

DEED

Prepared by: (Print signer's name below signature)
Joseph M. Hrymack
JOSEPH M. HRYMACK, ESQ.

This Deed is made on April 5, 1990,

BETWEEN

ROBERT J. O'DONNELL and DOROTHY O'DONNELL, his wife

whose address is

referred to as the Grantor,

AND

GORDON TYLKA and SUSAN TYLKA

COUNTY OF MONMOUTH
CONSIDERATION 285,000.00
RFT 285, add'l RTF 202.50
DATE 4/16/90 BY SD

whose post office address is about to be 1905 Surf Avenue, Belmar, NJ
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 TWO HUNDRED EIGHTY-FIVE THOUSAND AND NO/100 (\$285,000.00)-----DOLLARS
The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Belmar
Block No. 191 Lot No. 14 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 Borough of Belmar
County of Monmouth and State of New Jersey. The legal description is:

Schedule A attached hereto and made a part hereof.

BEING the same premises conveyed to the Grantors herein by deed from Antoinette Vitale and Nicholas Vitale, her husband, Michael A. Vitale and Bessie Vitale, his wife, and Cajetan P. Salemi, unmarried, dated April 6, 1984 recorded April 23, 1984 in DeedBook 4473 page 677.

The within described premises are hereby expressly conveyed subject to covenants, easements, conditions, and restrictions of record affecting the same and subject further to local zoning ordinances and other governmental rules and regulations affecting the said premises.

DB4996-0316

Not Certified Copy

SCHEDULE A - DESCRIPTION

BEING further described in accordance with a Survey dated September 21, 1989 by Walter J. Partington, L.L.S., as follows:

Beginning at a point in the northwesterly line of Surf Avenue (50 feet), said point being 100.0 feet northeastwardly from the intersection of said northwesterly line of Surf Avenue with the northeasterly line of Twentieth Avenue, and from said point running

- (1) North 59 degrees 00 minutes West 100.0 feet to a point; thence
- (2) North 31 degrees 00 minutes East 50.0 feet to a point; thence
- (3) South 59 degrees 00 minutes East 100.0 feet to a point in the northwesterly line of Surf Avenue; thence
- (4) South 31 degrees 00 minutes West, along said northwesterly line, 50.0 feet to the point or place of beginning.

DB4996-0317

Not Certified

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION OR EXEMPTION
(c. 49, P.L. 1968)
or
PARTIAL EXEMPTION
(c. 176, P. L. 1975)

ALL-STATE LEGAL SUPPLY CO.
One Commerce Drive, Cranford, N. J. 07016
ADGRV T-1

To Be Recorded With Deed Pursuant to c. 49, P.L. 1968, as amended by c. 225, P.L. 1985 (N.J.S.A. 46:15-5 et seq.)

STATE OF NEW JERSEY }
COUNTY OF OCEAN } ss.

FOR RECORDER'S USE ONLY
Consideration \$ 285,000.00
Realty Transfer Fee \$ 487.50 *
Date 4/16/90 By RD

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

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3, 4 and 5 on reverse side)

Deponent, ROBERT O'DONNELL & DOROTHY O'Donnell
(Name), being duly sworn according to law upon his/her oath deposes and
says that he/she is the GRANTOR

(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co. Lending Institution, etc.)
in a deed dated 4/5/90, transferring real property identified as Block No. 191

Lot No. 14 located at 1905 SURF AVENUE, BELMAR, NJ
(Street Address, Municipality, County)

and annexed hereto.

(2) CONSIDERATION (See Instruction #6)

Deponent states that, with respect to deed hereto annexed, the actual amount of money and the monetary value of any other thing of value constituting the entire compensation paid or to be paid for the transfer of title to the lands, tenements or other realty, including the remaining amount of any prior mortgage to which the transfer is subject or which is to be assumed and agreed to be paid by the grantee and any other lien or encumbrance thereon not paid, satisfied or removed in connection with the transfer of title is \$ 285,000.00

(3) FULL EXEMPTION FROM FEE Deponent claims that this deed transaction is fully exempt from the Realty Transfer Fee imposed by c.49, P.L. 1968, for the following reason(s): Explain in detail. (See Instruction #7.) Mere reference to exemption symbol is not sufficient.

(4) PARTIAL EXEMPTION FROM FEE 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. (See Instructions #8 and #9)

Deponent claims that this deed transaction is exempt from the increased portion of the Realty Transfer Fee imposed by c.176, P.L. 1975 for the following reason(s):

a) SENIOR CITIZEN (See Instruction #8)

- Grantor(s) 62 yrs. of age or over.*
- One or two-family residential premises
- Owned and occupied by grantor(s) at time of sale.
- No joint owners other than spouse or other qualified exempt owners.

b) BLIND (See Instruction #8)

- Grantor(s) legally blind.*
- One or two-family residential premises.
- Owned and occupied by grantor(s) at time of sale.
- No joint owners other than spouse or other qualified exempt owners.

DISABLED (See Instruction #8)

- Grantor(s) permanently and totally disabled.*
- One or two-family residential premises.
- Receiving disability payments.
- Owned and occupied by grantor(s) at time of sale.
- Not gainfully employed.
- No joint owners other than spouse or other qualified exempt owners.

*IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANTOR NEED QUALIFY.

c) LOW AND MODERATE INCOME HOUSING (See Instruction #8)

- Affordable According to H.U.D. Standards.
- Meets Income Requirements of Region.
- Reserved for Occupancy.
- Subject to Resale Controls.

d) NEW CONSTRUCTION (See Instruction #9)

- Entirely new improvement.
- Not previously used for any purpose.
- Not previously occupied.

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 c. 49, P.L. 1968.

Subscribed and Sworn to before me

this 5th day of April, 1990

Joseph M. Hrymala
ATTORNEY AT LAW
OF NEW JERSEY

Robert O'Donnell
ROBERT O'DONNELL
Address of Deponent

ROBERT O'DONNELL
Name of Grantor (type above line)
1905 Surf Ave
BELMAR, NJ =
Address of Grantor at Time of Sale

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.
Instrument Number _____ County _____
Deed Number _____ Book _____ Page _____
Deed Dated _____ Date Recorded _____

IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HEREOF.
This form is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered or amended without the approval of the Director.
ORIGINAL - White copy to be retained by County.
DUPLICATE - Yellow copy to be forwarded by County to Division of Taxation on partial exemption from fee (N.J.A.C. 18:16-8.12).
TRIPPLICATE - Pink copy is your file copy.

DB4996-0318

WHITE AND YELLOW COPIES MUST BE SUBMITTED WITH DEED TO COUNTY RECORDING OFFICER

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:

Joseph M. Hyrnack

JOSEPH M. HYRNACK
An Attorney At Law Of N.J.

Robert J. O'Donnell(Seal)
ROBERT J. O'DONNELL

Dorothy O'Donnell(Seal)
DOROTHY O'DONNELL

STATE OF NEW JERSEY, COUNTY OF OCEAN

SS.:

I CERTIFY that on April 5, 19 90

ROBERT J. O'DONNELL and DOROTHY O'DONNELL, his wife 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 \$ 285,000.00 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.)

Joseph M. Hyrnack
.....(Print name and title below signature)
JOSEPH M. HYRNACK
An Attorney At Law Of N.J.

DB4996-0319

YOU MUST SIGN IN PRESENCE OF
CLERK OF MONMOUTH CO.

DEED

Dated: *April 5*, 1990

ROBERT J. O'DONNELL and
DOROTHY O'DONNELL, his wife

Record and return to:

Grantor.

SINN, FITZSIMMONS
Cantor, West & Pades
A Professional Corporation
Post Office Box 1347
Point Pleasant Beach, N.J. 08742

TO

GORDON TYLKA and SUSAN
TYLKA

Grantee.

R 487,50 A

T 89/196-S

CHG ACCT *805*
26

018380

RECORDED
MONMOUTH COUNTY
CLERKS OFFICE

9:42 AM
APR 16 1990
JANE G. CLAYTON
COUNTY CLERK
FREEHOLD N.J.

DB4996-0320

END OF DOCUMENT

Not Certified Copy

40