

MAR 10 2008 MAR 24 2008



FEB 22 2008

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|---------------------------|--------------|
| COUNTY OF MONMOUTH | |
| CONSIDERATION _____ | |
| RTF <u>exempt</u> | _____ |
| DATE <u>3/26/08</u> | BY <u>RM</u> |

| |
|----------------------------------------------------|
| Prepared by: (print signer's name below signature) |
| <i>[Signature]</i> |
| DIANE DABULAS |
| \$8.00 |

TOTAL PAID
COUNTY RECORDING FEES \$8.00
Total Pages: 7
PAGE: 3521
BOOK: 08-8711
11:45:58 AM
Mar 26, 2008
RECORDED ON
2008032569
INSTRUMENT NUMBER
MONMOUTH COUNTY, NJ
CLAIKE FRENCH, CITY CLK 07747

DEED

NOT CERTIFIED COPY

This Deed is made on

BETWEEN

The Township of Aberdeen

whose address is One Aberdeen Square, Aberdeen, NJ 07747 referred to as the Grantor,

AND

Vincent and Joyce Vinci

whose post office address is 18 Washington Ave, Aberdeen, NJ 07747

referred to as the Grantee.

The words AGrantor@ and AGrantee@ 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 (\$ 1.00) The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of Aberdeen Block no. Lot No. Account No.

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

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 State of New Jersey. The legal description is:

See attached description which is incorporated herein

Being the same premises, a paper street, vacated by the Township of Aberdeen by Ordinance no. 32-2005 on November 14, 2005, whereby the Township of Aberdeen shall convey the property equally to the owners of the abutting property owner and the NJ Turnpike Authority, following the installation for the traffic signal at the intersection of Gerard Avenue and Lower Main Street which shall include an easement for the Township which easement for all existing utilities shall be maintained by the Township. A copy of the Ordinance is attached hereto



February 01, 2008
Revised February 8, 2008
Portion of Washington Avenue &
an Un-Named Right-of-Way
File No. P-AB-00002-01

**DESCRIPTION OF A PORTION OF WASHINGTON AVENUE
(VARIABLE WIDTH RIGHT-OF-WAY) AND THE SOUTHEASTERLY HALF
OF AN UN-NAMED RIGHT-OF-WAY, NOW OR FORMERLY VACATED,
SITUATED IN THE TOWNSHIP OF ABERDEEN
COUNTY OF MONMOUTH, STATE OF NEW JERSEY**

All that certain tract or parcel of land located in the Township of Aberdeen, County of Monmouth, New Jersey, bounded and described as follows:

Beginning at a point, said point being the intersection of the southwesterly right-of-way line of Washington Avenue (Variable Width Right-of-Way), with the southeasterly right-of-way line of an Un-Named Right-of-Way (35-Foot Wide Right-of-Way), said point being the most northwesterly corner of Lot 1, Block 265, said Un-Named Right-of-Way running southwesterly from the southwesterly right-of-way line of Washington Avenue to the northeasterly right-of-way line of the Garden State Parkway, as depicted on Aberdeen Township Tax Map Sheet No. 66, and from said beginning point running, thence:

- 1) Along said southeasterly right-of-way line of an Un-Named Right-of-Way, South $32^{\circ} 30' 41''$ West, a distance of 127.05 feet to a point in the aforementioned northeasterly right-of-way line of the Garden State Parkway, thence
- 2) Along said northeasterly right-of-way line of the Garden State Parkway, North $57^{\circ} 29' 19''$ West, a distance of 17.50 feet to a point in the centerline of the right-of-way of the aforementioned Un-Named Right-of-Way, thence
- 3) Along said centerline of the Un-Named Right-of-Way, parallel with the southeasterly right-of-way line of the Un-Named Right-of-Way, North $32^{\circ} 30' 41''$ East, a distance of 131.98 feet to a point, thence
- 4) Through Washington Avenue, parallel with and 38-feet southwest of, as measured at right angles to, the northeasterly right-of-way line of Washington Avenue, South $57^{\circ} 45' 00''$ East, a distance of 52.84 feet to a point, thence
- 5) Continuing through Washington Avenue, South $41^{\circ} 45' 00''$ East, a distance of 19.07 feet to a point in the aforementioned southwesterly right-of-way line of Washington Avenue, thence





February 01, 2008
Revised February 8, 2008
Portion of Washington Avenue &
an Un-Named Right-of-Way
File No. P-AB-00002-01

- 6) Along said southwesterly right-of-way line of Washington Avenue, North 57° 29' 19" West, a distance of 53.70 feet the point and place of beginning.

Said description of a portion of Washington Avenue and the southeasterly half of an Un-Named Right-of-Way, containing 2,538 Square Feet, more or less.

Said described lands being known as a portion of Washington Avenue and the southeasterly half of an Un-Named Right-of-Way (35-Foot Wide Right-of-Way), in accordance with a certain map entitled "Map of Building Lots Situated Near Matawan, NJ, Belonging to C.W. Fountain and J.H. Hornor", filed July 10, 1882, in the Monmouth County Clerk's Office, as Case No. 20-24.

Said described lands being subject to any and all public utilities established within the road prior to vacation.

Said described lands may be subject to any and all private access rights established within the former public right-of-way, prior to vacation, by owner(s) of lots within or adjacent to the hereinafter named subdivision.

Said described lands being subject to easements, restrictions and agreements of record and such facts as may be disclosed in a full and accurate title search and survey into the property-in-question and the immediate adjoining.



Michael J. McGurl
Professional Land Surveyor
New Jersey License No. 38338

Aberdeen Township – Washington Avenue & Unnamed Street – Portion of ROW





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) Township of Aberdeen

Current Resident Address:

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

State New Jersey Zip Code 07747

PROPERTY INFORMATION (Brief Property Description)

Block(s) 265 Lot(s) 1 Qualifier
 Street Address: 18 Washington Avenue
 City, Town, Post Office Aberdeen State New Jersey Zip Code 07747
 Seller's Percentage of Ownership 100.00 Consideration 1.00 Closing Date 2/19/08

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.

 Date

Diane Dabulas

 Signature
 (Seller) Please indicate if Power of Attorney or Attorney in Fact
Attorney for the Township of Aberdeen

 Date

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

BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

FOR RECORDER'S USE ONLY

Consideration \$ _____
RTF paid by seller \$ Exempt
Date 3/26/08 By [Signature]

COUNTY Monmouth SS. County Municipal Code 1301

MUNICIPALITY OF PROPERTY LOCATION Township of Aberdeen

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

Deponent, Township of Aberdeen being duly sworn according to law upon his/her oath,
(Name)
deposes and says that he/she is the Grantor in a deed dated February 19, 2008 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)
real property identified as Block number 265 Lot number 1 located at
18 Washington Ave and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION \$ 10.00 (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.

SELLER IS AN OUTLAW OF THE STATE OF NEW JERSEY

(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. 178, 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 17 day of March, 2008

[Signature]

ALLISON L. MAZZA
A Notary Public of New Jersey
My Commission Expires **JANUARY 8, 2013**

[Signature]
Signature of Deponent
Township of Aberdeen
Deponent Address
xxx-xxx-21600838
Last 3 digits in Grantor's Social Security Number

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

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

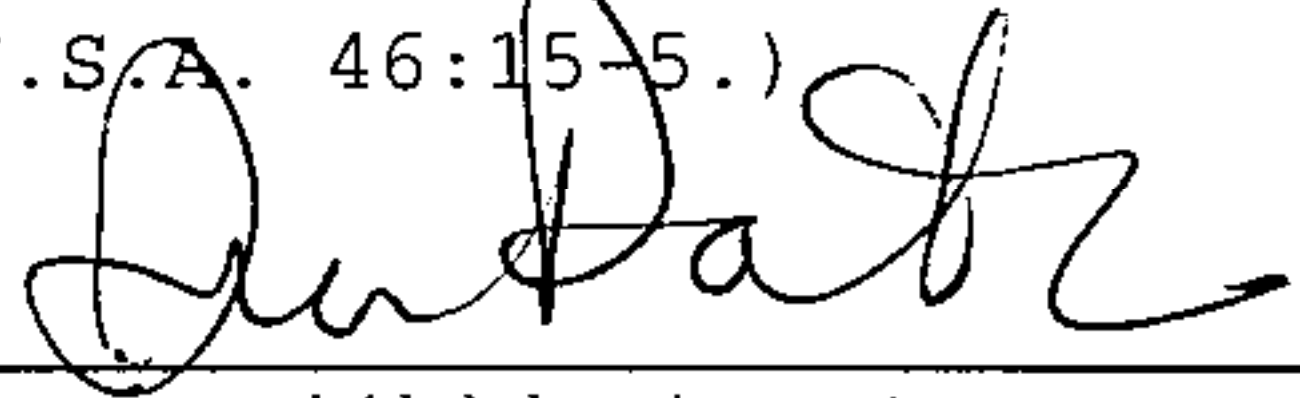
PO BOX 251

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

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)

Diane J. Dabulas
Attorney at Law

Diane Dabulas, Esq.
An Attorney at Law of
The State of New Jersey

NOT CERTIFIED COPY

| | | |
|--------------------------|----------|------------------------------------|
| DEED | | Dated: _____, 19____ |
| The Township of Aberdeen | Grantor. | Record and return to: |
| | TO | R+R Rogut McCarthy LLC |
| Vincent and Joyce Vinci | Grantee. | 37 Aiden St. Cranford, NJ 07016 |

(Aberdeen Twp) (#01^{chg})