

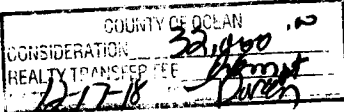


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 <p>OCEAN COUNTY CLERK'S OFFICE RECORDING DOCUMENT COVER SHEET</p> <p>SCOTT M. COLABELLA OCEAN COUNTY CLERK P.O. BOX 2191 TOMS RIVER, NJ 08754-2191 (732) 929-2110 www.oceancountyclerk.com</p>	 <p>INSTR # 2018123416 OR BK 17332 PG 1113 RECORDED 12/17/2018 01:42:54 PM SCOTT M. COLABELLA, COUNTY CLERK OCEAN COUNTY, NEW JERSEY</p>
OFFICIAL USE ONLY	

DATE OF DOCUMENT: (Enter Date as follows:00/00/0000) <i>12/14/18</i>	
TYPE OF DOCUMENT: (Select Doc Type from Drop-Down Box) DEED	OFFICIAL USE ONLY - REALTY TRANSFER FEE

95- Clerk

FIRST PARTY NAME: (Enter Last Name, First Name) Township of Lakewood	SECOND PARTY NAME: (Enter Last Name, First Name) Diamond Triumph Properties LLC
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ALL ADDITIONAL PARTIES: (Enter Last Name, First Name)	RETURN NAME AND ADDRESS: <i>Diamond Triumph Properties, LLC 22 Carasaljo Dr. Lakewood, NJ 08701</i>
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THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY			
BLOCK: 1264	LOT: 1		
MUNICIPALITY: (Select Municipality from Drop-Down Box)	LAKWOOD		
CONSIDERATION: <i>\$13,000 PLUS BLOCK 445 LOT 6 VALUED AT \$19,000</i>			
MAILING ADDRESS OF GRANTEE: (Enter Street Address, Town, State, Zip Code)			
Street Address	Town	State	Zip
22 Carasaljo Drive	Lakewood	NJ	08701

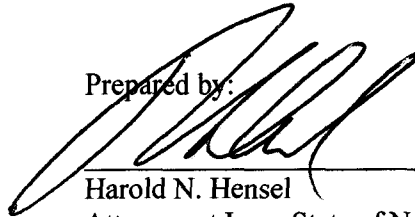
THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY
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ORIGINAL BOOK:	ORIGINAL PAGE:
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OCEAN COUNTY CLERK'S OFFICE RECORDING DOCUMENT COVER SHEET

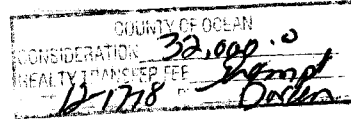
Please do not detach this page from the original document as it contains important recording information and is part of the permanent record.

Prepared by:



Harold N. Hensel
Attorney at Law, State of New Jersey

DEED



This Deed is made on December 14 2018

between **THE TOWNSHIP OF LAKEWOOD**, a body corporate and politic in Ocean County, New Jersey, 08701

whose address is 231 Third Street, Lakewood, New Jersey,

referred to as the Grantor,

and **DIAMOND TRIUMPH PROPERTIES, LLC**

whose address is 22 Carasaljo Drive, Lakewood, New Jersey 08701

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 as part of a mutual exchange conveyance of real estate with the Grantee pursuant to Lakewood Township Ordinance #O2018-39 adopted August 16, 2018, authorizing the conveyance of this parcel known as Block 1264, Lot 1 in exchange for the conveyance of Block 445, Lot 6 valued at \$19,000.00 and the sum of \$13,000.00 and authorizing the Mayor of Lakewood Township or in his absence the Deputy Mayor to execute documents related to this exchange.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Lakewood Township
Block 1264, Lot 1

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 at Block 1264, Lot 1 in the Township of Lakewood, County of Ocean and the State of New Jersey, more particularly described on the attached Schedule A.

Being the same premises obtained by the Grantor, The Township of Lakewood by Final Judgment of the Superior Court of New Jersey dated October 29, 1970 and recorded November 6, 1970 in the Ocean County Clerk's Office in Deed Book 3071, Page 190 (former Lots 1-6 and 9-12 Block 1264) and by Final Judgment of the Superior Court of New Jersey dated June 26, 1967 and recorded June 30, 1967 in the Ocean County Clerk's Office in Deed Book 2698, Page 25 (former Lots 7-8A and 13-16A Block 1264) and by Final Judgment of the Superior Court of New

Old Republic National Title Insurance Company

File No.: MTANJ-131480

TITLE INSURANCE COMMITMENT SCHEDULE A LEGAL DESCRIPTION

Tract I:

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of Lakewood, County of Ocean, State of New Jersey.

BEING known and designated as Lots 1-16A in Block 35, as shown on a certain map entitled "Pine - Forest Manor (Ocean County), N.J., Property of Mercantile Land Co., Streets and Avenues proposed, Section C", and duly filed in the Office of the Clerk of Ocean County on October 30, 1920 as Map # B-88.

NOTE: Being part of Lot 1 Block 1264, Tax Map of the Township of Lakewood, County of Ocean, State of New Jersey.

Tract II:

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of Lakewood, County of Ocean, State of New Jersey.

BEING known and designated as Lots 1-3A in Block 42, as shown on a certain map entitled "Pine - Forest Manor (Ocean County), N.J., Property of Mercantile Land Co., Streets and Avenues proposed, Section C", and duly filed in the Office of the Clerk of Ocean County on October 30, 1920 as Map # B-88.

NOTE: Being part of Lot 1 Block 1264, Tax Map of the Township of Lakewood, County of Ocean, State of New Jersey.

Together with all of the grantor's right, title and interest in and to the vacated portion of Old Toms River Road adjacent to the lands described above.

NOTE: Being Lot(s) 1 Block 1264, Tax Map of the Township of Lakewood, County of Ocean, State of New Jersey.



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
 (9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)
 LAKEWOOD TOWNSHIP
 Current Street Address
 231 THIRD STREET
 City, Town, Post Office Box State Zip Code
 LAKEWOOD NJ 08701

PROPERTY INFORMATION

Block(s) Lot(s) Qualifier
 1264 1
 Street Address
 VACANT LAND
 City, Town, Post Office Box State Zip Code
 LAKEWOOD NJ 08701
 Seller's Percentage of Ownership Total Consideration Owner's Share of Consideration Closing Date
 100 \$ 32,000.00 100 %

SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 apply to Residents and Nonresidents)

1. Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident gross income tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. Seller is 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 is not required to make an estimated gross income tax payment.
6. The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated income tax payment.
7. The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated 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 and report the recognized gain.
 Seller did not receive non-like kind property.
8. The real property is being transferred 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.
9. The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10. The deed is dated prior to August 1, 2004, and was not previously recorded.
11. The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
12. The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
13. The property transferred is a cemetery plot.
14. The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.

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 may 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. By checking this box I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

12/14/18

 Date

 Date

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

 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

FOR RECORDER'S USE ONLY	
Consideration	\$ 20,000.00
RTF paid by seller	\$
Date	12-12-18 By [Signature]

COUNTY OCEAN } SS. County Municipal Code 4610-1515

MUNICIPALITY OF PROPERTY LOCATION LAKEWOOD TWP.

*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, Raymond G. Coles, Mayor, being duly sworn according to law upon his/her oath, (Name) deposes and says that he/she is the Corporate Officer in a deed dated _____ transferring (Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.) real property identified as Block number 1264 Lot number 1 located at LAKEWOOD, NJ and annexed thereto. (Street Address, Town)

(2) CONSIDERATION \$ 13,000 + (Instructions #1 and #5 on reverse side) no prior mortgage to which property is subject. Block 495 Lot 6 VALUED AT \$19,000

(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 the United States of America, this State, or any instrumentality, agency or subdivision:

(5) PARTIAL EXEMPTION FROM FEE (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, Supplemental, and General Purpose Fees, 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. * (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 CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (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 (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 top of first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side)

- No prior mortgage assumed or to which property is subject at time of sale.
- No contributions to capital by either grantor or grantee legal entity.
- No stock or money exchanged by or between grantor or grantee legal entities.

(8) 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 14 day of December, 2018

Harold N. Hensel
Attorney At Law
State of New Jersey

Signature of Deponent
Raymond G. Coles, Mayor
231 THIRD STREET
LAKEWOOD NJ 08701

TOWNSHIP OF LAKEWOOD
Grantor Name
231 THIRD STREET
LAKEWOOD NJ 08701

Deponent Address
_____ 784

Grantor Address at Time of Sale
Harold Hensel

Last three digits in Grantor's Social Security Number

Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY	
Instrument Number	County <u>dean</u>
Deed Number	Book _____ Page _____
Deed Dated	Date Recorded <u>12-17-18</u>

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to: STATE OF NEW JERSEY
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

Jersey dated September 14, 1970 and recorded September 28, 1970 in the Ocean County Clerk's Office in Deed Book 3058, Page 418 (former Lots 1-3A Block 1275).


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 Grantees.

Signatures. The Grantor signs this Deed as is at the beginning of this first page.

WITNESS:

LAKEWOOD TOWNSHIP


KATHRYN HUTCHINSON, Township Clerk

By: 
RAYMOND G. COLES, Mayor

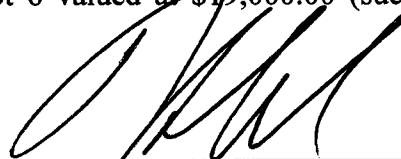
STATE OF NEW JERSEY:

: SS.

COUNTY OF OCEAN:

I CERTIFY that on December 14, 2018, Kathryn Hutchinson, personally came before me and acknowledged under oath, to my satisfaction, the following:

- (a) She is the Township Clerk of the Township of Lakewood, the municipal corporation named in this Deed;
- (b) She is the attesting witness to the signing of this Deed by the proper corporate officer who is Raymond G. Coles, the Mayor of the municipal corporation;
- (c) This Deed was signed, sealed and delivered by the municipal corporation and its voluntary act and duly authorized by a proper ordinance of the Lakewood Township Committee;
- (d) She knows the proper seal of Lakewood Township which is affixed to this Deed;
- (e) She signed this proof to attest to the truth of these facts; and
- (f) The full and actual consideration paid for the transfer of title to realty evidenced by the within Deed is \$13,000.00 and Block 445 Lot 6 valued at \$19,000.00 (such consideration is defined in N.J.S.A. 46:15-5).



Harold N. Bensch
Attorney at Law
State of New Jersey

RECORD AND RETURN TO:

Diamond Triump Properties, LLC.
22 Caracas Dr.
Lakewood NJ 08701