

INSTR # 2009041267
DR BK 14273 PG 0774
RECORDED 04/24/2009 08:55:07 AM
CARL W. BLOCK, COUNTY CLERK
OCEAN COUNTY, NEW JERSEY
RTF TOTAL TAX 420.00

Deed

This Deed is made on March 31, 2009

BETWEEN MICHAEL NILSEN, Executor of the Last Will and Testament of Marjorie Nilsen, deceased,

whose address is 569 East Veterans Highway, Jackson, NJ 08527

referred to as the Grantor

AND JAMES DE MEO,

whose post office address is about to be 632B Huntington Drive, Lakewood, NJ 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 for the sum of ONE HUNDRED FIVE THOUSAND AND NO/100 (\$105,000.00) DOLLARS-----

The Grantor acknowledges receipt of this money.

Tax Map References. (N.J.S.A. 46:15-21) Municipality of _____ Township of Lakewood
Block No. 1248 Lot No. 632.02C100B Account No. _____


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 the Township of Lakewood, County of Ocean and State of New Jersey. The legal description is:

BEING known and designated as shown on Schedule A attached hereto and made a part hereof.

BEING the same premises conveyed to Frank Nilsen and Marjorie Nilsen, his wife by Deed from Arie Van Tol and Corinne E. Van Tol, his wife dated March 31, 1993 and recorded April 8, 1993 in the Ocean County Clerk's Office in Official Deed Book 5056, Page 392. The said Frank Nilsen died on September 20, 2008 a resident of Ocean County, thereby vesting title in Marjorie Nilsen as surviving tenant by the entirety. The said Marjorie Nilsen died testate on February 10, 2009, leaving a Will dated September 10, 2008 and probated on March 18, 2009 in the Ocean County Surrogate's Court (Docket #180911), appointing Michael Nilsen as Executor.

SUBJECT to easements, covenants and restrictions of record, if any.

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

MICHAEL NILSEN

(For Recorder's Use Only)

COUNTY OF OCEAN
CONSIDERATION 105,000
REALTY TRANSFER FEE 420
DATE 4-24-09 BY ABP/ee

This is not a

Copy

Copy

Handwritten signature/initials

P & M Surveying, Inc.
ENGINEERING • SURVEYING • PLANNERS
149 WESTERVELT PLACE
LODI, NEW JERSEY 07644



973-478-9366
973-478-0835 (FAX)

SURVEY CERTIFICATION

LEISURE VILLAGE HORIZONTAL PROPERTY REGIME 42

632B HUNTINGTON DRIVE

TOWNSHIP OF LAKEWOOD

OCEAN COUNTY, N.J.

I hereby certify that Unit 632B of "Leisure Village Horizontal Property Regime 42" – Lot 632.02-C100B in Block 1248 as shown on the Township of Lakewood Tax Assessment Map – is located substantially as delineated on plans for said condominium and in accordance with the Master Deed. Units are subject to the terms, limitations, conditions, covenants, restrictions, and other provisions of the Master Deed, dated June 20, 1968 and recorded on June 24, 1968 in Ocean County Clerk's Office in Deed Book 2825, page 218, any amendments and supplements thereto.

1st Amendment to the Master Deed recorded in Deed Book 4101, page 114, Deed Book 4449, page 757, Deed Book 4715, page 373, and Deed Book 4758, page 632.

Units are also subject to all/any easements affecting premises.

Percentage Interest = 2.9214%

Dated April 7, 2009

Gary Paparozzi - N.J.S.
N.J. License #34016

Certified to:

JAMES DEMEO
MAIN STREET TITLE & SETTLEMENT SERVICES, LLC (#MS-71874)
STEWART TITLE GUARANTY COMPANY
NEIL CHESSIN, ESQ.
NVE BANK, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST
MAY APPEAR

FILE # 38049



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 NILSEN, Executor of the Estate of Marjorie Nilsen

Current Resident Address:
 Street: 569 East Veterans Highway

City, Town, Post Office	State	Zip Code
Jackson	NJ	08527

PROPERTY INFORMATION (Brief Property Description)

Block(s)	Lot(s)	Qualifier
1248	632.02	C100B

Street Address:
 632B Huntington Drive

City, Town, Post Office	State	Zip Code
Lakewood	NJ	08701

Seller's Percentage of Ownership	Consideration	Closing Date
100%	\$105,000.00	

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.

3/31/09
Date

Michael Nilsen
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

**CERTIFICATION OF PURCHASER
OF COMPLIANCE WITH THE AGE RESTRICTION REQUIREMENTS OF THE HOUSING FOR
OLDER PERSONS EXCEPTION FROM THE FEDERAL FAIR HOUSING AMENDMENTS ACT OF
1988**

Pursuant to P.L. 2008, c.71

I (we) by signing as grantees below hereby certify that the property known as

6353 Aunstronian Drive commonly described as _____ in the community

known as Leisure Village will be occupied by a person of an age to ensure compliance with the "housing for older persons" exception from the Fair Housing Amendments Act of 1988", Pub.L. 100-430 (42 U.S.C. §§ 3601 et seq.) as set forth in section 100.301 of Title 24, Code of Federal Regulations.

I (we) hereby certify that this addendum will be recorded in the County of Ocean as part of the deed for the property described above.

The property as described in this addendum is a resale or a transfer by operation of law. A "resale" is defined for the purposes of this certification as the sale of a dwelling unit within an age restricted community, other than the initial sale of the unit made by the developer.

By [Signature]
(All grantees must sign and be acknowledged)

STATE OF NEW JERSEY:
COUNTY OF:

BE IT REMEMBERED that on the 20 day of April before me, the subscriber, the undersigned authority personally appeared the persons named above as grantees who, being by me duly sworn on his oath certifies and makes proof to my satisfaction that he/she/they are the purchaser of the property described above; that the execution as well as the making of this Certification has been duly authorized.

By notary or attorney at law
[Signature]
ARIC COLETTA
NOTARY AT LAW
OCEAN NEW JERSEY

Grantees:
[Signature]

For County Clerk Use Only

Date Filed _____

Date Recorded _____

Page

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).

Signatures. The Grantor signs this Deed as of the date at the top of the first page.

Witnessed by:

[Handwritten Signature]
Notary Public of the State of NJ

[Handwritten Signature: Michael Nilssen]
MICHAEL NILSEN, Executor of the Last Will and Testament of Marjorie Nilssen

THERESA O'BRIEN
Notary Public
State of New Jersey
My Commission Expires Aug 14, 2012

STATE OF NEW JERSEY, COUNTY OF OCEAN : SS:

I CERTIFY that on March 31, 2009, MICHAEL NILSEN, Executor of the Last Will and Testament of Marjorie Nilssen, deceased, 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 or her act and deed; and
- (c) made this Deed for \$105,000.00 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.)

THERESA O'BRIEN
Notary Public
State of New Jersey
My Commission Expires Aug 14, 2012

[Handwritten Signature]
Notary Public of the State of New Jersey

<p align="center">DEED</p> <p>MICHAEL NILSEN, Executor of the Last Will and Testament of Marjorie Nilssen, deceased,</p> <p align="right">Grantor.</p> <p align="center">TO</p> <p>JAMES DE MEO</p> <p align="right">Grantee.</p>	<p>Dated:</p> <p>Record and return to:</p> <p><i>Neil Chessin, Esquire</i> Goodman, Galluccio & Chessin P.O. Box 2037 337 Park Avenue Paterson, New Jersey 07509</p>
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