

DEED

This Deed is made on April 21,

19 94

Prepared by: (Print signer's name below signature)

DOMINICK A. MIRABELLI, ESQUIRE

BETWEEN

S.
JOSEPH HOFFMAN, Married

whose address is 81 Kentucky Avenue, North Middletown, New Jersey 07734

referred to as the Grantor,

AND

P. M.
RONALD ROBERTSON AND SUSAN ROBERTSON, husband and wife

whose post office address is about to be 306 Middle Road, Hazlet, 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 ONE HUNDRED SIXTY FIVE THOUSAND FOUR HUNDRED AND NO ONE HUNDREDTHS (\$165,400.00) DOLLARS

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of Hazlet

Block No. 187

Lot No. 12.04

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 Township of Hazlet
County of Monmouth and State of New Jersey. The legal description is:

DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

BEING and intended to be the same property conveyed to the grantor herein by Deed from Joseph Hoffman t/a Hobby Homes, Inc. dated April 21, 1994.

COMMONLY known as 306 Middle Road, Hazlet, New Jersey.

DB5313-0028

LEO A. KALIETA & CO.

PROFESSIONAL LAND SURVEYOR
20 MIDDLESEX ROAD MATAWAN, NEW JERSEY 07747
(908) 583-9155
FAX (908) 583-8528

April 11, 1994

Township of Hazlet
Monmouth County, New Jersey

Beginning at a point lying in the Southerly Right of Way Line of Middle Road, said point being distant 527.86 feet, Westerly, from a point formed by the intersection of the said Southerly Right of Way line of Middle Road, extended, and the Westerly Right of Way line of Amherst Lane, extended, thence

1. South 17 degrees 00 minutes 00 seconds West, a distance of 145.20 feet to a point, thence
2. North 73 degrees 00 minutes 00 seconds West, a distance of 75.00 feet to a point, thence
3. North 17 degrees 00 minutes 00 seconds East, a distance of 145.20 feet to a point lying in the aforesaid Southerly Right of Way line of Middle Road, thence
4. South 73 degrees 00 minutes 00 seconds East, along said Right of Way line, a distance of 75.00 feet to THE POINT AND PLACE OF BEGINNING.

Describing Lot 12.04 in Block 187 as shown on the Tax Map of Hazlet Township.

Subject to a proposed 15 foot wide road widening easement running along and parallel to Middle Road.

DB5313-0029

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION OR EXEMPTION
(c. 49, P.L. 1968)
OR
PARTIAL EXEMPTION
(c. 176, P. L. 1975)

ALL-STATE LEGAL SUPPLY CO.
One Commerce Drive, Cranford, N. J. 07016

GRVST-2

To Be Recorded With Deed Pursuant to c. 49, P.L. 1968, as amended by c. 225, P.L. 1985 (N.J.S.A. 46:15-5 et seq.)

STATE OF NEW JERSEY

COUNTY OF MONMOUTH

ss.

FOR RECORDER'S USE ONLY

Consideration \$ 165,400

Realty Transfer Fee \$ 302.50

Date 5-20-94 By JK/BN

*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, JOSEPH HOFFMAN

(Name)

, being duly sworn according to law upon his/her oath deposes and

says that he/she is the Grantor

(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co. Lending Institution, etc.)

in a deed dated April 21, 1994, transferring real property identified as Block No. 187

Lot No. 12.04 located at 306 Middle Road, Hazlet, N.J. - Monmouth County

(Street Address, Municipality, County)

and annexed hereto.

(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 \$ 165,400.00

(3) FULL EXEMPTION FROM FEE

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

(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 c.176, P.L. 1975 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.
☐ No joint owners other than spouse or other qualified exempt owners.

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 joint owners 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 joint owners 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 H.U.D. 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 c. 49, P.L. 1968.

Subscribed and Sworn to before me this

21st

day of April, 19 94

DOMINICK A. MIRABELLI
AN ATTORNEY AT LAW
OF NEW JERSEY

Name of Deponent (sign above line)

81 Kentucky Avenue
No. Middletown, N.J.
Address of Deponent 07734

Name of Grantor (type above line)

JOSEPH HOFFMAN
81 Kentucky Avenue
No. Middletown, N.J. 07734
Address of Grantor at Time of Sale

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.

Instrument Number _____ County _____
Deed Number _____ Book _____ Page _____
Deed Dated _____ Date Recorded _____

IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HEREOF.

This form is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered or amended without the approval of the Director.

ORIGINAL — White copy to be retained by County.

DUPLICATE — Yellow copy to be forwarded by County to Division of Taxation on partial exemption from fee (N.J.A.C. 18:16—8.12).

TRIPPLICATE — Pink copy is your file copy.

085313-0030

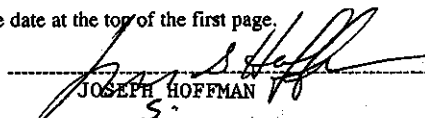
WHITE AND YELLOW COPIES MUST BE SUBMITTED WITH DEED TO COUNTY RECORDING OFFICE

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:


DOMINICK A. MIRABELLI

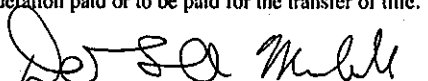

JOSEPH HOFFMAN (Seal)

STATE OF NEW JERSEY, COUNTY OF MONMOUTH 5. SS.:
I CERTIFY that on April 21, 1994, JOSEPH HOFFMAN

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

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

(c) made this Deed for \$ 165,400.00 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.)


(Print name and title below signature)
DOMINICK A. MIRABELLI
ATTORNEY AT LAW OF NEW JERSEY

DB5313-0031

219396

RECORDED
MAY 20 1994 7:49 AM
MONMOUTH COUNTY CLERK
JANE G. CLAYTON

DEED

S.
JOSEPH HOFFMAN

Grantor.

TO

P.
RONALD ROBERTSON AND
SUSAN ROBERTSON, husband and wife
M.

Grantee.

Dated: April 21, 1994

Record and return to:

Crystal Abstract Corp
Ph 26
Vincent J Ballo, Esq.
1298 Forest Ave
Staten Island, NY
10302

END OF DOCUMENT

DB5313-0032