

Deed-Bargain & Sale (Cov. as to Grantor's Acts)
Ind. to Ind. or Corp.

Prepared by: Diane Ault Cullen
Diane Ault Cullen, Esq.

COUNTY OF OCEAN	
CONSIDERATION	1.00
REALTY TRANSFER FEE	9.00
DATE 1-30-13	BY DCC

D E E D

THIS DEED is made on January 23, 2013

BETWEEN SANDRA L. DAVIS

whose address is 241 Chelsea Avenue, Bayville, NJ 08721

referred to as the Grantor,

AND CAROLUS J. DAVIS, JR.

whose address is 565 Lanlac Drive, Lanoka Harbor, NJ 08734

referred to as the Grantee.

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

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 ONE DOLLAR (\$1.00)

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-1.1) Township of Lacey Block No. 1634.02, Lot 10, Account No.

Property. The property consists of the land and all the buildings and structures on the land in the Township of Lacey, County of Ocean and State of New Jersey. The legal description is:

BEING KNOWN and designated as Lot 10, Block 1634-B as shown on a certain map of Oak Hollow; Section 3, Lacey Township, Ocean County, New Jersey, as prepared by Wilcox-Gravatt & Assoc., PE & LS., and filed in the Ocean County Clerk's Office on December 9, 1970, and designated as Map G-61.

BEING FURTHER described in accordance with a survey made by Dennis W. Kortze & Associates, dated May 28, 1991, as follows: BEGINNING at a point of intersection of the southerly line of Hill Top Drive (50.00 feet wide), and the easterly line of Lanlac Drive (50.00 feet wide); thence (1) Along said southerly line of Hill Top Drive, south 84 degrees 07 minutes 27 seconds East, a distance of 150.71 feet to a point; thence (2) South 07 degrees, 57 minutes 40 seconds west, a distance of 19.51 feet to a point; thence (3) South 05 degrees 52 minutes 33 seconds west, a distance of 100.50 feet to a point; thence (4) North 84 degrees 07 minutes 27 seconds west, a distance of 150.00 feet to a point on said easterly line of Lanlac Drive; thence (5) Along said easterly line of Lanlac Drive, north 05 degrees 52 minutes 33 seconds east, a distance of 120.00 feet to the POINT AND PLACE OF BEGINNING.

ALSO KNOWN AS Lot 10 in Block 1634.02 on the Lacey Township Tax Map.

MORE COMMONLY known as 565 Lanlac Drive, Lanoka Harbor, New Jersey/

SUBJECT to covenants, conditions, restrictions and easements as contained in prior deeds of record, if any.

The grantor by this conveyance hereby sells and conveys to the grantee herein all his right, title and interest in and to the lands

④ 700-396 Ault Cullen

State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION
(C.55, P.L. 2004)

(Please Print or Type)

SELLER(S) INFORMATION (See Instructions, Page 2)

Names(s)

Sandra L. Davis

Current Resident Address:

Street: 241 Chelsea Avenue,

City, Town, Post Office

Bayville, NJ 08721

State

Zip Code

PROPERTY INFORMATION (Brief Property Description)

Block(s)

Lot(s)

Qualifier

1634.02

10

Street Address:

565 Lanlac Drive

City, Town, Post Office

Lanoka Harbor, NJ 08734

State

Zip Code

Seller's Percentage of Ownership

Consideration

Closing Date

50%

\$1.00

1/23/2013

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 10 apply to Residents and Non-residents)

1. ☐ I am a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
2. ☐ The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
3. ☐ I am 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 as such not required to make an estimated payment pursuant to N.J.S.A.54A:1-1 et seq.
6. ☒ The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.
7. ☐ The gain from the sale will not be recognized for Federal income tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION). If such 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 (see instructions).
☐ No non-like kind property received.
8. ☐ Transfer 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 property being sold is subject to a short sale instituted by the mortgagee, whereby the seller has 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 being recorded is a deed dated prior to the effective date of P.L. 2004, c. 55 (August 1, 2004), and was previously unrecorded.

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. 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.

1/23/2013

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

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 1513

MUNICIPALITY OF PROPERTY LOCATION Twp. of Lacey

FOR RECORDER'S USE ONLY

Consideration \$ 1.00
RTF paid by seller \$ 1.00
Date 1-30-13 By D. Davis

*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, Sandra L. Davis, being duly sworn according to law upon his/her oath,
(Name)
deposes and says that he/she is the Grantor in a deed dated January 23, 2013 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)
real property identified as Block number 1634.02 Lot number 10 located at
565 Lanlac Drive, Lanoka Harbor, NJ 08734 and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION \$ 1.00 (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.

(d) recorded within 90 days of entry of final judgment of divorce. 1/23/13

(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 #2, #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 ENTITIES 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 23 day of January, 20 13

Sandra L. Davis
Signature of Deponent

Sandra L. Davis
Grantor Name

241 Chelsea Ave. Bayville, NJ
Deponent Address

241 Chelsea Ave. Bayville, NJ
Grantor Address at Time of Sale

XXX-XXX-

Last three digits in Grantor's Social Security Number

Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY

Instrument Number _____ County Ocean
Deed Number _____ Book _____ Page _____
Deed Dated 1-23-13 Date Recorded 1-30-13

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

STATE OF NEW JERSEY
PO 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, visit the Division's website at:
www.state.nj.us/treasury/taxation/lpt/localtax.shtml.

herein described, and does hereby specifically grant and release her inchoate or possible future estate in dower or curtesy according to the provisions of N.J.S.A. 37:2-18-1, and N.J.S.A. 2A:34-1 & N.J.S.A. 3B:28-1 through N.J.S.A. 3B:28-3.1.

BEING the same premises conveyed to Carolus J. Davis Jr. and Sandra L. Merlau, herein by Deed from Shriner's Hospitals, Phila. Unit a/k/a Shriners Hospitals for Crippled Children non-profit, dated June 25, 1991 recorded on July 10, 1991 in the office of the Ocean County Clerk in Deed Book 4916, Page 0325.

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:

Diane Ault Cullen

Sandra L. Davis (Seal)
SANDRA L. DAVIS

STATE OF NEW JERSEY, COUNTY OF OCEAN SS.:

I CERTIFY THAT ON January 23, 2013

Sandra L. Davis, 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) executed this deed as his or her own act; and,

(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)

Diane Ault Cullen
DIANE AULT CULLEN, ESQ.
An Attorney At Law of the
State of New Jersey

D E E D

DATED: January 23, 2013

SANDRA L. DAVIS

RECORD AND RETURN TO:

Grantor

DIANE AULT CULLEN, P.C.
200 Main Street
P.O. Box 5094
Toms River, NJ 08754

TO

CAROLUS DAVIS, JR.

Grantee.