



OCEAN COUNTY CLERK'S OFFICE
RECORDING DOCUMENT
COVER SHEET

SCOTT M. COLABELLA
OCEAN COUNTY CLERK
P.O. BOX 2191
TOMS RIVER, NJ 08754-2191
(732) 929-2110
www.oceancountyclerk.com



INSTR # 2022015803
OR BK 18897 PG 1334
RECORDED 02/07/2022 11:28:13 AM
SCOTT M. COLABELLA, COUNTY CLERK
OCEAN COUNTY, NEW JERSEY

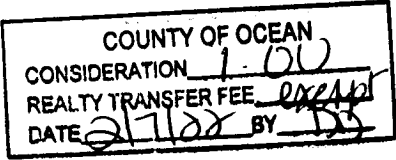
OFFICIAL USE ONLY

DATE OF DOCUMENT: (Enter Date as follows:00/00/0000)

01/31/2022

TYPE OF DOCUMENT: (Select Doc Type from Drop-Down Box)

DEED



OFFICIAL USE ONLY - REALTY TRANSFER FEE

FIRST PARTY NAME: (Enter Last Name, First Name)

William Major, Trustee of the William L. Major, Sr.
and Josephine Major H/W Trust dated June 22,
1977

SECOND PARTY NAME: (Enter Last Name, First Name)

Major, Jody L.

ALL ADDITIONAL PARTIES: (Enter Last Name, First Name)

Major, Kimberly J. Irwin, Robert
Major, William J.
Major, Niki D.
Major, Nicholas D.
McLaughlin, Dana L.

RETURN NAME AND ADDRESS:

Carluccio, Leone, Dimon, Doyle & Sacks, LLC
9 Robbins Street
Toms River, New Jersey 08753

100-CHY #389
Carluccio

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY

BLOCK: 173

LOT: 41, 42 and 43

MUNICIPALITY: (Select Municipality from Drop-Down Box)

TOMS RIVER

CONSIDERATION: \$ 1.00

MAILING ADDRESS OF GRANTEE: (Enter Street Address, Town, State, Zip Code)

Street Address 386 Cokes Drive Town Toms River State NJ Zip 08753

THE FOLLOWING SECTION IS FOR
ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES,
SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY

ORIGINAL BOOK:

ORIGINAL PAGE:

OCEAN COUNTY CLERK'S OFFICE RECORDING DOCUMENT COVER SHEET

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

Deed

COUNTY OF OCEAN	
CONSIDERATION	1.00
REALTY TRANSFER FEE	2.00
DATE	2/1/22 BY

This Deed is made on **January 31, 2022**

BETWEEN

WILLIAM MAJOR, TRUSTEE OF THE WILLIAM L. MAJOR, SR. AND JOSEPHINE MAJOR, H/W TRUST DATED JUNE 22, 1977 having an address of 1115 Hickory Street, Toms River, New Jersey 08753, referred to as the Grantor

AND

JODY L. MAJOR, 1/7TH Tenant-in-Common Interest having a mailing address at 386 Cokes Drive, Toms River, New Jersey 08753, **KIMBERLY J. MAJOR**, 1/7th Tenant-in-Common Interest having a mailing address at 386 Cokes Drive, Toms River, New Jersey 08753, **WILLIAM J. MAJOR**, 1/7th Tenant-in-Common Interest having a mailing address at 1769 Old Freehold Road, Toms River, New Jersey 08753, **NIKI D. MAJOR**, 1/7TH Tenant-In-Common interest having a mailing address at 872 Burntwood Trail, Toms River, New Jersey 08753, **NICHOLAS D. MAJOR**, 1/7th Tenant-in-Common Interest having a mailing address at 1758 Todd Road, Toms River, New Jersey 08753, **DANA L. McLAUGHLIN**, 1/7TH Tenant-in-Common Interest having a mailing address at 8 Pearl Drive, Toms River, New Jersey 08753 and **ROBERT IRWIN**, 1/7th Tenant-in-Common Interest having a mailing address at 1103 Hickory Street, Toms River, New Jersey 08755, referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

1. **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 One Dollar and 00/100 (\$1.00).

The Grantor acknowledges receipt of this money.

2. **Tax Map Reference** (N.J.S.A. 46:26A-3) Municipality of **Toms River**
Block No. **173**, Lot No. **41, 42 and 43** Qualifier No. Account No.
☐ No property tax identification number is available on the date of this Deed. (Check Box if Applicable)

3. **Property** The Property consists of the land and all the building and structures on the land in the **Township of Toms River** County of **Ocean** and State of New Jersey. The legal description is:

☒ Please see attached Legal Description annexed hereto and made part hereof. (Check Box if Applicable)

BEING THE SAME Premises conveyed to Grantor by Deed from William L. Major, Sr. and Josephine Major, his wife, dated June 22, 1977 and recorded in the Ocean County Clerk's Office on July 28, 1977 in DB 3634, page 273 and pursuant to Deed dated June 22, 1977 from William L. Major, Sr. and Josephine Major, his wife to William L. Major, Sr. and Josephine Major, H/W Trust Dated June 22, 1977 which was recorded in the Ocean County Clerk's Office on July 28, 1977 in DB 3634, page 273 et. seq.

William L. Major, Sr. died December 28, 2011. Josephine Major died August 10, 2021. Pursuant to the The William L. Major, Sr. and Josephine Major, h/w Trust dated June 22, 1977, the Trust shall terminate upon the youngest living grandchild attaining the age of twenty-one years. All living grandchildren, Grantees, have reached the age of 21.

Prepared by:

STEPHAN R. LEONE, ESQ.

(For Recorders Use Only)

SCHEDULE A

BEING known and designated as part of Lots 11 and 12, Block 30 on plan entitled "No. 1 Standard Map of the Located Portion of Section "A" of the lands of Bricksburg Land and Improvement Co.", filed June 28, 1873 in the Ocean County Clerk's Office at Toms River, New Jersey as Map No. C9.

BEGINNING at a concrete monument in the southerly line of Hickory Street, said monument being South 72 degrees 30 minutes East, one thousand three hundred sixty-four and twenty-two hundredths (1,364.22) feet from the southeasterly corner of Hickory Street and River Avenue, as shown on said plan, said beginning corner being in the northerly line of Lot 12 in said Block 30, thence as the magnetic needle pointed in December, 1953 (1) south 72 degrees 30 minutes East along the southerly line of Hickory Street five hundred eighty-three and seventy-nine hundredths (583.79) feet to a concrete monument, the northwesterly corner of Lot 10; thence (2) South 17 degrees 30 minutes West along the westerly corner of Lot 10; thence (3) South 17 degrees 30 minutes West along the westerly line of Lot 10, seven hundred forty-six and sixteen hundredths (746.16) feet to a concrete monument; thence (4) North 72 degrees 30 minutes West five hundred eighty-three and seventy-nine hundredths (583.79) feet to a concrete monument; thence (5) North 17 degrees 30 minutes East seven hundred forty-six and seventeen hundredths (746.17) feet to a concrete monument in the southerly edge of Hickory Street, the point or place of beginning, as surveyed by G. Albert Platt, Pl E. & L.S. License No. 3382 on December 4, 1953. Containing ten acres.

EXCEPTING thereout and therefrom the following: Lots 36, 38 and 39, Block 173 on the ^{Toms River} ~~Dover~~ Township Tax Map as revised in 1968.

Tract II: Being known and designated as Lot 34 in Block 173 on the ^{Toms River Township} ~~Dover Township~~ Tax Map as revised by John A. Ernst, Jr. in 1968, formerly known as Lot 4 in Block 180-1 on the previous ~~Dover~~ Township Tax Map.

^{Toms River}

State of New Jersey
Seller's Residency Certification/Exemption

(Print or Type)

Seller's Information

Name(s)

William Major, Trustee of the William L. Major, Sr. and Josephine Major, h/w Trust dated June 22, 1977

Current Street Address

1115 Hickory Street

City, Town, Post Office

Toms River

State

NJ

ZIP Code

08755

Property Information

Block(s)

173

Lots(s)

41, 42 and 43

Qualifier

Street Address

1115 Hickory Street

City, Town, Post Office

Toms River

State

NJ

ZIP Code

08755

Seller's Percentage of Ownership

100 %

Total Consideration

\$1.00

Owner's Share of Consideration

\$1.00

Closing Date

January , 2022

Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 apply to Residents and Nonresidents)

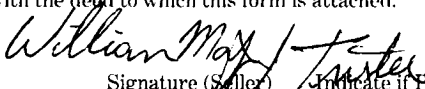
1. ☐ Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident Gross Income Tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. ☐ The real property 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.

January 31, 2022

Date


Signature (Seller) ☐ Indicate if Power of Attorney or Attorney in Fact
WILLIAM MAJOR, Trustee

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

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 }
COUNTY OCEAN } SS. County Municipal Code 1508

Municipality of Property Location: _____

FOR RECORDER'S USE ONLY	
Consideration \$	<u>1.00</u>
RTF paid by seller \$	<u>1.00</u>
Date <u>2/7/22</u>	By <u>[Signature]</u>

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

(1) **PARTY OR LEGAL REPRESENTATIVE** (Instructions #3 and #4 attached)

Deponent, William Major, being duly sworn according to law upon his/her oath, deposes

and says that he/she is the Grantor in a deed dated January 31, 2022

(Grantor, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)

transferring real property identified as Block No. 173, Lot No. 41, 42 and 43 located at 1115 Hickory Street, Toms River and annexed thereto.

(Street Address, Town)

(2) **CONSIDERATION: \$1.00** (Instructions #1 and #5) ☒ no prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4B 4C. If property transferred is Class 4A, calculation in Section 3A below is required.
(circle one)

(3A) **REQUIRED CALCULATION of Equalized Valuation for all Class 4A (Commercial) Property Transactions:**
(Instructions 5A and 7)

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)

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 the exemption symbol is insufficient. Explain in detail. By trustee 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

(5) **PARTIAL EXEMPTION FROM FEE:** (Instruction #9) **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 the State's portion 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 (Instruction #9)

- | | |
|---|---|
| ☐ Grantor(s) 62 years of age or over* | ☐ Resident of the State of New Jersey |
| ☐ Owned and occupied by grantor(s) at time of sale | ☐ Owners as joint tenants must all qualify |
| ☐ One- or two-family residential premises | |

B. BLIND PERSON (Instruction #9)

- ☐ Grantor(s) legally blind*
☐ Owned and occupied by grantor(s) at time of sale
☐ One- or two-family residential premises
☐ Resident of the State of New Jersey
☐ Owners as joint tenants must all qualify

DISABLED PERSON (Instruction #9)

- ☐ Grantor(s) permanently and totally disabled*
☐ Grantor(s) receiving disability payments*
☐ Grantor(s) not gainfully employed*
☐ Owned and occupied by grantor(s) at time of sale
☐ One- or two-family residential premises
☐ Resident of the State of New Jersey
☐ Owners as joint tenants must all qualify

* IN THE 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)

- | | |
|--|---|
| ☐ Affordable according to HUD standards | ☐ Reserved for occupancy |
| ☐ Meets income requirements of region | ☐ Subject to resale controls |

(6) **NEW CONSTRUCTION** (Instructions #2, #10 and #12)

- | | |
|--|--|
| ☐ Entirely new improvement | ☐ Not previously occupied |
| ☐ Not previously used for any purpose | ☐ "New Construction" printed clearly at top of the first page of the deed |

(7) **RELATED LEGAL ENTITIES TO LEGAL ENTITIES** (Instructions #5, #12 and #14)

- ☐ 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 the County Clerk or Register of Deeds to record the deed and accept the fee allotted 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 31st day
of January, 20 22

William Major
Signature of Deponent

WILLIAM MAJOR, Trustee

Grantor Name

**1115 Hickory Street
Toms River, New Jersey 08753**

Grantor Address at Time of Sale

WILLIAM MAJOR

Deponent Address

XXX-XX-X

Last 3 digits in Grantor's Soc. Sec. No.

STEPHAN R. LEONE, ESQ.

Name/Company of Settlement Officer

Notary Public

County recording officers shall forward one copy of each RTF-1 form when section 3A is completed to:

FOR OFFICIAL USE ONLY	
Instrument Number _____	County <u>Ocean</u>
Deed Number _____	Book _____ Page _____
Deed Dated <u>1/31/22</u>	Date Recorded <u>2/7/22</u>

State of New Jersey, P.O. Box 251, Trenton, NJ 08695-0251, Attention: Realty Transfer Fee Unit

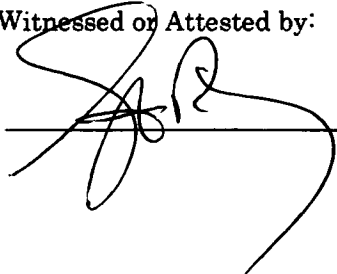
The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and it may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit,

The street address of the Property is:

1115 Hickory Street
Toms River, New Jersey 08753

4. **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).
5. **Signatures.** This Deed is signed and attested to by the Grantor's proper corporate officers as of the date at the top of the first page. (Print name below each signature.)

Witnessed or Attested by:



By: 
WILLIAM MAJOR, JR., Trustee of the
William L. Major, Sr. and Josephine Major
H/W Trust dated June 22, 1977

STATE OF NEW JERSEY, COUNTY OF OCEAN SS:

I CERTIFY that on January 31 2022, William Major, Jr. 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 Deed:
- (b) was authorized to and did execute this Deed as **Trustee** of The William L. Major, Sr. and Josephine Major, h/w Trust dated June 22, 1977 the entity named in this Deed:
- (c) made this Deed for **\$1.00** 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); and
- (d) executed this Deed as the act of the entity.

RECORD AND RETURN TO
STEPHAN R. LEONE, ESQ.
Carluccio, Leone, Dimon, Doyle & Sacks, LLC
9 Robbins Street
Toms River, New Jersey 08753


NOTARY PUBLIC OF THE STATE OF NJ
Print name and title below signature

PHILIP OLSON
NOTARY PUBLIC OF NEW JERSEY
Commission # 50131054
My Commission Expires 7/14/2025