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CHRISTINE GIORDANO HANLON
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REALETY TRANSFER FEES \$2.00
COUNTY RECORDING FEES \$60.00
TOTAL PAID \$62.00



301CF9

Recording requested by: _____ Space above reserved for use by Recorder's Office

When recorded, mail to: IRVINGTON MANOR Document prepared by: _____

Name: LISA PATRUNO LLC Name: LISA PATRUNO

Address: 57 SOUTH MANOR ST #149 Address: 57 SOUTH MANOR ST #149

City/State/Zip: NEPTUNE NJ 07753 City/State/Zip: NEPTUNE NJ 07753

Property Tax Parcel/Account Number: Block 37 Lot 2

r/c

Quitclaim Deed

This Quitclaim Deed is made on July 28 2015, between

LISA PATRUNO Grantor, of 217 MCCABE AVENUE

, City of BRADLEY BEACH, State of NEW JERSEY,

and IRVINGTON MANOR LLC, Grantee, of 217 MCCABE AVENUE

, City of BRADLEY BEACH, State of NEW JERSEY.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs

and assigns, to have and hold forever, located at 217 MCCABE AVENUE

, City of BRADLEY BEACH, State of NEW JERSEY :

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.

Taxes for the tax year of _____ shall be prorated between the Grantor and Grantee as of the date of recording of this deed.



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) LISA PATRANO
 Current Resident Address:
 Street: 413 EVERGREEN AVENUE State: NJ Zip Code:
 City, Town, Post Office: BRADLEY BEACH NEW JERSEY 07720

PROPERTY INFORMATION (Brief Property Description)

Block(s) 37 Lot(s) 2 Qualifier
 Street Address: 217 MCCABE AVENUE
 City, Town, Post Office: BRADLEY BEACH NEW JERSEY State: NJ Zip Code: 07720
 Seller's Percentage of Ownership: 100% Consideration: 100% Closing Date:

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. 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: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.

July 28/15
Date

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

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

Dated: July 28 2015

[Signature]
Signature of Grantor

LISA PATRUNO
Name of Grantor

[Signature] Ronald W Bouchelle Jr.
Signature of Witness #1 Printed Name of Witness #1

[Signature] WALTER JAWI BZIK
Signature of Witness #2 Printed Name of Witness #2

State of New Jersey County of Monmouth

On July 28, 2015, the Grantor, Lisa Patruno,
personally came before me and, being duly sworn, did state and prove that he/she is the person described
in the above document and that he/she signed the above document in my presence.

[Signature]
Notary Signature

Notary Public,
In and for the County of Monmouth State of New Jersey

My commission expires: _____ Seal

Send all tax statements to Grantee.

NICOLA CAMERON
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES AUG. 17, 2015
I.D.# 2399494