



MIDDLESEX COUNTY CLERK

Return To:

EAST COAST TITLE
202 ROUTE 18 NORTH
EAST BRUNSWICK NJ 08816

MEADOWVIEW ASSOCIATES, LP

Index DEED BOOK
Book 06751 Page 0692
No. Pages 0006
Instrument DEED STANDARD
Date : 11/10/2015
Time : 3:16:48
Control # 201511100550
INST# DE 2015 013986

Employee ID PECHHE

		RTF TIERS	
RECORDING	\$ 50.00	Consideration	\$ 200,000.00
NJPRPA	\$ 10.00	Tier 1 Standard RTF	\$ 600.00
DARM	\$ 15.00	Tier 2 Standard RTF	\$ 335.00
DARM 3.00	\$ 3.00	Tier 3 Standard RTF	\$.00
NJPRPA	\$ 2.00	Total	\$ 935.00
- - - - -	\$.00		
DD1 T1 CO	\$ 150.00		
DD1 T1 PU	\$ 75.00		
DD1 T1 ST	\$ 375.00		
All Other	\$ 338.00		
Total:	\$ 1,018.00		

STATE OF NEW JERSEY
MIDDLESEX COUNTY CLERK

PLEASE NOTE
DO NOT REMOVE THIS COVERSHEET
IT CONTAINS ALL RECORDING INFORMATION

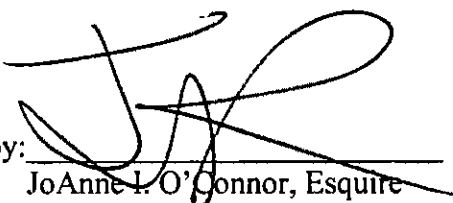
ELAINE FLYNN
COUNTY CLERK



Cover sheet is part of Middlesex County filing record
Retain this page for future reference
Not part of the original submitted document

DO NOT REMOVE THIS PAGE.
TO ACCESS THE IMAGE OF
THE DOCUMENT RECORDED
HEREUNDER BY BOOK AND
PAGE NUMBER, USE THE
BOOK AND PAGE NUMBER
ABOVE.

Prepared by:


JoAnne L. O'Connor, Esquire
Attorney at Law
Of the State of New Jersey

DEED

This Deed is made on this 10th day of October, 2015

BETWEEN

MEADOWVIEW ASSOCIATES, a New Jersey Limited Partnership, whose address is 2626-A Hamilton Boulevard, South Plainfield, New Jersey 07080 referred to as the Grantor,

AND

K & F DEVELOPMENT, LLC, a New Jersey Limited Liability Company whose post office address is 1913 Atlantic Avenue, Manasquan, New Jersey 08763 referred to as 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 **\$200,000.00 Two Hundred Thousand Dollars and No Cents.**

The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:15-1.1) Township of Edison
Block No. 366.A Lot Number 16.
3. **Property.** The property consists of land the Township of Edison, County of Middlesex and State of New Jersey. The legal description is attached hereto as Exhibit "A".

Being the same premises conveyed to the Grantor by deed from William Richardson, Mary Helen Richardson and Helen M. Richardson, dated August 3, 1989 and recorded August 11, 1989 in the Middlesex County Clerk's/Register's office in Deed Book 3800 at page 31.

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).

RECORDED
ELAI
MIDDLE
2015 NOV 10 PM 3:19
BOOK #
PAGE #
OF PAGES

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Title Number: 01553729

SCHEDULE A REVISED LEGAL DESCRIPTION

All that certain lot, tract, or parcel of land, situate, lying and being in the **Township of Edison, County of Middlesex, and State of New Jersey**, as more particularly described as follows:

BEGINNING at an iron pin with cap set in the westerly line of Meadow Road, distant 472.74 feet from the intersection of the westerly line of Meadow Road with the northerly line of Midvale Road, and running; thence

(1) South 81 degrees 22 minutes 35 seconds West, 411.80 feet to a point; thence

(2) North 68 degrees 52 minutes 21 seconds West, 58.88 feet to a point; thence

(3) North 37 degrees 26 minutes 30 seconds West, 102.02 feet to a concrete monument found; thence

(4) North 65 degrees 35 minutes 30 seconds East, 513.87 feet to an iron pin with cap set in the westerly line of Meadow Road; thence

(5) Along the westerly line of Meadow Road, South 24 degrees 24 minutes 30 seconds East, 40.00 feet to an iron pin with cap set at an angle point; thence

(6) Still along the westerly line of Meadow Road, South 10 degrees 22 minutes 30 seconds East, 220.00 feet to the point and place of BEGINNING.

The above description is drawn in accordance with a survey prepared by Thomas M. Ernst & Associates, Inc., dated September 23, 2015.

FOR INFORMATIONAL PURPOSES ONLY:

KNOWN AND DESIGNATED as Lot 16 in Block 366.A on the Tax Map of the Township of Edison

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

Witnessed or Attested by:

BY:  (Seal)

HENRY KNABE, JR., Sole General Partner
Meadowview Associates, a Limited Partnership

STATE OF NEW JERSEY }
 } SS.
COUNTY OF MIDDLESEX }

I CERTIFY that on October 15, 2015, HENRY KNABE, JR., personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) was the maker of the Deed;
- (b) executed this deed as his own act; and
- (c) made this Deed for \$200,000.00 as the full and actual consideration paid for the transfer of title. (Such consideration as defined in N.J.S.A. 46:15-5.)

Subscribed and sworn to
Before me on this 15th day
of October, 2015

Vanessa Ciervo

VANESSA CIERVO
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 02/23/2018



D E E D	
MEADOWVIEW ASSOCIATES, LP	Record and Return to:
TO	<div style="border: 1px dashed black; padding: 5px;"><p style="text-align: center; font-size: 1.2em;">01553729</p><p style="text-align: center;">East Coast TITLE AGENCY 202 ROUTE 18 NORTH EAST BRUNSWICK, NJ 08816</p></div>
K & F DEVELOPMENT, LLC	
Grantor,	
Grantee.	



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
(9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

MEADOWVIEW ASSOCIATES, LP

Current Street Address

2624-A HAMILTON BOULEVARD

City, Town, Post Office Box

SOUTH PLAINFIELD

State

NJ

Zip Code

07080

PROPERTY INFORMATION

Block(s)

366.A

Lot(s)

16

Qualifier

Street Address

MEADOW ROAD

City, Town, Post Office Box

EDISON

State

NJ

Zip Code

08817

Seller's Percentage of Ownership

100

Total Consideration

200,000.00

Owner's Share of Consideration

100%

Closing Date

10-16-15

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.
☐ 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.

Date

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

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

MIDDLESEX

SS. County Municipal Code
1205

MUNICIPALITY OF PROPERTY LOCATION EDISON

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

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

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

Deponent, MEADOWVIEW ASSOCIATES, LP, being duly sworn according to law upon his/her oath,
(Name)
deposes and says that he/she is the Seller in a deed dated October, 2015 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)
real property identified as Block number 366.A Lot number 16 located at
Meadow Road, Township of Edison and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION \$ 200,000.00 (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:
(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 (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.

(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, #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 15 day of October, 2015

Signature of Deponent

Henry Knabe, Jr., General Partner
Grantor Name

Deponent Address

Grantor Address at Time of Sale

xxx-xxx-006
Last three digits in Grantor's Social Security Number

East Coast Title
Name/Company of Settlement Officer

VANESSA CIERVO
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 02/28/18

FOR OFFICIAL USE ONLY	
Instrument Number	County
Deed Number	Book Page
Deed Dated	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 it 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's website at:
www.state.nj.us/treasury/taxation/lpt/localtax.shtml