

**AN ORDINANCE OF THE TOWNSHIP OF LAKEWOOD,
COUNTY OF OCEAN, STATE OF NEW JERSEY
AUTHORIZING THE EXCHANGE OF CERTAIN LANDS
WITHIN THE TOWNSHIP OF LAKEWOOD, IN PARTICULAR,
THE TOWNSHIP OF LAKEWOOD TO ACQUIRE BLOCK 1007 LOT 3,
AND TO CONVEY BLOCK 443 LOT 4, AS PART OF AN EXCHANGE
OF LANDS PURSUANT TO N.J.S.A. 40A:12-16**

WHEREAS, Block 443 Lot 4 within the Township of Lakewood is currently owned by Lakewood Township. The current assessed value of said property is \$17,300.00; and,

WHEREAS, Block 1007 Lot 3 within the Township of Lakewood is currently owned by Brian Flannery and Y. Schwab. The current assessed value of said property is \$2,700.00; and

WHEREAS, pursuant to law, the municipality may exact and receive a cash consideration in addition to such other lands or rights or interests therein when such exchange shall be authorized, and such governing body determines that the lands or rights or interests therein to be conveyed to such municipality or such lands or rights or interests therein and the cash consideration to be paid are at least of equal value to, and their acquisition is more advantageous to, the municipality for public use, than the lands or rights or interests therein to be conveyed by the municipality, and that it is in the public interest that such exchange of lands or rights or interests therein be consummated; and

WHEREAS, the Township of Lakewood now desires to undertake an exchange of the aforementioned properties pursuant to N.J.S.A. 40A:12-16.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Lakewood, County of Ocean, State of New Jersey as follows:

SECTION 1. That the Township of Lakewood desires to undertake an exchange of real property pursuant to N.J.S.A. 40A:12-16.

SECTION 2. The Township of Lakewood heretofore determines that the lands or rights or interests therein to be conveyed to the Township of Lakewood are at least of equal value to, and the acquisition of said property is more advantageous to the Township of Lakewood for public use than are the lands or rights or interests therein to be conveyed by the Township of Lakewood and that it is in the public interest of the Township of Lakewood that such exchange of lands or rights or interests therein be consummated.

SECTION 3. Block 443 Lot 4 is currently owned by the Township of Lakewood. The current total assessed value is \$17,300.00.

SECTION 4. Block 1007 Lot 3 is privately owned. The current total assessed value of same \$2,700.

SECTION 5. The Township Committee of the Township of Lakewood does hereby approve the conveyance of Block 443 Lot 4 in exchange for the acquisition of Block 1007 Lot 3.

SECTION 6. That the following restrictions and conditions shall be placed on the use to be made of the real property, and that the following interests in the real property shall be retained by the Township of Lakewood, which restrictions, conditions and interests shall be placed in the Deed:

That Bock 443 Lot 4 can only be developed for no more than four (4) single family residential dwellings.

SECTION 7. That because the Township Committee determines that it is in the public interest that such an exchange of lands or interests be consummated that the Mayor is authorized to execute and the Clerk to attest to any Deeds or documents necessary to consummate the aforementioned exchange of lands.

SECTION 8. All other Ordinances or parts of Ordinances inconsistent herewith are repealed.

SECTION 9. This Ordinance shall take effect upon final passage and publication in accordance with law.

NOTICE

PUBLIC NOTICE is hereby given that the foregoing ordinance was introduced at a meeting of the Township Committee of the Township of Lakewood, in the County of Ocean, State of New Jersey, on the 25 day of AUGUST, 2005, and was then read for the first time. The said ordinance will be further considered for final passage by the Township Committee in the Municipal Building at 7:30 P.M. on the 8 day of SEPTEMBER 2005. At such time and place or any time or place to which said meeting may be adjourned, all persons interested will be given an opportunity to be heard concerning said ordinance.


BERNADETTE STANDOWSKI, RMC/CMC
Township Clerk

718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733	734	735	736	737	738	739	740	741	742	743	744	745	746	747	748	749	750
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825	826	827	828	829	830	831	832	833	834	835	836	837	838	839	840	841	842	843	844	845	846	847	848	849	850	851	852	853	854	855	856	857	858	859	860
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916	917	918	919	920	921	922	923	924	925	926	927	928	929	930	931	932	933	934	935	936	937	938	939	940	941	942	943	944	945	946	947	948	949	950
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1021	1022	1023	1024	1025	1026	1027	1028	1029	1030	1031	1032	1033	1034	1035	1036	1037	1038	1039	1040	1041	1042	1043	1044	1045	1046	1047	1048	1049	1050	1051	1052	1053	1054	1055
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1291	1292	1293	1294	1295	1296	1297	1298	1299	1300	1301	1302	1303	1304	1305	1306	1307	1308	1309	1310	1311	1312	1313	1314	1315	1316	1317	1318	1319	1320	1321	1322	1323	1324	1325
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1436	1437	1438	1439	1440	1441	1442	1443	1444	1445	1446	1447	1448	1449	1450	1451	1452	1453	1454	1455	1456	1457	1458	1459	1460	1461	1462	1463	1464	1465	1466	1467	1468	1469	1470
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1596	1597	1598	1599	1600	1601	1602	1603	1604	1605	1606	1607	1608	1609	1610	1611	1612	1613	1614	1615	1616	1617	1618	1619	1620	1621	1622	1623	1624	1625	1626	1627	1628	1629	1630
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174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208
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214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248
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254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288
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294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328
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334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368
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374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408
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414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448
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454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488
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494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528
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534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568
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574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	600	601	602	603	604	605	606	607	608
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614	615	616	617	618	619	620	621	622	623	624	625	626	627	628	629	630	631	632	633	634	635	636	637	638	639	640	641	642	643	644	645	646	647	648
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654	655	656	657	658	659	660	661	662	663	664	665	666	667	668	669	670	671	672	673	674	675	676	677	678	679	680	681	682	683	684	685	686	687	688
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734	735	736	737	738	739	740	741	742	743	744	745	746	747	748	749	750	751	752	753	754	755	756	757	758	759	760	761	762	763	764	765	766	767	768
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774	775	776	777	778	779	780	781	782	783	784	785	786	787	788	789	790	791	792	793	794	795	796	797	798	799	800	801	802	803	804	805	806	807	808
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1/17TH MAP SHEET 89
 CLAREMONT STREET
 6-1-84 Rev for Revalidation
 11-88 UPDATE - HARVEY S. JAMES JR. L.S.
 6-89 Update - HARVEY S. JAMES JR. L.S.
 11-89 Update - HARVEY S. JAMES JR. L.S.
 4/78 Donald A. DeStasio
 6/87 Steven A. Karpowicz
 10/89 Stanley B. Risher
 7/78 Daniel A. DeStasio
 9/56 Bruce M. Karpowicz

TAX MAP
LAKEWOOD TOWNSHIP
OCEAN COUNTY, N.J.
 SCALE: 1" = 100'
 GEORGE B. WADDILL, 1938
 LICENSED ENGINEER & SURVEYOR
 REVISED: 1/1/84
 10/84 Bruce M. Karpowicz
 9/56

STATE TAX DEPARTMENT
 Approved as a Tax Map according to the
 Provisions of Chapter 116, Laws of 1938.
J. H. TRAYER MARTIN
 State Tax Commissioner
 NOV. 22, 1980

PE. A.T.S.
 769
 769

Record and Return to: MADISON TITLE AGENCY, LLC
1125 OCEAN AVENUE
LAKEWOOD, NJ 08701
MTA-024357

NOTICE OF SETTLEMENT

Name(s) and Address(es):

Seller(s)

**The Township of Lakewood
231 3rd Street
Lakewood, New Jersey**



- and -

INSTR # 2005170578
DR BK 12824 PG 0969
RECORDED 09/21/2005 10:49:49 AM
CARL W. BLOCK, COUNTY CLERK
OCEAN COUNTY, NEW JERSEY

Name(s) and Address(es):

Purchaser(s)

Charles Schwab and Brian Flannery

about to reside at:

**PO Box 1229
Lakewood, New Jersey**

NOTICE is hereby given of a Contract of Sale between the parties hereto.

THE land to be affected is commonly known as **Prospect Street Map 3 (vacant land)**, Tax Lot 4, Tax Block 443 in the Township of Lakewood, County of Ocean, State of New Jersey.

PREPARED BY:

Chana Dinkels
Chana Dinkels
Title Examiner
Agent for
Address:

MADISON TITLE AGENCY, LLC
1125 OCEAN AVENUE
LAKEWOOD, NJ 08701

STATE OF NEW JERSEY

ss:

COUNTY OF Ocean

BE IT REMEMBERED, that on 09/14/2005, before me the subscriber, personally appeared, Chana Dinkels, who I am satisfied is the person named in and who executed the within instrument, and thereupon she acknowledged that she signed and sealed and delivered the same as her own act and deed for the uses and purposes therein expressed.

Rivka Moskowitz

RIVKA MOSKOWITZ
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES JAN 26 2008

R020 Chg. 378 Madison

Record & Return
Madison Title Agency LLC
1125 Ocean Avenue
Lakewood, NJ 08701
085221



INSTR # 2013116939
OR BK 15675 PG 1249
RECORDED 10/30/2013 03:20:14 PM
SCOTT M. COLABELLA, COUNTY CLERK
OCEAN COUNTY, NEW JERSEY
RTF TOTAL TAX \$2,951.00

Deed

This Deed is made as of October 24, 2013

Between

Brian S Flannery and Charles Schwab

whose post office address is 22 Carasaljo Drive, Lakewood, NJ 08701

and

Kielt Homes LLC

whose post office address is 184 Stratford Place, Lakewood, NJ 08701

referred to as the Grantor,

referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

1. Transfer of Ownership. The grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This Transfer is made for the sum of **THREE HUNDRED SEVENTY TWO THOUSAND FOUR HUNDRED AND EIGHTY DOLLARS 00/100 (\$374,480.00)**. The Grantor acknowledges receipt of this money. 372,480

2. Tax Map Reference. (N.J.S.A. 46:15:1.1) Township of Lakewood
Block No. 443 Lot No. 4

3. Property. The Property consists of the land and all the buildings and structures on the land in the Township of Lakewood, County of Ocean and State of New Jersey. The legal description is annexed hereto and made a part hereof, as prepared for Madison Title Agency, LLC.

Title is vested in Brian S. Flannery and Charles Schwab by deed from The Township of Lakewood dated December 15, 2011 and recorded December 19, 2011 in the Ocean County Clerk's Office in OR Book 15057, Page 461. Said deed was rerecorded in OR Book 15256 Page 1145.

SUBJECT to easements and/or other restrictions of record, if any, municipal ordinances and such facts as an ordinary survey would reveal.

(For Recorder's Use Only)

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

Kate Rend

COUNTY OF OCEAN
CONSIDERATION 372,480
REALTY TRANSFER FEE 2,951.00
DATE 10-30-13 BY [Signature]

580-Case

Stewart Title Guaranty Company

File No. MTANJ-085221

TITLE INSURANCE COMMITMENT SCHEDULE A LEGAL DESCRIPTION

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 2035-2038 and 2201-2214 in Block 443, as shown on a certain map entitled "Prospect Street Section of Lakewood New Jersey, Third Map" and filed in the Clerk of Ocean County on April 15, 1920 as Map A-260.

BEGINNING at a point of intersection in the northerly right-of-way line of Claremont Street (50 foot right-of-way) and the westerly right-of-way line of Massachusetts Avenue (66 foot right-of-way) and running thence from said point of beginning:

1. Along said northerly right-of-way line of Claremont Street, North 77 degrees 00 minutes 00 seconds West, 100.00 feet to a point; thence
2. Along the easterly line of Tax Lots 7 and 8 Block 443, North 13 degrees 00 minutes 00 seconds East, 240.00 feet to a point; thence
3. Along the northerly line of Tax Lot 8 Block 443, North 77 degrees 00 minutes 00 seconds West, 100.00 feet to a point in the easterly right-of-way line of Bushwick Avenue (50 foot right-of-way); thence
4. Along said easterly right-of-way line of Bushwick Avenue, North 13 degrees 00 minutes 00 seconds East, 80.00 feet to a point; thence
5. Along the southerly line of Tax Lot 9 Block 443, South 77 degrees 00 minutes 00 seconds East, 100.00 feet to a point; thence
6. Along the westerly line of Tax Lots 1 and 3 Block 443, South 13 degrees 00 minutes 00 seconds West, 40.00 feet to a point; thence
7. Along the southerly line of Tax Lot 3 Block 443, South 77 degrees 00 minutes 00 seconds East, 100.00 feet to a point in the aforesaid westerly right-of-way line of Massachusetts Avenue; thence
8. Along said westerly right-of-way line of Massachusetts Avenue, South 13 degrees 00 minutes 00 seconds West, 280.00 feet to the point and place of BEGINNING.

Note: Being Lot 4, Block 443, Tax Map of the Township of Lakewood, County of Ocean.

Madison Title Agency, LLC
1125 Ocean Avenue, Lakewood, NJ 08701
Telephone: 732-905-9400 Fax: 732-905-9420



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) **Charles Schwab**
Current Resident Address:
Street: **22 Carasaljo Drive**
City, Town, Post Office **Lakewood** State **NJ** Zip Code **08701**

PROPERTY INFORMATION (Brief Property Description)

Block(s) **443** Lot(s) **4** Qualifier
Street Address: **Vacant Land, Massachusetts Ave**
City, Town, Post Office **Lakewood** State **NJ** Zip Code **08701**
Seller's Percentage of Ownership **50%** Consideration **372,480.00** Closing Date

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.

10/24/13
Date

[Signature]
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



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) **Brian Flannery**
Current Resident Address:
Street: **590 Atlantic Ave**
City, Town, Post Office **Lakewood** State **NJ** Zip Code **08701**

PROPERTY INFORMATION (Brief Property Description)

Block(s) **443** Lot(s) **4** Qualifier
Street Address: **Vacant Land, Massachusetts Ave**
City, Town, Post Office **Lakewood** State **NJ** Zip Code **08701**
Seller's Percentage of Ownership **50%** Consideration **372,480.00** Closing Date

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 hereby declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete.

10/24/13
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

The street address of the Property is: Block 443 Lot 4, Vacant Land Massachusetts Ave, Lakewood, NJ 08701.

4. 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).

5. 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. (Print name below each signature).

By: 
Brian S Flannery

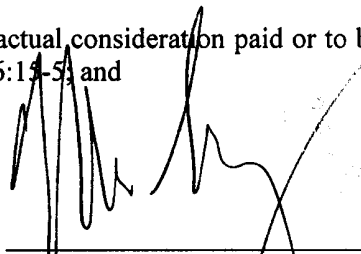
By: 
Charles Schwab

STATE OF NEW JERSEY COUNTY OF OCEAN

I CERTIFY that on October 23, 2013

Brian S Flannery and Charles Schwab, personally came before me and stated to my satisfaction that this person:

- (a) was the maker of the attached Deed.
- (b) was authorized to and did execute this Deed;
- (c) made this Deed for \$372,480.00 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.46:17-5) and
- (d) executed this Deed as the act of the entity.



Notary Public

MOISHE LEVINSKY
NOTARY PUBLIC STATE OF NJ
ID #2313429
MY COMMISSION EXPIRES 4-1-14

RECORD AND RETURN TO:
Madison Title Agency, LLC
1125 Ocean Avenue
Lakewood, NJ 08701

085221

Deed

This Deed is made as of **October 24, 2013**

Between

White Paper, LLC, a New Jersey Company

whose post office address is 22 Carasaljo Drive, Lakewood, NJ 08701

and

Kielt Homes LLC

whose post office address is 184 Stratford Place, Lakewood, NJ 08701

referred to as the Grantor,

referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

1. **Transfer of Ownership.** The grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This Transfer is made for the sum of **THREE HUNDRED SEVENTY TWO THOUSAND FOUR HUNDRED AND EIGHTY DOLLARS 00/100** (~~\$374,480.00~~). The Grantor acknowledges receipt of this money. 372,480

2. **Tax Map Reference.** (N.J.S.A. 46:15:1.1) Township of Lakewood
Block No. 443 Lot No. 3

3. **Property.** The Property consists of the land and all the buildings and structures on the land in the Township of Lakewood, County of Ocean and State of New Jersey. The legal description is annexed hereto and made a part hereof, as prepared for Madison Title Agency, LLC.

Title is vested in White Paper, LLC by deed from Bert M. Neufeld, Beverly Neufeld and Evan Neufeld dated September 22, 2005 and recorded October 11, 2005 in the Ocean County Clerk's Office in OR Book 12855, Page 903.

SUBJECT to easements and/or other restrictions of record, if any, municipal ordinances and such facts as an ordinary survey would reveal.

(For Recorder's Use Only)

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



Kate Rend

COUNTY OF OCEAN	
CONSIDERATION	372,480
REALTY TRANSFER FEE	2,951.00
DATE	10-31-13 BY [Signature]



Stewart Title Guaranty Company

File No. MTANJ-085221

**TITLE INSURANCE COMMITMENT
SCHEDULE A
LEGAL DESCRIPTION**

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 Lot 2215 in Block 443, as shown on a certain map entitled "Prospect Street Section of Lakewood, New Jersey Third Map" recorded April 15, 1920 in the Office of the Clerk of Ocean County as filed Map # A-260.

Note: Being Lot 3, Block 443, Tax Map of the Township of Lakewood, County of Ocean, New Jersey.

NOTE: Lot and Block shown for informational purposes only.

This is not a certified copy

**Madison Title Agency, LLC
1125 Ocean Avenue, Lakewood, NJ 08701
Telephone: 732-905-9400 Fax: 732-905-9420**



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)

White Paper Limited Liability Company

Current Resident Address:

Street: **22 Carasaljo Drive**

City, Town, Post Office

Lakewood

State

NJ

Zip Code

08701

PROPERTY INFORMATION (Brief Property Description)

Block(s)

443

Lot(s)

3

Qualifier

Street Address:

Vacant Land, Massachusetts Ave

City, Town, Post Office

Lakewood

State

NJ

Zip Code

08701

Seller's Percentage of Ownership

100%

Consideration

384,000.00 378,480.00

Closing Date

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 further declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete.

10/21/13
Date

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

10/21/14
Date

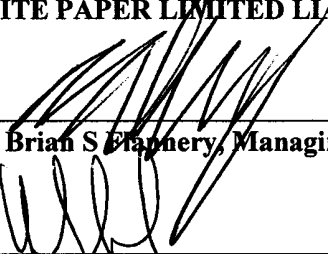
[Signature]
Signature
(Seller) Please indicate if Power of Attorney or Attorney in Fact


The street address of the Property is: Block 443 Lot 3, Vacant Land Massachusetts Ave, Lakewood, NJ 08701.

4. 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).

5. 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. (Print name below each signature).

WHITE PAPER LIMITED LIABILITY COMPANY

By: 
Brian S Flannery, Managing Member

By: 
Yechezkel Schwab, Managing Member

STATE OF NEW JERSEY, COUNTY OF OCEAN, ss.:

I CERTIFY that on October 24, 2013, Yechezkel Schwab & Brian S Flannery personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) was the maker of the attached instrument;
- (b) was authorized and did execute this instrument as Managing Member of White Paper Limited Liability Company, the entity named in this instrument;
- (c) executed this instrument as the act of entity named in this instrument; and the company named in this document; and
- (d) made this Deed for \$ 372,480.00 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).


Notary Public

MOISHE LEVENBERG
NOTARY PUBLIC STATE OF NJ
ID #2313429
MY COMMISSION EXPIRES 4-13-14

RECORD AND RETURN TO:
Madison Title Agency, LLC
1125 Ocean Avenue
Lakewood, NJ 08701