



Monmouth County Document Summary Sheet



MONMOUTH COUNTY CLERK
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Return Name and Address
 Joseph F. Defino, Esq.
 LaRocca, Hornik, Rosen, Greenberg & Crupi, LLC
 83 South Street, Suite 302
 Freehold, NJ 07728



600MHD

Official Use Only

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 COUNTY CLERK
 MONMOUTH COUNTY, NJ

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Submitting Company LaRocca Hornik Rosen Greenberg & Crupi, LLC

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Consideration Amount (If applicable)

Official Use Only
 AUG 19 2019 5
 SEP 15 2019 3
 Exempt 7
 2-02

First Party	Name(s) (Last Name, First Name or Company Name) Parikh, Setul	Address (Optional) 614 Dow Avenue Oakhurst, NJ 07755		
	Name(s) (Last Name, First Name or Company Name) Parikh, Setul	Address (Optional)		
Second Party				
The Following Section is Required for DEEDS Only				
Parcel Information	Municipality Long Branch	Block 10	Lot 13.01, 13.02	Property Address
	Recording Reference to Original Document (if applicable)			
Reference Information (Marginal Notation)	Book 9290	Beginning Page 4998	Instrument No.	
	<i>Please do not detach this page from the original document as it contains important recording information and is part of the permanent record.</i>			

Prepared by:



Joseph P. Defino, Esq.

CORRECTED MINOR SUBDIVISION DEED

This Deed is made on June 27, 2019

Between Setul Parikh and Chetana Parikh, whose address is 614 Dow Avenue, Oakhurst, New Jersey, referred to as the Grantor, and Setul Parikh and Chetana Parikh, husband and wife, whose address is 614 Dow Avenue, Oakhurst, New Jersey, referred to as the Grantee. The words Grantor and Grantee shall mean all Grantors and all Grantees listed above. This Deed is being corrected to cure errors in the description.

Transfer Ownership: The Grantor grants and conveys [transfers ownership of] the property described below to the Grantee. This transfer is made for the ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION.

The Grantor acknowledges receipt of this money.

Tax Map Reference: (N.J.S.A 40:15-2.1) Municipality of the Borough of West Long Branch (First Tract) Block number 10, Lot number 13.01, (Second Tract) Block number 10, Lot number 13.02.

Property: The property consists of land and all buildings and structures on the land in the Borough of West Long Branch, County of Monmouth, State of New Jersey. The legal description is:

SCHEDULE 'A'

Tract I, Lot 13.01 Block 10

Beginning at the point of intersection of the westerly line of Victor Avenue and the northerly line of N. Linden Avenue (formerly Kensington Avenue) (50 feet right of way) and from thence running

1. South 63 degrees 30 minutes 00 seconds West a distance of 160 feet to a point; thence
2. North 26 degrees 30 minutes 00 seconds West 80 feet to a point; thence
3. North 63 degrees 30 minutes 00 seconds East a distance of 160 feet to a point; thence
4. South 26 degrees 30 minutes 00 seconds East a distance of 80 feet to the point and place of beginning.

This lot was created by a minor subdivision approved by the Planning Board of the Borough of West Long Branch on October 10, 2017. This lot was previously a part and known as Block 10 lots 13 through 15 on the official tax map of the Borough of West Long Branch. This lot shall now be known as Block 10, Lot 13.01 on the official tax map of the Borough of West Long Branch.

SCHEDULE 'B'

Tract II, lot 13.02, Block 10

Beginning at a point 80 feet north of the point of intersection of the westerly line of Victor Avenue and the northerly line of North Linden Avenue and running

1. South 63 degrees 30 minutes 00 seconds West a distance of 160 feet to a point; thence
2. North 26 degrees 30 minutes 00 seconds West a distance of 70 feet to a point; thence
3. North 63 degrees 30 minutes 00 seconds East a distance of 160 feet to a point; thence
4. South 26 degrees 30 minutes 00 seconds East a distance of 70 feet to the point and place of beginning.

This lot was created by a minor subdivision approved by the Planning Board of the Borough of West Long Branch on October 10, 2017. This lot was previously part of and known as block 10, lots 13 through 15 on the official tax map of the Borough of West Long Branch. This lot shall now be known as Block 10, Lot 13.02 on the official tax map of the Borough of West Long Branch.

The purpose of this Deed is to perfect a minor subdivision approval of the premises known as lot 13,14,15, block 10, as shown on the Borough of West Long Branch Tax Map, October 10, 2017. The minor subdivision is shown on Tracts I and II set forth above.

The undersigned certify that the premises presently known as lot 13, 14, 15, in block 10, as shown on the Borough of West Long Branch Tax Map was subdivided into two (2) lots by virtue of a minor subdivision approval granted by the Borough of West Long Branch Planning Board on October 10, 2017 and that the above Deed accurately and clearly describes the minor subdivision approval by the Borough of West Long Branch Planning Board on October 10, 2017.

The purpose of this Deed is to correct the legal description in a Deed dated November 30, 2017 that was filed in the office of Monmouth County Clerk on June 1, 2018 at Book OR 9290, pg. 4998.



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
(9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)
Setul Parikh & Chetana Parikh
Current Street Address
614 Dow Avenue
City, Town, Post Office Box
Oakhurst State NJ Zip Code
07764

PROPERTY INFORMATION

Block(s)
10 Lot(s)
13.01 & 13.02 Qualifier
Street Address
53 Victor Avenue City, Town, Post Office Box
West Long Branch State NJ Zip Code
07764

Seller's Percentage of Ownership \$1.00 Total Consideration \$1.00 Owner's Share of Consideration \$1.00 Closing Date
100 6/27/19

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.
8. 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.

2/2/2019 Date

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

2/2/2019 Date

X _____ 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.

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

*Use symbol "C" to indicate that fee is exclusively for county use.

COUNTY Monmouth } ss. County Municipal Code 1533

MUNICIPALITY OF PROPERTY LOCATION West Long Branch

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

Deponent, Satul Pavlich, being duly sworn according to law upon his/her oath, deposes and says that he/she is the Grantor in a deed dated 6/27/19 transferring (Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.) real property identified as Block number 10 Lot number 13.01, 13.02 located at 53 Victor Avenue, West Long Branch, NJ and annexed thereto. (Street Address, Town)

(2) CONSIDERATION \$ 1.00 (Instructions #1 and #5 on reverse side) no prior mortgage to which property is subject.

(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.
consideration less than \$10,000. Considered a Deed previously recorded.

(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 9 day of July, 2019.
Maria DeVaughn Notary Public
Satul Pavlich/C.S.P.S. Signature of Deponent
614 Dow Ave Grantor Address
Oakhurst, NJ Deponent Address
614 Dow Ave Grantor Address at Time of Sale
Oakhurst, NJ Grantor Address at Time of Sale

MARIA DEVAUGHN
NOTARY PUBLIC OF NEW JERSEY
Comm. # 50069454
My Commission Expires 10/5/2022

Last three digits in Grantor's Social Security Number XXX-XXX-2847 Name/Company of Settlement Officer _____
FOR OFFICIAL USE ONLY
Instrument Number _____ Book _____ Page _____
Deed Number _____ Date Recorded _____

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/lpr/localtax.htm


The street address of the property is: 53 Victor Avenue, West Long Branch, NJ 07764

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:


Joseph F. Defino, Esq.


Setul Parikh (Seal)


Chetana Parikh

STATE OF NEW JERSEY, COUNTY OF MONMOUTH

SS:

I CERTIFY that on Sept, 6 2019, Setul Parikh and Chetana Parikh personally came before me and stated to my satisfaction that this person (or if more than one person, each person): (a) was the maker of this Deed; (b) executed this Deed as his 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-.)


(print name and title below signature)
Maria DeVaughn

MARIA DeVAUGHN
NOTARY PUBLIC OF NEW JERSEY
Comm. # 50069454
My Commission Expires 10/5/2022

RECORD AND RETURN TO:

Joseph F Defino
83 South St., Suite 302
Freehold, NJ 07728



John M. Aria, Jr., Chairman
Borough of West Long Branch
Planning Board



CHRISANN
DEGENARO
Matinha-Sanders, Secretary
Borough of West Long Branch
Planning Board

STATE OF NEW JERSEY : \$

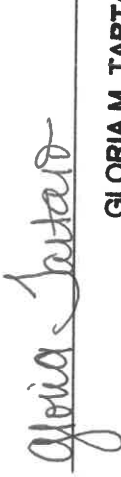
COUNTY OF MONMOUTH:

I CERTIFY that on June 27th, 2019, **John M. Aria, Jr.**, personally came before me and stated to my satisfaction that this person (or if more than one person, each person):
(a) was the maker of this Deed as Chairman of the Borough of West Long Branch Planning Board
(b) executed this Deed as their 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.)

STATE OF NEW JERSEY : \$

COUNTY OF MONMOUTH:

I CERTIFY that on June 27th, 2019, **Matinha-Sanders**, personally came before me and stated to my satisfaction that this person (or if more than one person, each person):
(a) was the maker of this Deed as Secretary of the Borough of West Long Branch Planning Board
(b) executed this Deed as their 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.)



GLORIA M. TARTARO
NOTARY PUBLIC OF NEW JERSEY
Comm. # 2457018
My Commission Expires 9/28/2022

Chrisann DeGenaro



RECORD AND RETURN TO:

LaRocca, Hornik, Rosen
Patti & Crupi, LLC
83 South Street
Freehold, NJ 07728

GLORIA M. TARTARO
NOTARY PUBLIC OF NEW JERSEY
Comm. # 2457018
My Commission Expires 9/28/2022