

# Deed

25

This Deed is made on August 24, 2005  
BETWEEN  
MICHAEL P. WOOD and

KATHRYN R. WOOD

whose post office address is  
131 Potomac Drive  
Basking Ridge, New Jersey 07920

300 Gano Road  
Asbury, New Jersey 08802

referred to as the Grantor,  
AND  
KATHRYN R. WOOD  
whose post office address is  
300 Gano Road  
Asbury, New Jersey 08802

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 **\$1.00** (ONE DOLLAR AND NO CENTS) and other good and valuable consideration  
The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of **Union**  
Block No. **1.09** Lot No. **29.10** Qualifier No. Account No.  
 No lot and block or account number is available on the date of this Deed. (Check Box if Applicable.)

3. **Property.** The Property consists of the land and all the buildings and structures on the land in the **Union** Township of **Union** County of **Hunterdon** and State of New Jersey. The legal description is:  
 Please see attached Legal Description annexed hereto and made a part hereof. (Check Box if Applicable.)

BEING the same premises conveyed to the Grantors herein by Deed from Stickel Construction, Inc., a corporation of the State of New Jersey, dated June 4, 1999 and recorded June 30, 1999 in the Hunterdon County Clerk's Office in Deed Book 1214, Page 264.

THE PURPOSE of this Deed is intended to convey and release all of MICHAEL P. WOOD'S life estate, rights, title and interest in and to the premises herein conveyed, however acquired, and to extinguish any marital rights of MICHAEL P. WOOD in and to same, including without limitation, dower (curtesy) or the joint right of possession.



Consideration: 1.00  
Realty Tax: 0.00 E  
Fees: 90.00

Instr# 8556788 Dorothy K. Tirpok  
Recorded/Filed ASB Hunterdon County Clerk  
08/25/2005 14:37 Bk 2133 Pg 560 #Pg 6 DEED

Prepared by: (print signer's name below signature)  
  
Rosanna De Torres, ESQ.

(For Recorder's Use Only)

109/29.10

The street address of the Property is:  
300 Gano Road, Asbury, New Jersey 08802

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. (Print name below each signature.)

Witnessed By:

J. Szumowski  
Kathryn R. Wood  
MICHAEL P. WOOD (Seal)  
KATHRYN R. WOOD (Seal)

STATE OF NEW JERSEY, COUNTY OF Somerset SS:  
I CERTIFY that on August 19, 2005

MICHAEL P. WOOD

personally came before me and stated to my satisfaction that this person (or if more than one, each person):  
(a) was the maker of this Deed; and,  
(b) executed this Deed as his or her own act.  
(c) made this Deed for \$ 1,00, the actual consideration paid or to be paid for the transfer of title.  
(Such consideration as defined in NJSA 46:15-5)

RECORD AND RETURN TO:  
Cortes & Hay Inc.  
80 Main Street, P.O. Box 454  
Flemingotn, New Jersey 08822  
908-782-8850

Eileen A. Finnerty  
Print name and title below signature

EILEEN A. FINNERTY  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires 5/13/09

103 - Deed - Bargain and Sale  
Cov. to Grantor's Act - Ind. to Ind. or Corp.  
Plain Language Rev. 7/01 P 8/02

STATE OF NEW JERSEY  
AFFIDAVIT OF CONSIDERATION

(Chapter 49, P.L. 1968, as amended through Chapter 66, P.L. 2004)  
To be recorded with deed pursuant to Chapter 49, P.L. 1968, as amended by Chapter 308, P.L. 1991 (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 OF

Somerset } ss.

FOR RECORDER'S USE ONLY	
Consideration	\$ <u>1.00</u>
RTF paid by seller	\$ <u>2.00</u>
Date	<u>8/25/05</u>

\*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, **MICHAEL P. WOOD**, being duly sworn according to law upon his/her oath,  
(Name)  
deposes and says that he/she is the **Grantor** in a deed dated **8/ /2005** transferring  
(Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)  
real property identified as Block number **1.09** Lot number **29.10** located at  
**300 Gano Road, Asbury, New Jersey 08802** and annexed thereto.  
(Street Address, Municipality, County)

(2) CONSIDERATION \$ **1.00** (See Instructions #1 and #5 on reverse side)

(3) FULL EXEMPTION FROM FEE (See Instruction #6 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 Chapter 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

**(1) in accordance with the PSA entered as part of the final judgment  
(a) BETWEEN HUSBAND AND WIFE  
(a) FOR A CONSIDERATION OF LESS THAN \$100.00**

(4) PARTIAL EXEMPTION FROM FEE (See Instruction #7 on reverse side)  
PARTIAL EXEMPTION FROM FEE EXEMPTION FROM FEE (See Instructions #7 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. \* (See instruction #7 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 or disabled persons must also meet all of the following criteria.

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

\*IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANTOR NEEDS TO QUALIFY IF OWNED AS TENANTS BY THE ENTIRETY.

- C. LOW AND MODERATE INCOME HOUSING (See Instruction #7 on reverse side)
- Affordable according to H.U.D. standards.  Reserved for occupancy.
- Meets income requirements of region.  Subject to resale controls.

- (5) NEW CONSTRUCTION (See Instructions #8 and #10 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.

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 66, P.L. 2004.

Subscribed and sworn to before me  
this 19 day of August, 2005

[Signature]  
Notary Public of NJ

[Signature] MICHAEL P. WOOD  
Signature of Deponent Grantor Name  
**131 Potomac Drive, Basking Ridge, NJ 07920**  
Deponent Address Grantor Address at Time of Sale

Name/Company of Settlement Officer

EILEEN A. FINNERTY  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires: 5/13/09

FOR OFFICIAL USE ONLY			
Instrument Number	<u>8556788</u>	County	<u>Summit</u>
Deed Number		Book	
Deed Dated	<u>8/24/05</u>	Date Recorded	<u>8/25/05</u>

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form, as required by law. This form may not be altered or amended without the approval of the Director. For further 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/pt/localtax.htm](http://www.state.nj.us/treasury/taxation/pt/localtax.htm).

# Acknowledgment

## (DEED ONLY)

STATE OF NEW JERSEY, COUNTY OF HUNTERDON  
I CERTIFY that on AUGUST 24, 2005  
KATHRYN R. WOOD

SS:

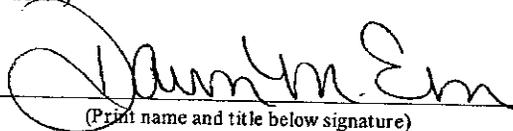
personally came before me and stated to my satisfaction that this person (or if more than one, each person):

(a) was the maker of this Deed;

(b) executed this Deed as his or her own act; and,

(c) made this Deed for \$ 1.00

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.)

  
(Print name and title below signature)

Dawn M. Ern  
Notary Public of New Jersey  
My Commission Expires May 29, 2008



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) **MICHAEL P. WOOD**

Current Resident Address:

Street: **131 Potomac Drive**

City, Town, Post Office

**Basking Ridge, New Jersey 07920**

State

Zip Code

**PROPERTY INFORMATION (Brief Property Description)**

Block(s)

**1.09**

Lot(s)

**29.10**

Qualifier

Street Address:

**300 GANO ROAD**

City, Town, Post Office

**ASBURY, NEW JERSEY 08802**

State

Zip Code

Seller's Percentage of Ownership

**50%**

Consideration

Closing Date

**8/19/2005**

**SELLER ASSURANCES (Check the Appropriate Box)**

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 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 interstate 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.

**8/19 /2005**

Date

**MICHAEL P. WOOD**

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)

**KATHRYN R. WOOD**

Current Resident Address:

Street: **300 Gano Road**

City, Town, Post Office

**Asbury, New Jersey 08802**

State

Zip Code

**PROPERTY INFORMATION (Brief Property Description)**

Block(s)

**1.09**

Lot(s)

**29.10**

Qualifier

Street Address:

**300 Gano Road**

City, Town, Post Office

**Asbury, New Jersey 08802**

State

Zip Code

Seller's Percentage of Ownership

**50%**

Consideration  
**\$ 1,000**

Closing Date

**8/24/2005**

**SELLER ASSURANCES (Check the Appropriate Box)**

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 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 interstate 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.

**8/24/2005**

Date

*Kathryn R. Wood*  
**KATHRYN R. WOOD** Signature

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



Date

**END OF DOCUMENT**

Signature

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