

JAN 28 2008

5

PREPARED BY:

N.A.
NESTOR A. WINTERS, ESQ.

COUNTY OF MONMOUTH	
CONSIDERATION	_____
RTF	EXEMPT
DATE	1-28-08 BY <i>JH</i>



175870

DEED

This Deed is made on January *23*, 2008, **BETWEEN** JOSEPH M. MILLER and JANE S. MILLER, his wife, whose address is 600 Evergreen Ave., Bradley Beach, New Jersey 07720, referred to as the Grantor, **AND** JOSEPH M. MILLER and JANE S. MILLER, his wife, whose address is 600 Evergreen Ave., Bradley Beach, New Jersey 07720, referred to as the Grantee. The words "Grantor" and "Grantee" shall mean all Grantors and Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) in the property described below to the Grantee. This transfer is made for the sum of NO/100 DOLLARS (\$0.00). The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of Bradley Beach, Block 71, Lot 16 Account No.

___ No property tax identification number is available on the date of this Deed. (Check box if applicable)

CLK
M CLAIRE FRENCH, CTY
MONMOUTH COUNTY, NJ

INSTRUMENT NUMBER
2008010231
RECORDED ON
Jan 28, 2008
3:17:34 PM
BOOK: OR-8700
PAGE: 8463
Total Pages: 5

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:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF.

COUNTY RECORDING FEES \$80.00
TOTAL PAID \$80.00

BEING ALSO KNOWN AS Block 71, Lot 16 on the Tax Map of the Borough of Bradley Beach.

BEING the same premises conveyed to Grantor herein by Deed of Julia Pagan, dated May 30, 2001 and recorded in the Monmouth County Clerk's Office on June 8, 2001 in OR Book 8027, page 3105.

SUBJECT TO A DEED RESTRICTION WHICH REQUIRES THE SECOND KITCHEN ON THE PREMISES IS TO BE REMOVED WHEN THE PRESENT OWNERS' PARENTS NO LONGER RESIDE AT THE PREMISES AS FURTHER NOTED IN RESOLUTION NO. 411-1-14-07 OF THE BOROUGH OF BRADLEY BEACH BOARD OF ADJUSTMENT DATED JANUARY 17, 2008.

SUBJECT to covenants, conditions, restrictions, reservations and easements of record.

SUBJECT to such state of facts as an accurate survey may disclose.

Keith, Winters & Wenning, L.L.C.
COUNSELLORS AT LAW
MAIN STREET AND LAURENCE AVENUE
P.O. BOX 188
Bradley Beach, New Jersey 07720

*800-8463
1-28-08 R*

SCHEDULE A

ALL THAT TRACT OR PARCEL OF LAND AND PREMISES, HEREINAFTER PARTICULARLY DESCRIBED, SITUATE, LYING AND BEING IN THE BOROUGH OF BRADLEY BEACH COUNTY OF MONMOUTH AND STATE OF NEW JERSEY.

BEGINNING AT THE NORTHWEST CORNER OF EVERGREEN AVENUE AND HAMMOND AVENUE; THENCE (1) WESTERLY ALONG THE NORTHERLY LINE OF EVERGREEN AVENUE 53 FEET; THENCE (2) NORTHERLY AT RIGHT ANGLE TO EVERGREEN AVENUE 106 FEET; THENCE (3) EASTERLY AND PARALLEL WITH EVERGREEN AVENUE 36 FEET 6" MORE OR LESS TO THE WESTERLY LINE OF HAMMOND AVENUE; THENCE (4) SOUTHERLY OR NEARLY SO ALONG THE WESTERLY LINE OF HAMMOND AVENUE 107 FEET 6" MORE OR LESS TO THE POINT AND PLACE OF BEGINNING.

THE ABOVE DESCRIBED PREMISES ARE ALSO DESCRIBED IN ACCORDANCE WITH A SURVEY PREPARED BY LEON S. AVAKIAN, INC. PROFESSIONAL ENGINEERS AND LAND SURVEYORS, LICENSE NO. 11768, DATED JANUARY 14, 1970.

BEGINNING AT THE NORTHWEST CORNER OF EVERGREEN AVENUE AND HAMMOND AVENUE, THENCE (1) NORTH 56 DEGREES 30 MINUTES WEST 55 FEET TO A POINT; THENCE (2) NORTH 33 DEGREES 30 MINUTES EAST 106 FEET TO A POINT; THENCE (3) SOUTH 56 DEGREES 30 MINUTES EAST 34.36 FEET TO A POINT; THENCE (4) SOUTH 23 DEGREES 19 MINUTES WEST 107.70 FEET TO THE POINT AND PLACE OF BEGINNING.

BEING THE SAME PREMISES CONVEYED TO THE GRANTOR HEREIN BY DEED DATED FEBRUARY 16, 1970 AND RECORDED IN THE MONMOUTH COUNTY CLERK'S OFFICE FEBRUARY 19, 1970 IN BOOK 6979 OF DEED ON PAGE 756.

ALSO BEING KNOWN AS LOT 16, BLOCK 71 ON THE OFFICIAL TAX MAP OF THE BOROUGH OF BRADLEY BEACH.

(TAX LOT AND BLOCK ARE BEING PROVIDED FOR INFORMATIONAL PURPOSES ONLY)

COMMITMENT # NJMO0517106
MILLER

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

SELLER(S) INFORMATION (If Multiple Sellers, Each Seller Must Complete a Certification)

Name(s)
Joseph M. Miller and Jane S. Miller, his wife

Current Resident Address:
Street: 600 Evergreen Ave., Bradley Beach, New Jersey 07720

City, Town, Post Office _____ State _____ Zip Code _____

PROPERTY INFORMATION (Brief Property Description)

Block(s) _____ Lot(s) _____ Qualifier _____
71 _____ 16 _____

Street Address:
600 Evergreen Ave., Bradley Beach, New Jersey 07720

City, Town, Post Office _____ State _____ Zip Code _____

100% _____ \$0.00 _____ January 23, 2008

Seller's Percentage of Ownership _____ Consideration _____ Closing Date _____

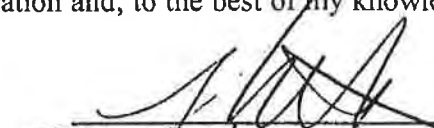
SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to NON-residents)

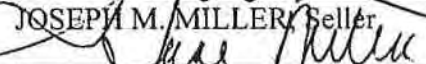
1. I am a resident taxpayer of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
2. _____ The real property being sold or transferred is used exclusively 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 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 \$1,000.00 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.

1/23/08
Date
1/23/08
Date



JOSEPH M. MILLER, Seller


JANE S. MILLER, Seller

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	1-28-08
By	JH

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

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

Deponent, Joseph M. Miller 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, 2008 transferring
 (Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)
 real property identified as Block number 71 Lot number 16 located at
600 Evergreen Ave., Bradley Beach and annexed thereto
 (Street Address, Town)

(2) CONSIDERATION \$ 0.00 (See Instructions #1 and #5 on reverse side)

(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:
(See 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 (See 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 (See 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 Fee, Supplemental Fee, and General Purpose Fee, 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. * (See 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 THE CASE OF HUSBAND AND WIFE/CIVIL UNION PARTNERS, ONLY ONE GRANTOR NEEDS TO QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (See 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 (See Instructions #2, #10 and #12 on reverse side)

- Entirely new improvement. Not previously occupied.
- Not previously used for any purpose. "NEW CONSTRUCTION" printed clearly at the top of the first page of the deed.

(7) 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, 2008

[Signature]
 MICHAEL J. WENNING
 ATTORNEY AT LAW
 STATE OF NEW JERSEY

[Signature] Joseph M. Miller
 Grantor Name
 600 Evergreen Ave., Bradley Beach
 Deponent Address
 600 Evergreen Ave., Bradley Beach
 Grantor Address at Time of Sale
 XXX-XXX-165
 Last 3 digits in Grantor's Social Security Number
 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 Affidavit of Consideration for Use by Seller when Section 3A is completed.

STATE OF NEW JERSEY - DIVISION OF TAXATION
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 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 of Taxation website at: www.state.nj.us/treasury/taxation/lpt/localtax.htm.

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:

Cley
Cley

[Signature]
JOSEPH M. MILLER
[Signature]
JANE S. MILLER

STATE OF NEW JERSEY, COUNTY OF MONMOUTH SS.:

I CERTIFY that on January 23, 2008, JOSEPH M. MILLER and JANE S. MILLER, his wife, personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his or her act and deed; and
- (c) made this Deed for \$0.00 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.)

Cley
Michael J. Wenning, Esq.
Attorney at Law, N.J.

RECORD & RETURN TO: *R+R*

MICHAEL J. WENNING, ESQ. *(424)*
P.O. BOX 188
BRADLEY BEACH, NJ 07720

Keith, Winters & Wenning, L.L.C.
COUNSELLORS AT LAW
MAIN STREET AND LAREINE AVENUE
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