

MAY 15 2007

6



192915

# Deed

COUNTY OF MONMOUTH	
CONSIDERATION	
RTF	<b>EXEMPT</b>
DATE	5/17/07
BY	<i>[Signature]</i>

This Deed is made on May 14<sup>th</sup>, 2007  
**BETWEEN**  
**ANTHONY RUSSO and MICHELE RUSSO,**

Husband & Wife

whose post office address is  
**10 CHURCH TOWERS, APT. 2N**  
**HOBOKEN, NEW JERSEY 07030**

referred to as the Grantor,  
**AND**  
**MICHELE RUSSO and MICHAEL RUSSO,** Single  
**& ANTHONY P. RUSSO,** Single

whose post address is  
**10 CHURCH TOWERS, APT. 2N**  
**JERSEY CITY, NEW JERSEY 07030**

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 **\$1.00**.  
**One Dollars and No Cents**

The Grantor acknowledges receipt of this money.

**2. Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of  
 Block No. **235** Lot No. **35** Qualifier No. Account No.  
 No lot and block or account number is available on the date of this Deed.  
 (Check Box if Applicable.)

**3. Property.** The property consists of the land and all the buildings and structures on the land in the **Borough** of **Belmar** County of **Monmouth** and State of New Jersey. The legal description is:  
 Please see attached Legal Description annexed hereto and made a part of.  
 (Check Box if Applicable.)

**BEING THE SAME PREMISES CONVEYED TO GRANTORS ANTHONY AND MICHELE RUSSO, HUSBAND AND WIFE, BY STANLEY CZERWINSKI, SINLE, DATED NOVEMBER 26, 2001, RECORDED JANUARY 15, 2002 IN DEED BOOK 8075, PAGE 6752.**

Prepared by: (print signer's name below signature)  
*Matthew G. Connolly*  
**MATTHEW G. CONNOLLY, ESQ.**

M CLARE FRENCH, CITY CLK  
 MONMOUTH COUNTY, NJ  
 INSTRUMENT NUMBER  
**2007069860**  
 RECORDED ON  
 May 17, 2007  
 4:37:14 PM  
 BOOK: OR-8652  
 PAGE: 3884  
 Total Pages: 6  
 COUNTY RECORDING FEES \$90.00  
 TOTAL PAID \$90.00

**SCHEDULE A**

All that certain lot, piece or parcel of land with the buildings and improvements thereon erected, situate lying and being in the **Borough of Belmar**, County of **Monmouth**, State of New Jersey:

Being known and designated as Lot 11 & 13 in Block as shown on a map entitled "Map of Building Lots belonging to The Heirs of Charlotte G. Jeffrey on the South Side of Shark River West of Belmar Station", Borough of Belmar, County of Monmouth, State of New Jersey, and filed on 10/22/1891 as Map # 36-20.

Also known as Lot 34 in Block 235 on the **Borough of Belmar** Tax Map.

NOT CERTIFIED COPY



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)**

Name(s)  
 ANTHONY RUSSO & MICHELE RUSSO

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Current Resident Address:

Street: 10 CHURCH TOWERS, APT. 2N

---

City, Town, Post Office

HOBOKEN

---

State

NJ

---

Zip Code

07030

**PROPERTY INFORMATION (Brief Property Description)**

Block(s)	Lot(s)	Qualifier
235	34	

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Street Address:

1228 OAKWOOD ROAD

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City, Town, Post Office

BELMAR

---

State

NJ

---

Zip Code

07719

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Seller's Percentage of Ownership	Consideration	Closing Date
100%	\$1.00	6/21/2005

**SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to 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.
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.

**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.

5/9/07  
Date

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\_\_\_\_\_

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Date

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

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\_\_\_\_\_

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

STATE OF NEW JERSEY  
AFFIDAVIT OF CONSIDERATION OR EXEMPTION  
(P.L. 1968, c. 49)

or  
PARTIAL EXEMPTION  
(P.L. 1975, c. 176)

To be recorded with Deed pursuant to P.L. 1968, c. 49, as amended by P.L. 1991, c. 308 (N.J.S.A. 46:15-5 et seq.)

STATE OF NEW JERSEY  
COUNTY OF HUDSON

FOR RECORDER'S USE ONLY	
Consideration \$	_____
Realty Transfer Fee \$	<b>EXEMPT</b>
Date	5/17/07 By <i>[Signature]</i>

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

**(1) PARTY OR LEGAL REPRESENTATIVE** (See Instructions #3, 4 and 5 on reverse side.)

Deponent **ANTHONY RUSSO & MICHELE RUSSO, HW**, being duly sworn according to law upon his/her oath  
deposes and says that he/she is the **Grantor** in a deed dated \_\_\_\_\_,  
(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)  
transferring real property identified as Block No. **235** Lot No. **34**  
located at **1228 OAKWOOD ROAD, BELMAR, NEW JERSEY 07719**  
(Street Address, Municipality, County)

**(2) CONSIDERATION** (See Instruction #6.)

Deponent states that, with respect to deed hereto annexed, the actual amount of money and the monetary value of any other thing of value constituting the entire compensation paid or to be paid for the transfer of title to the lands, tenements or other realty, including the remaining amount of any prior mortgage to which the transfer is subject or which is to be assumed and agreed to be paid by the grantee and any other lien or encumbrance thereon not paid, satisfied or removed in connection with the transfer of title is **\$1.00**

**(3) FULL EXEMPTION FROM FEE** Deponent claims that this deed transaction is fully exempt from the Realty Transfer Fee imposed by P.L. 1968, c. 49 for the following reason(s): Explain in detail. (See Instruction #7.) Mere reference to exemption symbol is not sufficient.

**BETWEEN HUSBAND, WIFE, PARENTS TO CHILD**

**(4) PARTIAL EXEMPTION FROM FEE**

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. (See Instructions # 8 and # 9.)

Deponent claims that this deed transaction is exempt from the increased portion of the Realty Transfer Fee imposed by P.L. 1975, c. 176 for the following reason(s):

- A) **SENIOR CITIZEN** (See Instruction #8.)
- Grantor(s) 62 yrs. of age or over.\*
  - One- or two-family residential premises.
  - Owned and occupied by grantor(s) at time of sale.
  - Owners as joint tenants must all qualify except in the case of a spouse.
- B) **BLIND** (See Instruction #8.)
- Grantor(s) legally blind.\*
  - One- or two-family residential premises.
  - Owned and occupied by grantor(s) at time of sale.
  - No owners as joint tenants other than spouse or other qualified exempt owners.
- DISABLED** (See Instruction #8.)
- Grantor(s) permanently and totally disabled.\*
  - One- or two-family residential premises.
  - Receiving disability payments.
  - Owned and occupied by grantor(s) at time of sale.
  - Not gainfully employed.
  - No owners as joint tenants other than spouse or other qualified exempt owners.

\* IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANTOR NEED QUALIFY

- C) **LOW AND MODERATE INCOME HOUSING** (See Instruction #8.)
- Affordable According to HUD Standards.
  - Meets Income Requirements of Region.
  - Reserved for Occupancy.
  - Subject to Resale Controls.

- D) **NEW CONSTRUCTION** (See Instruction #9.)
- Entirely new improvement.
  - Not previously used for any purpose.
  - Not previously occupied.

Deponent makes this Affidavit to induce the County Clerk or Register of Deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of P.L. 1968, c. 49.

Subscribed and sworn to before me this **JUNE 21, 2007** day of **May** 2007.

*[Signature]* Name of Deponent (sign above line)  
**ANTHONY RUSSO & MICHELE RUSSO, HW**

*[Signature]* Name of Grantor (type above line)

*[Signature]* Address of Deponent

*[Signature]* Address of Grantor at Time of Sale

**MATTHEW G. CONNOLLY, ESQ.**

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.			
Instrument Number	_____	County	_____
Deed Number	_____	Book	_____
Deed Dated	_____	Page	_____
	_____	Date Recorded	_____

IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HEREOF. This format is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered without the approval of the Director.

ORIGINAL - To be retained by County.  
DUPLICATE - To be forwarded by County to Division of Taxation on partial exemption from fee (N.J.A.C. 18:16 - 8.12)  
TRIPPLICATE - Is your file copy.

**ORIGINAL AND DUPLICATE COPY MUST BE SUBMITTED WITH DEED TO COUNTY RECORDING OFFICER**

The street address of the Property is:  
**1228 OAKWOOD ROAD**  
**BELMAR, NEW JERSEY 07719**


**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).

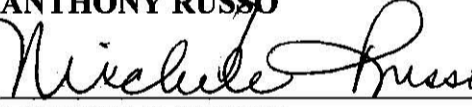
**5. Signatures.** The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature.)

Witnessed By:

  
\_\_\_\_\_  
NOTARY PUBLIC

  
\_\_\_\_\_  
MATTHEW G. CONNOLLY, ESQ.

  
\_\_\_\_\_  
ANTHONY RUSSO (Seal)

  
\_\_\_\_\_  
MICHELE RUSSO (Seal)

STATE OF NORTH CAROLINA, COUNTY OF  
I CERTIFY that on

SS:

**ANTHONY RUSSO**

Personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of this Deed; and,
- (b) executed this Deed as his or her own act.

  
\_\_\_\_\_  
NOTARY PUBLIC

STATE OF NEW JERSEY, COUNTY OF HUDSON

SS:

I CERTIFY that on *MAY 14, 2007*

**MICHELE RUSSO**

Personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (c) was the maker of this Deed; and,
- (d) executed this Deed as his or her own act.

RECORD AND RETURN TO:  
MATTHEW G. CONNOLLY, ESQ.  
70 HUDSON STREET, 5<sup>TH</sup> FLOOR  
HOBOKEN, NEW JERSEY 07030

*Matthew G. Connolly*  
MATTHEW G. CONNOLLY, ESQ.  
ATTORNEY AT LAW  
STATE OF NEW JERSEY

*Print name and sign below signature*

NOT CERTIFIED COPY