



00C5YS

Exempt

6

SEP 24 2009
DEED

Prepared by:

Diane U. Dabulas

An Attorney at Law of the State of NJ

This Deed is made on, September 15, 2009

BETWEEN The Township of Aberdeen

A municipal referred to as the Grantor,

AND Donald McMahon

whose post office address is 982 Woodcrest Drive, Clifford 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 Fifteen Thousand Dollars. The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Township of Aberdeen
Block No. 382 Lot No. 2 on the Tax Map of the Township of Aberdeen

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

See Schedule A attached hereto.

NOT CERTIFIED COPY

CLAIRE FRENCH, CTY CLK
MONMOUTH COUNTY, NJ

INSTRUMENT NUMBER
2009110313

RECORDED ON

Sep 25, 2009
9:52:20 AM

BOOK:OR-8798

PAGE:8480

Total Pages: 6

COUNTY RECORDING FEES \$8.00

TOTAL PAID \$8.00

"Property Description"

Vacant Lot
Cliffwood Drive
Lot 2, Block 382, Tax Map
Township of Aberdeen
Monmouth County, NJ

The property is situated in the Township of Aberdeen, Monmouth County, New Jersey; and is more particularly described as follows:

Beginning at a point on the Southerly side of Cliffwood Drive, (un-opened and un-improved), said point be in distant 375.00 ft. Easterly from the intersection of the Southerly side of Cliffwood Drive with the Easterly side of Seawood Drive.

Thence 1: S 59° 26' 32" E and along the Southerly side of Cliffwood Drive, a distance of 34.60 ft. to a point.

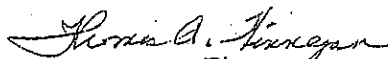
Thence 2: S 30° 33' 28" W and along a Westerly side of Lot 1, Block 382, Tax Map, a distance of 100.00 ft. to a point.

Thence 3: N 59° 26' 32" W and along in part the Northerly side of Lot 22, Block 382, Tax Map, a distance of 34.60 ft. to a point.

Thence 4: N 30° 33' 28" E and along the Easterly side of New Lot 3.02, Block 382, Tax Map, a distance of 100.00 ft. to the point or place of beginning.

Containing 3,460.00 sq. ft. in area.

Intended to describe Lot 2, Block 382 on the Official Tax Map of the Township of Aberdeen, Monmouth County, New Jersey.


Thomas A. Finnegan
Land Surveyor
Belford, N.J.
Lic. #10624



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

GIT/REP-3
 (2-07)

(Please Print or Type)

SELLER(S) INFORMATION (See Instructions, Page 2)

Name(s) **The Township of Aberdeen**

Current Resident Address:

Street: **One Aberdeen Square**
 City, Town, Post Office **Aberdeen**

State **NJ** Zip Code **07747**

PROPERTY INFORMATION (Brief Property Description)

Block(s) **382** Lot(s) **2**

Street Address: **Cliffwood Drive**

City, Town, Post Office **Aberdeen**

State **NJ** Zip Code **07747**

Seller's Percentage of Ownership **100%** Consideration **15,000**

Closing Date **09.15.09**

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.
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.

9/22/09
 Date

Diara Datz
 Signature

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

 Date

Council for Township of Aberdeen
 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. 46:15-5 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 1301

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

MUNICIPALITY OF PROPERTY LOCATION Aberdeen

*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, Diane U. Dabulas, Esq., being duly sworn according to law upon his/her oath, deposes and says that he/she is the Legal Representative in a deed dated September 15, 2009 transferring real property identified as Block number 382 Lot number 2 located at Cliffwood Drive, Aberdeen and annexed thereto.

(2) CONSIDERATION \$ 15,000.00 (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.

(B) By or to te United States of AMERICA, this State, or any instrumentality, agency or subdivision

(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.
B. BLIND PERSON Grantor(s) legally blind or;
DISABLED PERSON Grantor(s) permanently and totally disabled

Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:

- Owed and occupied by grantor(s) at time of sale.
One or two-family residential premises.
Resident of State of New Jersey.
Owners as joint tenants must all qualify.

*IN THE CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, 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.
Meets income requirements of region.
Reserved for occupancy.
Subject to resale controls.

(6) NEW CONSTRUCTION (See Instructions #2, #10 and #12 on reverse side)

- Entirely new improvement.
Not previously used for any purpose.
Not previously occupied.
"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 22 day of September, 20 09

Signature of Deponent

Township of Aberdeen
Grantor Name

37 Alden Street, Cranford, NJ
Deponent Address

One Aberdeen Square, Aberdeen, NJ
Grantor Address at Time of Sale

xxx-xxx-xx
Last 3 digits in Grantor's Social Security Number

Rogut McCarthy LLC
Name/Company of Settlement Officer

ANILSON L. MAZZA
A Notary Public of New Jersey
My Commission Expires JANUARY 3, 2013

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

record and return to:

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

Rogut McCarthy LLC
37 Alden Street
Cranford, New Jersey 07016

No further subdivision / merger- The property shall not be further subdivided under any circumstances and shall be merged with Block 382 Lot 22.

Type of Deed. This Deed is called a Quitclaim Deed. The Grantor makes no promises as to ownership or title, but simply transfers whatever interest the Grantor has to the Grantee.

Signatures. The Grantor signs this Deed as of the date at the top of the first page. If the Grantor is a corporation, this Deed is signed and attested to by its proper corporate officers and its corporate seal is affixed.

Witnessed or Attested by:

Diane U. Dabulas, Esq.
An Attorney at Law of the State of NJ

David P. Sobel (Seal)
Mayor of the Township of Aberdeen
David Sobel

STATE OF NEW JERSEY COUNTY OF MONMOUTH SS.:
I CERTIFY that on SEPTEMBER 15
July, 2009

Mayor David Sobel 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:
\$15,000.00
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.)

Diane U. Dabulas, Esq.
An Attorney at Law of the State of NJ

David P. Sobel
Mayor of the Township of Aberdeen

STATE OF NEW JERSEY COUNTY OF MONMOUTH SS.:

I CERTIFY that on June , 2009

Mayor David Sobel personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is the _____ Secretary of
<CORP. NAME>
the corporation named in this Deed;
- (b) this person is the attesting witness to the signing of this Deed by the proper corporate officer who is
_____ the _____ President of the corporation;
- (c) this Deed was signed and delivered by the corporation as its voluntary act duly authorized by a proper resolution of its Board of Directors;
- (d) this person knows the proper seal of the corporation which was affixed to this Deed;
- (e) this person signed this proof to attest to the truth of these facts; and
- (f) the full and actual consideration paid or to be paid for the transfer of title is \$15,000.00
(Such consideration is defined in N.J.S.A. 46:15-5.)

Signed and sworn to before me on
July , 2009

Diane U. Dabulas, Esq.
An Attorney at Law of the State of NJ

DEED

Dated: September 15, 2009

Township of Aberdeen

Record and return to:

Grantor,

Donald McMahon

Rogut McCarthy LLC
37 Alden Street
Cranford, New Jersey 07016

Grantee.

(018 Aberdeen Township)

RTR

NOT CERTIFIED COPY