

AUG 05 2005 - 2

JUL 06 2005 (50)



700131

COUNTY OF MONMOUTH
 CONSIDERATION \$550,000.00
 RTF \$4,655.00
 DATE 8-25-05 BY [Signature]

DEED

Prepared by:

David A. Krenkel, Esq.

This Deed is made on June 28, 2004

Between

EUGENE DELPREORE,

referred to as the Grantor.

whose address is about to be 720 Grassmere Ave., Interlaken, New Jersey

And

LISA PATRUNO,

whose address is about to be 217 McCabe Ave., Bradley Beach, New Jersey

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 **FIVE HUNDRED FIFTY THOUSAND AND .00/100 (\$550,000.00)**
The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Bradley Beach

Block No. 37 Lot No. 2 Account No.

No property tax identification number is available on the date of this deed. (Check box if Applicable)

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:

ATTACHED HERETO

SCHEDULE "A"

BEING the same premises conveyed to Grantor by Deed from Joseph A. Acurso and Judith Acurso, his wife, dated June 2, 2000, recorded June 4, 2000, in the Clerk's Office of the County of Monmouth, New Jersey in Deed Book 5947, page 684.

BEING the same premises commonly known as 217 McCabe Ave., Bradley Beach, New Jersey.

CLAIKE FRENCH-CITY CLK
MONMOUTH COUNTY, NJ

INSTRUMENT NUMBER
2005137217

RECORDED ON

AUG 25 2005

3:24:03 PM

BOOK: DR-8489

PAGE: 4220

Total Pages: 5

REALTY TRANSFER FEES \$4,655.00

COUNTY RECORDING FEES \$80.00

TOTAL \$4,735.00

REVISED SCHEDULE A

Order No. PT084190-L

ALL that certain lot, parcel or tract of land, situate and lying in the Borough of Bradley Beach, County of Monmouth, State of New Jersey, and being more particularly described as follows:

BEGINNING at an iron pipe in the southerly line of McCabe Avenue distant 50 feet easterly from the southeast corner of McCabe Avenue and Central Avenue; thence

- 1) Along McCabe Avenue, south 72 degrees 30 minutes east, 50 feet to an iron pipe; thence
- 2) South 12 degrees 30 minutes west, 150 feet to an iron pipe; thence
- 3) North 72 degrees 30 minutes west, 50 feet to a monument; thence
- 4) North 12 degrees 30 minutes east, 150 feet to the point or place of BEGINNING.

Being more particularly described in accordance with a survey by Morris Surveyors dated May 10, 2005 as follows:

Beginning at a point in the southerly sideline of McCabe Avenue (70' wide) said point being 150 feet easterly from the intersection of the southerly side of McCabe Avenue with the Easterly sideline of Central Avenue (50' wide) and running thence:

1. South 67 degrees 00 minutes 50 feet to a point; thence
2. South 23 degrees 00 minutes west, 150.00 feet to a point; thence
3. North 67 degrees 00 minutes west 50.00 feet to a point; thence
4. North 23 degrees 00 minutes east 150.00 feet to the point and place of BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot 2 in Block 37 on the Borough of Bradley Beach 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 (If Multiple Sellers, Each Seller Must Complete a Certification)

Name(s)

Eugene Delpreora

Current Resident Address:

Street: 702 Grassmere Ave.

City, Town, Post Office

State

Zip Code

Interlaken

NJ

07712

PROPERTY INFORMATION (Brief Property Description)

Block(s)

Lot(s)

Qualifier

37

2

Street Address:

217 McCabe Ave.

City, Town, Post Office

State

Zip Code

Bradley Beach

NJ

07720

Seller's Percentage of Ownership

Consideration

Closing Date

100%

550,000.00

6/28/2005

SELLER ASSURANCES (Check the Appropriate Box)

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 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 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.

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.

6/28/05

Date

Eugene Delpreora

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

**"NON-FOREIGN" STATUS CERTIFICATION OF SELLER PURSUANT TO
SECTION 1445 OF THE INTERNAL REVENUE CODE.**

Section 1445 of the Internal Revenue Code provides that a transferee (buyer) of a U.S. real property interest must withhold tax if the transferor (seller) is a foreign person. To inform the transferee (buyer) that withholding of tax is not required upon disposition of a U.S. real property interest, We hereby certify the following:

1. We are the sellers of real property located at:

217 McCabe Ave., Bradley Beach, New Jersey

2. Neither of us are non-resident alien for purposes of U.S. income taxation.

3. Our tax payer identification (Social Security) numbers are:

Name: Eugene Delpreore

SSN: [REDACTED]

Name:

SSN: [REDACTED]

4. Our home address after the closing will be:

720 Grassmere Ave, Interlaken, New Jersey

We understand that this Certification may be disclosed to the United States Internal Revenue Service by transferee and that any false statement we have made herein could be punished by fine, imprisonment or both.

Under penalties of perjury, we declare that we have examined this Certification and to the best of our knowledge and belief, it is true, correct and complete.

By: Eugene Delpreore
EUGENE DELPREORE

Dated: 6/29/05

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:

Eugene DelPreore (Seal)
EUGENE DELPREORE

[Signature]
Notary Public



STATE OF IOWA
COUNTY OF Des Moines

I CERTIFY that on June 28, 2005

EUGENE DELPREORE, personally came before me an attorney at law of New Jersey 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 \$550,000.00 as the full and actual consideration to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)

Not Certified

[Signature]
Notary Public



Record & Return to:

Arnold Reiter, Esq.
2 North Bayard Lane
PO BOX 915
Mahwah, New Jersey 07430