



Monmouth County Document Summary Sheet

MONMOUTH COUNTY CLERK PO BOX 1251 MARKET YARD FREEHOLD NJ 07728	Transaction Identification Number	4218158	3888290
	Recorded Document to be Returned by Submitter to: BATCHA & BATCHA, LLC 600 BROAD STREET 2ND FLOOR SHREWSBURY, NJ 07702		

Official Use Only

CHRISTINE GIORDANO HANLON
 COUNTY CLERK
 MONMOUTH COUNTY, NJ

 INSTRUMENT NUMBER
 2020018627
 RECORDED ON
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 Total Pages: 7

 COUNTY RECORDING FEES \$80.00
 TOTAL PAID \$80.00

Submission Date (mm/dd/yyyy)		02/14/2020
No. of Pages (excluding Summary Sheet)		5
Recording Fee (excluding transfer tax)		\$80.00
Realty Transfer Tax		\$0.00
Total Amount		\$80.00
Document Type	DEED-NO CONSIDERATION	
Electronic Recordation Level		L2 - Level 2 (With Images)
Municipal Codes		
BRADLEY BEACH		0801
1032933		

Additional Information (Official Use Only)

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Monmouth County Document Summary Sheet

DEED-NO CONSIDERATION	Type		DEED-NO CONSIDERATION			
	Consideration		\$1.00			
	Submitted By		BATCHA & BATCHA, LLC			
	Document Date		11/05/2019			
	Reference Info.					
	Book ID		Book	Beginning Page	Instrument No.	Recorded/File Date
	GRANTOR		Name		Address	
			BESS PETERSON		1 MADISON AVENUE, BRADLEY BEACH, NJ 07720	
	GRANTEE		Name		Address	
			LINDA A PERETTE BY TRUS		5 MADISON AVENUE, BRADLEY BEACH, NJ 07720	
			STEVEN PERETTE BY TRUS		5 MADISON AVENUE, BRADLEY BEACH, NJ 07720	
	Parcel Info					
	Property Type		Tax Dist.	Block	Lot	Qualifier
RESIDENTIAL PROPERTY (1 - 4 FAMILY)		08	85	17		0801

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DEED

This Deed is made on November 5, 2019

BETWEEN BESS PETERSON

whose post office address is 1 Madison Avenue, Bradley Beach, NJ 07720, referred to as the Grantor,

and **LINDA A. PERRETTE and STEVEN PERRETTE, TRUSTEES OF THE LINDA A. PERRETTE and STEVEN PERRETTE RESIDENCE TRUST DATED JANUARY 30, 2001.**

whose post office address is 5 Madison Avenue, Bradley Beach, NJ 07720, 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 other good and valuable consideration and NO/100-----(\$1.00) ----- DOLLARS.**

The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of Bradley Beach
Block No. 85 Part of Lot No. 17 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 Bradley Beach, County of Monmouth and State of New Jersey. The legal description is:

Please see attached Legal Description annexed hereto and made a part hereof. (Check if applicable.)

Subject to easements, covenants and restrictions of record, if any.

Being part of the same lands and premises as conveyed to Frank Peterson & Bess Peterson, by Deed from Frank Peterson & Bess Peterson, dated September 29, 1965 and recorded September 30, 1965 in Deed Book 3434, page 183, and re-recorded deed on October 7, 1965 in Deed Book 3435, page 123.

The purpose of this Deed is to clarify that this strip of land was intended to be part of Lot 17.

Prepared by:

F. BRADFORD BATCHA, ESQ.

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.)

 (Seal)
Bess Peterson

STATE OF NEW JERSEY, COUNTY OF MONMOUTH SS:

I CERTIFY that on November 13th 2019, **Bess Peterson** 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;
- (b) executed this Deed as his or her own act; and
- (c) made this Deed for **\$1.00 and other good and valuable consideration** 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.)


Notary Public

PHILIP S. DELLA PIETRO
NOTARY PUBLIC OF NEW JERSEY
I.D. # 50033222
My Commission Expires 2/28/2021

RECORD AND RETURN TO:

Batcha & Batcha LLC
600 Broad Street
Shrewsbury, NJ 07702

Sworn to and subscribed
before me this
13 day of November, 2019





State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
 (9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

BESS PETERSON

Current Street Address

1 MADISON AVENUE

City, Town, Post Office Box

BRADLEY BEACH

State

NJ

Zip Code

07720

PROPERTY INFORMATION

Block(s)

85

Lot(s)

PART OF

17

Qualifier

Street Address

1 MADISON AVENUE

City, Town, Post Office Box

BRADLEY BEACH

State

NJ

Zip Code

07720

Seller's Percentage of Ownership

100%

Total Consideration

\$1.00

Owner's Share of Consideration

\$1.00

Closing Date

11/13/19

SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 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.

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.

11/13/19
 Date

Bess C. Peterson
 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. 46:15-6 et seq.)

BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

COUNTY

MONMOUTH

SS. County Municipal Code
1308

FOR RECORDER'S USE ONLY	
Consideration	\$ _____
RTF paid by seller	\$ _____
Date	By _____

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

MUNICIPALITY OF PROPERTY LOCATION BRADLEY BEACH

(1) PARTY OR LEGAL REPRESENTATIVE (Instructions #3 and #4 on reverse side)

Deponent, BESS PETERSON being duly sworn according to law upon his/her oath,
(Name)
deposes and says that he/she is the GRANTOR in a deed dated _____ transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)
real property identified as Block number 85 Lot number PART OF 17 located at
1 MADISON AVENUE, BRADLEY BEACH, NJ 07720 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.

Consideration less than \$100.00

(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 13 day of November, 2019

PHILIP S. DELLA PIETRO
NOTARY PUBLIC OF NEW JERSEY
I.D.#1000322217
My Commission Expires 2/28/2021

Bess Peterson
Signature of Deponent

BESS PETERSON
Grantor Name

1 MADISON AVE BRADLEY BEACH
Deponent Address NJ 07720

1 MADISON AVE BRADLEY BEACH
Grantor Address at Time of Sale 07720

XXX-XXX-7693
Last three digits in Grantor's Social Security Number

F. BRADFORD BATCHA, ESQ.
Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY	
Instrument Number	County
Deed Number	Book Page
Deed Dated	Date Recorded

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 08656-0251
ATTENTION: REALTY TRANSFER FEE UNIT