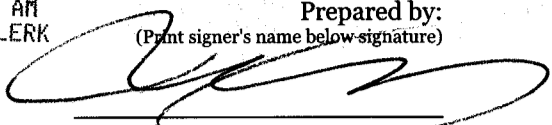


COUNTY OF OCEAN	
CONSIDERATION	1.00
REALTY TRANSFER FEE	Exempt
DATE	7/30/15
BY	JD

INSTR # 2015071635
 OR BK 16138 PG 1556
 RECORDED 07/20/2015 10:24:03 AM
 SCOTT M. COLABELLA, COUNTY CLERK
 OCEAN COUNTY, NEW JERSEY

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

 Richard D. Stanzione, Esq.

DEED OF CONSOLIDATION

This Deed is made on July 8, 2015

BETWEEN **STEPHEN P. HOLMES and BONNIE L. HOLMES, his wife**, whose address is 18 Keech Briar Lane, Pompton Plains, New Jersey 07444, referred to as the **Grantor**,

AND **STEPHEN P. HOLMES and BONNIE L. HOLMES, his wife**, whose post office address is 18 Keech Briar Lane, Pompton Plains, New Jersey 07444 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**.

The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:15-2.1) Municipality of Borough of Seaside Park Block No. **9** Lot No. **15, 27 and 28, to be consolidated as Tax Lot 27.01**.

3. **Property.** The property consists of the land and all the buildings and structures on the land in the **Borough of Seaside Park, County of Ocean, and State of New Jersey**. The legal description is:

Lot 15 was conveyed to Stephen Holmes and Bonnie Holmes, husband and wife, by Deed from Virginia E. Kindle, Widow, dated April 17, 2013 and recorded in the Ocean County Clerk's Office on April 26, 2013 in OR Book 15510, Page 1387.

Lot 27 was conveyed to Stephen P. Holmes and Bonnie L. Homes, his wife, by Deed from Stephen M. Levy and Nancy Mynio, husband and wife, dated December 23, 2011 and recorded in the Ocean County Clerk's Office on February 3, 2012 in OR Book 15105, Page 1003.

Lot 28 was conveyed to Stephen P. Holmes and Bonnie L. Homes, husband and wife, by Deed from Doris Delaney, unremarried widow, dated December 23, 2011 and recorded in the Ocean County Clerk's Office on January 25, 2012 in OR Book 15095, Page 959.

Please see attached Legal Description annexed hereto and made a part hereof. (Check Box if Applicable.)

The purpose of this Deed of Consolidation is to consolidate Block 9, Lots 15, 27 and 28, as Tax Lot 27.01 in accordance with the Borough of Seaside Park Planning Board Resolution of Approval of Development Application PB/15-07 at the Public Meeting of April 28, 2015 and memorialized on May 26, 2015.

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).

This Deed is subject to all restrictions and easements of record.

⑤ 80- Chg 71- Hering 20



June 9, 2015

Our Job No. 120551

METES AND BOUNDS DESCRIPTION
of
Consolidation of Lots 15, 27 & 28 Block 9
(to be known as New Lot 27.01)
Borough of Seaside Park, County of Ocean
and State of New Jersey

BEGINNING at a point of intersection formed by the Westerly right-of-way line of Ocean Avenue (100 feet wide) with the Northerly right-of-way line of Thirteenth Avenue (100 feet wide); thence

- Course 1. Along the Northerly right-of-way line of Thirteenth Avenue North 75° 25' 00" West 175.00 feet to a point; thence
Course 2. North 14° 35' 00" East 100.00 feet to a point; thence
Course 3. South 75° 25' 00" East 50.00 feet to a point; thence
Course 4. North 14° 35' 00" East 25.00 feet to a point; thence
Course 5. South 75° 25' 00" East 125.00 feet to a point on the Westerly right-of-way line of Ocean Avenue;
Course 6. Along the same South 14° 35' 00" West 125.00 feet to the point and place of BEGINNING.

Containing 20,625 square feet (0.47 acres) of land as described above.

[Handwritten signature of Ronald W. Post]

Ronald W. Post
Professional Land Surveyor
N.J. License No. 28534

RWP/map



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) **Stephen P. Holmes and Bonnie L. Holmes, his wife,**

Current Resident Address **18 Keech Briar Lane**

City, Town, Post Office **Pompton Plains**

State **NJ**

Zip Code

07444

PROPERTY INFORMATION (Brief Property Description):

Block(s) **9**

Lot(s) **15, 27 & 28**

Qualifier

Street Address **1215 So. Ocean Avenue**

City, Town, Post Office **Seaside Park**

State **NJ**

Zip Code

08752

Seller's Percentage of Ownership

100%

Consideration **\$1.00**

Closing Date

7-8-15

SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 10 apply to Residents and 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.
9. The property being sold is subject to a short sale instituted by the mortgagee, whereby the seller has 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 being recorded is a deed dated prior to the effective date of P.L. 2004, c. 55 (August 1, 2004), and was previously unrecorded.

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. By checking this box I certify that the 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.

7/8/15
Date

7/8/15
Date

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

Stephen P. Holmes

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

Bonnie L. Holmes

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.

STATE OF NEW JERSEY }
COUNTY OCEAN } SS. County Municipal Code
1528

FOR RECORDER'S USE ONLY
Consideration \$ 1.00
RTF paid by seller \$ EXEMPT
Date 7/20/15 By JS

Municipality of Property Location: Seaside Park

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

(1) PARTY OR LEGAL REPRESENTATIVE (Instructions 3 and 4 attached)

Deponent, Stephen P. Holmes, being duly sworn according to law upon his/her oath deposes and says that he/she is the Grantor in a deed dated 7-8-15

(Grantor, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)
transferring real property identified as Block No. 9, Lot No. 15, 27 and 28 located at 1215 So. Ocean Ave., Seaside Park, NJ 08752 and annexed thereto.

(2) CONSIDERATION: \$1.00 (Instructions 1 and 5) [X] 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 is required.

(3A) REQUIRED CALCULATION of Equalized Valuation for all Class 4A (Commercial) Property Transactions: (Instructions 5A and 7)

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: (Instruction 8)

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 the exemption symbol is insufficient. Explain in detail. Consideration of less than \$100.00

(5) PARTIAL EXEMPTION FROM FEE: (Instruction 9) 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 the State's portion of the Basic, Supplemental 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 (Instruction 9)
B. BLIND PERSON (Instruction 9)
C. LOW AND MODERATE INCOME HOUSING (Instruction 9)

(6) NEW CONSTRUCTION (Instructions 2, 10 and 12)

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions 5, 12 and 14)

(8) Deponent makes this Affidavit to induce the 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 8th day of July, 2015. Signature of Deponent: Stephen P. & Bonnie L. Holmes. Grantor Name: Stephen P. & Bonnie L. Holmes. Deponent Address: 18 Keech Briar Lane, Pompton Plains, NJ 07444. Grantor Address at Time of Sale: 18 Keech Briar Lane, Pompton Plains, NJ 07444. Notary Public: Richard D. Stanzione, Esquire. Last 3 digits in Grantor's Soc. Sec. No.: 494. Name/Company of Settlement Officer: Richard D. Stanzione, Esquire.

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

State of New Jersey - Division of Taxation, P.O. 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 it may not be altered or amended without the 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/lpt/localtax.htm.

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

Witnessed by:

Getu Maloch
Getu Maloch

Stephen P. Holmes (Seal)
Stephen P. Holmes
Bonnie L. Holmes (Seal)
Bonnie L. Holmes

STATE OF NEW JERSEY:

SS:

COUNTY OF OCEAN:

I CERTIFY that on July 8, 2015, Stephen P. Holmes and Bonnie L. Holmes, his wife, 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 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.)

Silvana Chiera-Williams
Notary Public of the State of New Jersey

SILVANA CHIERA-WILLIAMS
NOTARY PUBLIC OF NEW JERSEY
ID # 2422542
My Commission Expires 7/6/2017

RECORD & RETURN TO:

Richard D. Stanzione, Esquire
Hiring, Dupignac, Stanzione
Dunn & Beck, P.C.
64 Washington Street
Toms River, New Jersey 08753