

\$ 1075.40

4



PREPARED BY:

[Signature]
ANNE ZACCARDI, ESQ.

TOTAL PAID \$1,145.40
FEES
COUNTY RECORDING \$70.00
FEES
REALTY TRANSFER \$1,075.40

Total Pages: 4
PAGE=2215
BOOK=08-8772
12:02:18 PM
MAY 11 2009

DEED

This Deed is made on April 9, 2009 and delivered on

5/11/2009
RECORDED BY
2009049672
INSTRUMENT NUMBER
MONMOUTH COUNTY, NJ
M CLARE FRENCH, CLK

Between

PATRICK M. DeGEORGE, single

whose address is 233 Perth Hill Court, Aberdeen, NJ 07747

referred to as the Grantor,

And

GREGORY CANNON,

whose address is about to be 233 Perth Hill Court, Aberdeen, NJ 07747

referred to as the Grantee

The words Grantor and Grantee will include all the names listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantees. This transfer is made for the sum of Two Hundred Eighteen Thousand Dollars and No Cents (\$218,000.00). The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Township of Aberdeen
Block No. 114.01 Lot No. 233

Property. The property consists of the land and all the buildings and structures on the land in the Township of Aberdeen, County of Monmouth, State of New Jersey.

SEE LAND DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO easements and restrictions of record.

BEING commonly known as 233 Perth Hill Court, Aberdeen, NJ 07747

BEING AND INTENDED TO BE the same premises as conveyed to Patrick M. DeGeorge, single by Deed from Teresa Alvoeiro, dated July 12, 2000, recorded August 10, 2000 in the Monmouth County Clerk's Office in Official Record 5962, Page 914.

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). The 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.

TITLE INSURANCE COMMITMENT
Issued by Valley National Title Services
AGENT FOR CHICAGO TITLE INSURANCE COMPANY

Commitment Number: VNT090725

SCHEDULE C

LEGAL DESCRIPTION

All that lot, tract or parcel of land, situate, lying and being in the Township of Aberdeen, County of Monmouth, in the State of New Jersey, and described as follows:

Known as and designated as Unit No. 233 situated in Perth Hill Court, Apt. C in Wyndham Place, a condominium, established in accordance with the N.J.S.A. 46:8b-1, et seq., together with an undivided 2959% interest in the General Common elements of said condominium appurtenant to the aforesaid unit in accordance with and subject to the terms, conditions, covenants, restrictions, reservations easements, lien as for assessments, and other provisions as set forth in the current Master Deed, dated August 18, 1983, recorded August 24, 1983, in the Office of the Monmouth Clerk/Register in Deed Book 4426, Page 922, Deed Book 4445, Page 116, Deed Book 4449, Page 661, Deed Book 4502, Page 192, Deed Book 4506, Page 510, as same may now or hereafter be lawfully amended.

FOR INFORMATION PURPOSES ONLY: BEING known as 233 Perth Hill Court, Tax Lot 233, Tax Block 114.01, on the Official Tax Map of the Township of Aberdeen, New Jersey.

NOT CERTIFIED COPY



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)

Name(s)

Patrick M. DeGeorge

Current Resident Address:

Street: 233 Perth Hill Court

City, Town, Post Office

State

Zip Code

Aberdeen

NJ

07747

PROPERTY INFORMATION (Brief Property Description)

Block(s)

Lot(s)

Qualifier

114.01

233

Street Address:

233 Perth Hill Court

City, Town, Post Office

State

Zip Code

Aberdeen

NJ

07747

Seller's Percentage of Ownership

Consideration

Closing Date

100%

218,000.00

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to 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. 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 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: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 (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.

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.

4/9/09

Date

x Patrick DeGeorge

Signature

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

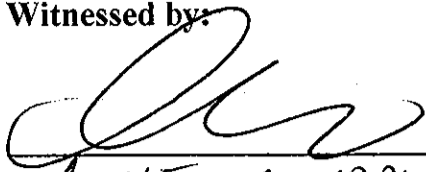
Date

Signature

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

NOT

Witnessed by:


ANNE ZACCARDI


PATRICK M. DeGEORGE

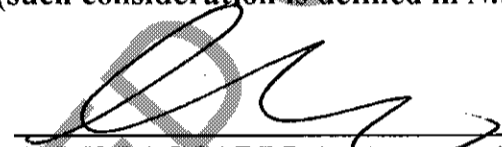
STATE OF NEW JERSEY

ss.

COUNTY OF MONMOUTH

I CERTIFY that on April 9, 2009 Patrick DeGeorge personally appeared before me, the subscriber, and acknowledged to my satisfaction that, this person (or if more than one person, each person)

- (a) is named in and personally signed this DEED;
- (b) signed, sealed and delivered this Deed as his or her own act and deed;
- (c) made this Deed for \$218,000.00 the full and actual consideration paid or to be paid for the transfer of title. (such consideration is defined in *N.J.S.A.* 54:4-63.1)


ANNE ZACCARDI, An Attorney At Law
of the State of New Jersey

RECORD & RETURN TO:

Bressler, Amery & Ross
Michael L. Ostrowsky, Esq. *MR*
P.O. Box 1980
Morristown, NJ 07962

NOT CERTIFIED COPY