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Prepared by: Law Offices of Alexander M. Iler

By: ALEXANDER M. ILER, ESQ.

DEED



00FY19

This Deed is made on Dec. 20, 2011

BETWEEN ESTATE OF LENA F. SPANGENBERG,

whose post office address is 471 Locust Point Road, Middletown, New Jersey 07716
respectively referred to as the Grantor,

AND ALEXANDER M. ILER, a married man

whose post office address is about to become 471 Locust Point Road, Atlantic Highlands,
New Jersey 07716 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 FIVE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 DOLLARS (\$575,000.00). The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Middletown, Block 841, Lot 9 of the official Tax Map of the Township of Middletown.

☐ 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 located at 471 Locust Point Road, Atlantic Highlands, County of Monmouth and the State of New Jersey. The legal description is:

See legal description attached hereto.

BEING the same premises as conveyed to Lena F. Spangenberg, by Deed from Estate of Edwin F. Banfield, dated December 6, 2007, recorded on December 27, 2007 in the Monmouth County Clerk's Office in Deed Book OR-8695, Page 4436.

FIRST TRACT: BEGINNING at a point in the Northwesternly line of a roadway extending from the Locust public road to Clay Pit Creek, said beginning point being the southeasterly corner of premises formerly Oliver C. Ayers; thence (1) North, fifty-nine degrees, thirty-five minutes East (N. 55° 35" E.) sixty-five feet and thirty-four one hundredths of a foot (65.34) to a point; thence (2) North, twenty-nine degrees thirty minutes West (N. 29° 30" W.) ninety-seven feet and sixty-eight one hundredths of a foot (97.68) to a point; thence (3) South, fifty-nine degrees ten minutes West (S. 59° 10" W.), sixty feet and four one hundredths of a foot (60.04) to a stake; thence (4) South twenty-nine degrees twenty-three minutes West (29° 23" W.), ninety-seven feet and two tenths of a foot (97.2) to the point or place of Beginning.

Being or intended to be the same premises conveyed to Joseph Lufburrow by deed from Michael Despreaux, Administrator of the Estate of Joseph Despreaux, dated April 25, 1899 and recorded in the Monmouth County Clerk's Office in Book 626 of Deeds, on pages 322, &c.

SECOND TRACT: BEGINNING at a point in the aforesaid northwesterly line of said roadway, said beginning point forming the southeasterly corner of the first tract; thence (1) North, fifty-nine degrees thirty-five minutes East (N. 59° 35" E.), twenty-one feet and seventy-eight one hundredths of a foot (21.78) to a point; thence (2) North, one degree forty-nine minutes East (N. 1° 49" E.) ninety-five feet and four one hundredths of a foot (95.04) to a point; thence (3) South seventy-three degrees twenty minutes West (S. 73° 20" W.), seventy-three feet and twenty-six one hundredths of a foot (73.26) to a point; thence (4) South twenty-nine degrees thirty minutes East (S. 29° 30" E.), ninety-seven feet and sixty-eight one hundredths of a foot (97.68) to the point or place of Beginning.

Being or intended to be the same premises conveyed to Joseph Lufburrow by deed from Pheobe E. Despreaux and Michael Despreaux, her husband, dated November 5, 1904 and recorded in the Monmouth County Clerk's Office in Book 740 of Deeds, on pages 170, &c.

THIRD TRACT: BEGINNING at a point forming the northeasterly corner of the seconds tract above described; thence (1) South one degree

ORIGINAL DOCUMENT POOR QUALITY

forty-nine minutes West (S. 1° 49' W.), sixty-five feet and four one hundredths of a foot (65.04) to a point; thence (2) North, fifty-nine degrees thirty-five minutes East (N. 59° 35' E.), eighty-six feet (86) to the high water line of Clay Pit Creek; thence (3) along the high water line of Clay Pit Creek, forty-four feet (44), more or less, to a point forming the Southeasterly corner of premises of Lucinda H. Burdge; thence (4) South seventy-three degrees twenty minutes West (S. 73° 20' W.), fifty-seven feet and eight tenths of a foot (57.8) more or less, to the point or place of Beginning.

BEING or intended to be the same premises conveyed to Joseph Lufburrow by deed from William Boeckel, et ux, et als., dated June 18, 1907 and recorded in the Monmouth County Clerk's Office in Book 828, on pages 341, &c.

The foregoing descriptions were obtained from a survey of said premises by Herbert O. Todd, C. E., under date of April 1st, 1944.

FOURTH TRACT: BEGINNING at a point in the original high water mark of the southerly shore of Clay Pit Creek, where the same is intersected by the division line between lands of Frederick N. Boeckel and others and the lands of said Joseph Lufburrow; and from thence North fifty-six degrees fifty-five minutes East (N. 56° 55' E.) (meridian of survey of Frank Osborn, C. E., July 1906) along the northerly line of lands under water granted by the State of New Jersey to Frederick N. Boeckel and others May 28, 1908, one hundred twenty (120) feet, more or less, to the exterior wharf line established by the Commissioners appointed under the authority of the act entitled "An Act to ascertain the rights of the State and of riparian owners in the lands lying under the waters of the bay of New York and elsewhere in this State", approved April 11, A.D., 1864, and the supplements thereto; thence Northwesterly along said exterior wharf line as shown and located on the Map hereto annexed, forty-five (45) feet, more or less, to the southerly line of lands under water granted by the State of New Jersey to Lucinda H. Burdge, August 8, 1907; thence South, fifty-six degrees fifty-five minutes West (S. 56° 55' W.) meridian as above, seventy (70) feet, more or less, to the Northeasterly side of the present bulkhead on the southwesterly shore of Clay Pit Creek, in front of lands of said Joseph Lufburrow, where the same is intersected by the division line between lands of Lucinda H. Burdge and lands of the said Joseph Lufburrow extended Northeasterly in a straight line to said bulkhead; thence Northwesterly along the last mentioned division line, thirty-five (35) feet, more or less, to the original high water line of the southwesterly shore of Clay Pit Creek; thence Southerly along said original high water line, to the place of Beginning.

BEING the same premises conveyed to Joseph Lufburrow by deed from State of New Jersey dated August 5, 1909 and recorded in the Monmouth County Clerk's Office in Book 860 of Deeds, on pages 9, &c.

The said Joseph Lufburrow died testate on May 4, 1922, leaving a last Will and Testament which is duly probated in the Monmouth County Surrogate's Office, in and by which he devised the above described premises to Charles B. Lufburrow.

TOGETHER with the right in common with the owners of the Boeckel lot and the Ayers lot of a roadway extending from the property hereby conveyed to the main road leading from Clay Pit Creek Bridge to Navesink Bridge, at Locust Post Office, New Jersey.



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION
(C.55, P.L. 2004).

ORIGINAL DOCUMENT POOR QUALITY

(Please Print or Type)

SELLER(S) INFORMATION (See Instructions, Page 2)

Name(s)

Estate of Lena Spangenberg

Current Resident Address:

Street:

PO Box 601, 171 Broad St.

State

Zip Code

City, Town, Post Office

Red Bank, NJ

07701

PROPERTY INFORMATION (Brief Property Description)

Block(s)

472

Lot(s)

9

Qualifier

Street Address:

471 Locust Point Road, Locust, Middle Town, N.J. 07760

City, Town, Post Office

State

Zip Code

100%

\$575,000

12/20/11

Seller's Percentage of Ownership

Consideration

Closing Date

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 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.

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.

1/22/12

Date

Signature

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

Signature

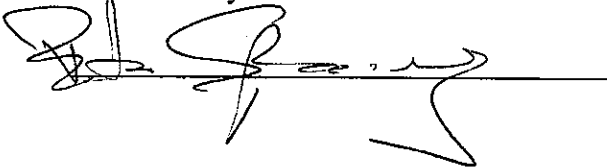
(Seller) Please indicate if Power of Attorney or Attorney In Fact

BEING the same premises as conveyed to Edwin F. Banfield and Lena F. Spangenberg, as joint tenants with right of survivorship, by Deed from Edwin F. Banfield, dated December 7, 1989, recorded on December 12, 1989 in the Monmouth County Clerk's Office.

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:



 E/o Lena Spangenberg
(Seal)
ESTATE OF LENA SPANGENBERG,
Robin O'Hare, Executrix

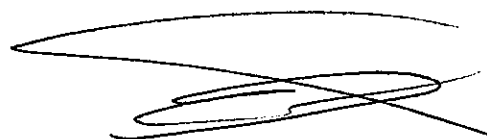
STATE OF NEW JERSEY, COUNTY OF MONMOUTH SS.:

I CERTIFY that on December 20, 2011

ROBIN O'HARE, as Executrix of the Estate of Lena Spangenberg

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 \$575,000.00 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)


Alexander M. Iler, Esq.
Notary Public of New Jersey
Attorney at Law
State of New Jersey

RECORD AND RETURN TO:

Alexander M. Iler, Esq.
210 Broad Street
Red Bank, NJ 07701

M CLAIRE FRENCH, CTY CLK
MONMOUTH COUNTY, NJ

INSTRUMENT NUMBER
2012007560

RECORDED ON

Jan 23, 2012

3:19:30 PM

BOOK: OR-8928

PAGE: 6472

Total Pages: 5

REALTY TRANSFER
FEES \$4,920.00

COUNTY RECORDING
FEES \$80.00

TOTAL PAID \$5,000.00