownership

100%

Total Consideration

\$230,000.00

Owner's Share of Consideration

\$230,000.00

Closing Date

4-1-18

SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 apply to Residents and Nonresidents)

- 1. [] Seller is a resident taxpayer...
2. [] The real property sold or transferred is used exclusively as a principal residence...
3. [] Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure...
4. [] Seller, transferor, or transferee is an agency or authority of the United States of America...
5. [x] 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...
7. [] The gain from the sale is not recognized for federal income tax purposes...
8. [] The real property is being transferred by an executor or administrator...
9. [] The real property being sold is subject to a short sale...
10. [] The deed is dated prior to August 1, 2004...
11. [] The real property is being transferred under a relocation company transaction...
12. [] The real property is being transferred between spouses...
13. [] The property transferred is a cemetery plot.
14. [] The seller is not receiving net proceeds from the sale.

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.

FEB 21 2018

* [Signature] FEB 21 2018

RICHARD ORTIZ, DOCUMENT CONTROL OFFICER

Date

Signature

(Seller) Please Indicate if Power of Attorney or Attorney in Fact

* Select Portfolio Servicing, Inc. as Attorney in Fact

Date

Signature

(Seller) Please Indicate if Power of Attorney or Attorney in Fact

FEB 21 2018

Executed by the undersigned on _____, 2018:

HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2006-NC3, ASSET BACKED PASS-THROUGH CERTIFICATES, By Select Portfolio Servicing, Inc., as Attorney in Fact

By: [Signature] FEB 21 2018

Name: RICHARD ORTIZ

Its: Document Control Officer

STATE OF Utah
COUNTY OF Salt Lake

The foregoing instrument was acknowledged before me on Feb 21, 2018 by Richard Ortiz its Document Control Officer on behalf of Select Portfolio Servicing, Inc., as Attorney in Fact for HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2006-NC3, ASSET BACKED PASS-THROUGH CERTIFICATES who is personally known to me or has produced _____ as identification and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument and that this deed was made for \$230,000.00 as the full and actual consideration paid or to be paid for transfer of title (such consideration is defined by N.J.S.A. 46:15-5.)

Notarized Copy

[Signature]
Notary Public

