



Monmouth County Document Summary Sheet

MONMOUTH COUNTY CLERK PO BOX 1251 MARKET YARD FREEHOLD NJ 07728	Transaction Identification Number	6479797 7875011
	Recorded Document to be Returned by Submitter to: GREEN LABEL TITLE 1512 STATE ROUTE 138 WALL, NJ 07719	
Official Use Only CHRISTINE GIORDANO HANLON COUNTY CLERK MONMOUTH COUNTY, NJ INSTRUMENT NUMBER 2023000355 RECORDED ON Jan 03, 2023 1:21:32 PM BOOK:OR-9629 PAGE:4695 Total Pages: 7 REALTY TRANSFER \$32,835.00 FEES COUNTY RECORDING FEES \$80.00 TOTAL PAID \$32,915.00	Submission Date (mm/dd/yyyy)	01/03/2023
	No. of Pages (excluding Summary Sheet)	5
	Recording Fee (excluding transfer tax)	\$80.00
	Realty Transfer Tax	\$32,835.00
	Total Amount	\$32,915.00
	Document Type	DEED/RT/EXEMPTION FROM REALTY TRANSFER FEE
	Electronic Registration Level	L2 - Level 2 (With Images)
	Municipal Codes	NEPTUNE TOWNSHIP 3501
	1396903	

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Additional Information (Official Use Only)

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Monmouth County Document Summary Sheet

DEED/NO EXEMPTION FROM REALTY TRANSFER FEE	Type		DEED/NO EXEMPTION FROM REALTY TRANSFER FEE		
	Consideration		\$1,600,000.00		
	Submitted By		SIMPLIFILE, LLC. (SIMPLIFILE)		
	Document Date		01/03/2023		
	Reference Info				
	Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date
	GRANTOR		Name		Address
			JOHN VAN NESS		
	GRANTEE		Name		Address
		WALTER BOSTIAN KATHERINE BOSTIAN			
Parcel Info					
Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
	35	5408	17		3501

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Prepared by:

JOHN VAN NESS

DEED

This Deed is made on December 6, 2022

BETWEEN

JOHN VAN NESS, single whose address is 425 S. Riverside Drive, Neptune, NJ 07753,
referred to as the Grantor.

AND

WALTER BOSTIAN and KATHERINE BOSTIAN, husband and wife

whose address is about to be 425 S. Riverside Drive, Neptune, NJ 07753,

referred to as the Grantee.

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

TRANSFER OF TITLE. The grantor does hereby grant and convey the property described below to the Grantee.

CONSIDERATION This transfer of ownership is made for the sum and consideration of \$1,600,000.00 (One Million Six Hundred Thousand and 00/100 Dollars). The Grantor acknowledges receipt of this money.

TAX MAP REFERENCE. (N.J.S.A. 40:15-2.1) Municipality of Township of Neptune Block 5408, Lot 17

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 in Township of Neptune, County of Monmouth, and State of New Jersey.

Please see attached Legal Description annexed hereto and made a part hereof.

COMMONLY KNOWN AS 425 S. Riverside Drive, Neptune, NJ 07753.

BEING THE SAME LAND AND PREMISES which became vested in ANN VAN NESS AND JOHN VAN NESS, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, by Deed from ANN VAN NESS AND JULIE VAN NESS PEARSALL, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, dated 11/26/02, recorded 4/8/03 in the Monmouth County Clerk/Register's Office in Deed Book 8213, Page 5467.

THE SAID ANN VAN NESS DIED 1/25/19 WHEREUPON SAID PREMISES VESTED IN JOHN VAN NESS BY RIGHTS OF SURVIVORSHIP.

**EXHIBIT A
LEGAL DESCRIPTION**

Issuing Office File No. GL-19991

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of Neptune, in the County of Monmouth, State of New Jersey:

Known and designated as Lots 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50 and 51 in Block 43 as set forth on a certain map entitled, "Map of Shark River Hills Section A" situated in the Township of Neptune, County of Monmouth, State of NJ, which map was filed on January 31, 1928 in the Monmouth County Clerk's Office as Map No. 21-2.

Being further described as follows:

BEGINNING at the intersection of the Northeasterly sideline of South Riverside Drive (60' ROW) with the Southeasterly sideline of Tremont Drive (50' ROW) marked by an iron pipe found and running; thence,

- 1) Along said sideline of Tremont Drive, North 42 degrees 48 minutes 30 seconds East, a distance of 225.00 feet to an iron pipe found at a point; thence,
- 2) Leaving said sideline of Tremont Drive, South 47 degrees 11 minutes 30 seconds East, a distance 100.00 feet to a point; thence,
- 3) North 42 degrees 48 minutes 30 seconds East, a distance of 75.00 feet to a point; thence,
- 4) South 47 degrees 11 minutes 30 seconds East, a distance 100.00 feet to an iron pipe found at a point on the Northwesterly sideline of Vernon Avenue (50' ROW); thence,
- 5) Along said sideline of Vernon Avenue, South 42 degrees 48 minutes 30 seconds West, a distance of 300.00 feet to a point of intersection of said sideline of Vernon Avenue and said sideline of South Riverside Drive; thence,
- 6) Along said sideline of South Riverside Drive, North 47 degrees 11 minutes 30 seconds West, a distance of 200.00 feet to an iron pipe found at a point and place of BEGINNING.

This description is drawn in accordance with a survey performed by Lakeland Surveying, Inc. dated August 23, 2022, last revised September 15, 2022.

NOTE: Being Lot(s) 17, Block(s) 5408, on the Official Tax Map of Township of Neptune, County of Monmouth, State of New Jersey.

GIT/REP-3
(2-21)
(Print or Type)

State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s)
JOHN VAN NESS, single
Current Street Address
1343 Georgla Avenue
City, Town, Post Office
Westville
State
nj
ZIP Code
08093

Property Information

Block(s)
5408
Lot(s)
17
Qualifier
Street Address
425 S. Riverside Drive
City, Town, Post Office
Neptune
State
NJ
ZIP Code
07753

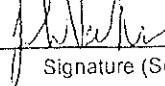
Seller's Percentage of Ownership	Total Consideration	Owner's Share of Consideration	Closing Date
100 %	\$1,600,000.00	\$1,600,000.00	12/6/22

Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 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.
8. Seller did not receive non-like kind property.
9. 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.
10. 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.
11. The deed is dated prior to August 1, 2004, and was not previously recorded.
12. 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.
13. 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.
14. The property transferred is a cemetery plot.
15. 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.
16. The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
17. The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

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.

12/6/2022		JOHN VAN NESS
Date	Signature (Seller)	Indicate if Power of Attorney or Attorney in Fact
Date	Signature (Seller)	Indicate if Power of Attorney or Attorney in Fact

RTF-1EE (Rev. 3/2/22)
MUST SUBMIT IN DUPLICATE

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY BUYER
(Chapter 49, P.L. 1966, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-6 et seq.)

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

STATE OF NEW JERSEY

} SS.

County Municipal Code
1335

COUNTY Monmouth

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

MUNICIPALITY OF PROPERTY LOCATION Township of Neptune

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

XXX-XX-X 5 2 2

Last three digits in grantee's Social Security Number

Deponent, WALTER BOSTIAN

being duly sworn according to law upon his/her oath,

deposes and says that he/she is the GRANTEE in a deed dated 12-1-2022 transferring

(Grantee, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

real property identified as Block number 5408 Lot number 17 located at

425 S. Riverside Drive, Neptune

and annexed thereto.

(Street Address, Town)

(2) CONSIDERATION \$1,600,000.00 (See Instructions #1, #5 and #11 on reverse side)

Entire consideration is in excess of \$1,000,000:

PROPERTY CLASSIFICATION CHECKED OR CIRCLED BELOW IS TAKEN FROM THE OFFICIAL ASSESSMENT LIST (A PUBLIC RECORD) OF THE MUNICIPALITY WHERE THE REAL PROPERTY IS LOCATED IN THE YEAR OF TRANSFER. REFER TO N.J.A.C. 18:12-2.2 ET SEQ. (A) When Grantee is required to remit the 1% fee, complete (a) by checking off appropriate box or boxes below.

- Class 2 - Residential
- Class 3A - Farm property (Regular) and any other real property transferred to same grantee in conjunction with transfer of Class 3A property
- Class 4A - Commercial Properties (if checked, calculation in (E) required below)
- Cooperative unit (for families or less) (See C. 46:8D-3.) Cooperative Units and Class 4C.

(B) Grantee is not required to remit 1% fee (one or more of following classes being conveyed) complete (B) by checking off appropriate box or boxes below:

- Property Class. Circle applicable class or classes: 1 3B 4B 4C 15
- Property classes: 1-Vacant Land; 3B-Farm property (Qualified); 4B-Industrial properties; 4C-Apartments; 15 Public Property, etc. (N.J.A.C. 18:12-2.2 of seq.)
- Exempt Organization determined by federal Internal Revenue Service/ Internal Revenue Code of 1986, 26 U.S.C. s. 501.
- Incidental to corporate merger or acquisition; equalized assessed valuation less than 20% of total value of all assets exchanged in merger or acquisition, if checked, calculation in (E) required and MUST ATTACH COMPLETED RTF-4.
- Intercompany transfer between combined group members as part of a unitary business (See Instruction #13 on reverse side) List the Combined group NU ID number (Required)

(C) When grantee transfers properties involving block(s) and lot(s) of two or more classes in one deed, one or more subject to the 1% fee (A), with one or more than one subject to the 1% fee (B), pursuant to N.J.S.A. 46:15-7.2, complete (C) by checking off appropriate box or boxes and (D).

- Property class. Circle applicable class or classes: 2 3B 4A 4B 4C 15

(D) EQUALIZED VALUE CALCULATION FOR ALL PROPERTIES CONVEYED, WHETHER THE 1% FEE APPLIES OR DOES NOT APPLY
Total Assessed Valuation * Director's Ratio = Equalized Valuation

Property Class <u>2</u>	\$1,459,400.00	94.45	% = \$	1,544,732.66
Property Class	\$		% = \$	
Property Class	\$		% = \$	
Property Class	\$		% = \$	

(E) REQUIRED EQUALIZED VALUE CALCULATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS: (See Instructions #6 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 valuation. If Director's Ratio is equal to or exceeds 100%, the assessed valuation will be equal to the equalized value.

(3) TOTAL 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. 1966, as amended through Chapter 33, P.L. 2006, for the following reason(s): None Reference to exemption symbol is insufficient. Explain in detail.

(4) Deponent makes Affidavit of Consideration for Use by Buyer in Induca county clerk or registrar of deeds to record the deed and accept the fee submitted herewith pursuant to the provisions of Chapter 49, P.L. 1966, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this 6 day of December, 2022

Signature of Deponent
1512 Highway 135, Wall, NJ 07719
Deponent Address

WALTER BOSTIAN

Grantee Name
83 Daum Rd, Manalapan, NJ 07726
Grantee Address at Time of Sale
Grant Label Title
Name/Company of Settlement Officer

County recording officers: forward one copy of each RTF-1EE to:

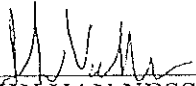
ANTHONY COSTA
Notary Public, State of New Jersey
Comm. # 50063007
My Commission Expires 6/27/2027

STATE OF NJ - DIVISION OF TAXATION
PO BOX 251
TRENTON, NJ 08646-0251
ATTENTION: REALTY TRANSFER FEE UNIT

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

PROMISES BY GRANTOR. The Grantor promises and warrants that Grantor, by acts of the Grantor, has not encumbered the property. This promise means that the Grantor has not allowed anyone else to obtain any legal right which would affect the property being transferred (such as a mortgage or entering a judgment against the Grantor).

SIGNATURES. The Grantor signs this Deed as of date first above written.



JOHN VAN NESS

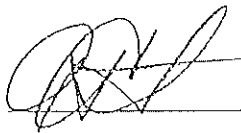
STATE OF NEW JERSEY:

SS:

COUNTY OF MONMOUTH:

I CERTIFY that on 12-6, 2022, JOHN VAN NESS, 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/her act and deed; and
- (c) the full and actual consideration paid or to be paid for the transfer of title as defined by N.J.S.A.46:15-5, is \$1,600,000.00.



ANTHONY COSTA
 Notary Public, State of New Jersey
 Comm. # 50063007
 My Commission Expires 6/27/2027

Not Certified Copy