

MONROE TOWNSHIP, MIDDLESEX COUNTY

ORDINANCE NO.: O-1-2019-006

ORDINANCE OF THE MONROE TOWNSHIP COUNCIL
TRANSFERRING REAL PROPERTY DESIGNATED AS
BLOCK 25, LOTS 14.1 AND 16 TO THE MONROE
TOWNSHIP BOARD OF EDUCATION FOR PUBLIC USE

WHEREAS, on or about August 23, 2017, the Monroe Township Board of Education passed a resolution requesting that the Township of Monroe (“Township”) procure property located at 254 Applegarth Road, designated as Block 25, Lots 14.1 and 16 on the official tax map (the “Property”), for a new middle school in the township; and

WHEREAS, N.J.S.A. 40A:12-19 authorizes the transfer of public property by a municipality to the board of education to be used for educational purposes; and

WHEREAS, on December 21, 2017, the Township exercised its power of eminent domain to obtain ownership of the Property; and

WHEREAS, the Township entered into an agreement with the condemnees, Lewis Properties I, LLC and Lewis Properties II, LLC, permitting the continuing operation of the golf range business at the site during the pre-construction period until December 1, 2019; and

WHEREAS, the Township is willing to convey the property to the Monroe Township Board of Education for the aforementioned purpose subject to the terms of the agreement between the Township and the condemnees;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Township of Monroe, in the County of Middlesex, State of New Jersey, as follows:

Section 1. The Mayor, Township Clerk and Township Attorney are hereby authorized and directed to take all steps and execute all documents which are reasonably necessary to transfer title to Block 25, Lots 14.1 and 16 to the Monroe Township Board of Education.

Section 2. All Ordinances or parts of Ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

Section 3. If any section, paragraph, subsection, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subsection, clause or provision so adjudged, and the remainder of the Ordinance shall be deemed valid and effective.

Section 4. This Ordinance shall take effect upon final passage and publication as provided by law.

SO ORDAINED as aforesaid.


STEPHEN DALINA, Council President

RECORDED VOTE – INTRODUCTION – January 14, 2019						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Baskin	X		X			
Councilwoman Cohen			X			
Councilman Dipierro		X	X			
Council V. President Schneider			X			
Council President Dalina						X

NOTICE

Notice is hereby given that the foregoing Ordinance was introduced and passed on first reading at a meeting of the Monroe Township Council held on January 14, 2019. Said Ordinance will again be read and considered for final passage at the next scheduled meeting of the Monroe Township Council to be held on February 4, 2019 at 6:30 p.m. at the Monroe Township Municipal Building, 1 Municipal Plaza, Monroe Township, New Jersey 08831. At said time and place all persons having an interest in the foregoing Ordinance will be granted an opportunity to be heard concerning the same prior to consideration for final passage by the Council.



PATRICIA REID, Township Clerk

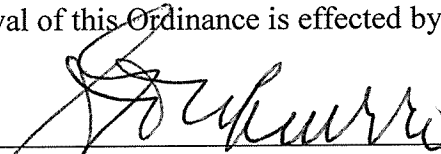
RECORDED VOTE – SECOND READING & FINAL ADOPTION– February 4, 2019						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Baskin						X
Councilwoman Cohen	X		X			
Councilman Dipierro			X			
Council V. President Schneider		X	X			
Council President Dalina			X			

ORDINANCE NO.: O-1-2019-006

**ORDINANCE OF THE MONROE TOWNSHIP COUNCIL
TRANSFERRING REAL PROPERTY DESIGNATED
AS BLOCK 25, LOTS 14.1 AND 16 TO
THE MONROE TOWNSHIP BOARD OF EDUCATION
FOR PUBLIC USE**

MAYORAL APPROVAL

By virtue of the Optional Municipal Charter Law of 1950 and Chapter 3, Section 19 of the Code of the Township of Monroe, my approval of this Ordinance is effected by the affixing of my signature hereto.



GERALD W. TAMBURRO, Mayor

Date signed: 2/5/19



**Middlesex County
Document Summary Sheet**

MIDDLESEX COUNTY CLERK
PO BOX 871
JOHN F. KENNEDY SQUARE
NEW BRUNSWICK NJ 08901

INSTR # 2020136840
O BK 18207 PG 878
RECORDED 12/30/2020 12:42:31 PM
ELAINE M. FLYNN, COUNTY CLERK
MIDDLESEX COUNTY, NEW JERSEY
RECORDING FEES \$115.00

Official Use Only

Transaction Identification Number		4871357	4703002
Submission Date (mm/dd/yyyy)	12/23/2020	Return Address (for recorded documents)	
No. of Pages (excluding Summary Sheet)	8	PRESTIGE TITLE AGENCY, NOS	
Recording Fee (excluding transfer tax)	\$115.00	130 POMPTON AVE	
Realty Transfer Tax	\$0.00	VERONA, NJ 07044	
Total Amount	\$115.00		
Document Type	DEED - NO CONSIDERATION		
Municipal Codes			
MONROE		MNR	
Batch Type	L2 - LEVEL 2 (WITH IMAGES)		
453294			

Additional Information (Official Use Only)

*** DO NOT REMOVE THIS PAGE.
COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF MIDDLESEX COUNTY FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.**



**Middlesex County
Document Summary Sheet**

DEED - NO CONSIDERATION	Type		DEED - NO CONSIDERATION			
	Consideration		\$1.00			
	Submitted By		SIMPLIFILE, LLC. (SIMPLIFILE)			
	Document Date		12/26/2019			
	Reference Info					
	Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
	GRANTOR	Name			Address	
		MONROE TOWNSHIP			2 MUNICIPAL PLAZA, MONROE, NJ 08831	
	GRANTEE	Name			Address	
		MONROE TOWNSHIP BOA O EDUCATION			423 BUCKELEW AVENUE, MONROE, NJ 08831	
	Parcel Info					
	Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
	MN	25	14.01 & 16		MNR	

*** DO NOT REMOVE THIS PAGE.
COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF MIDDLESEX COUNTY FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.**

Prepared by:
Gregory B. Pasquale, Esq.

DEED

This Deed is made on December 26, 2019

BY AND BETWEEN

MONROE TOWNSHIP, a Municipal Corporation of the State of New Jersey,
whose principal address is at 1 Municipal Plaza, Monroe Township, New Jersey 08831,

referred to as the Grantor,

AND

MONROE TOWNSHIP BOARD OF EDUCATION,

whose principal address is 423 Buckelew Avenue, Monroe, New Jersey 08831,

referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

WITNESSETH:

WHEREAS, the Grantor is the owner of certain real property described as Lots 14.01 and 16 in Block 25 on the official Tax Map of the Township of Monroe Township (the "Property") and wishes by this Deed to transfer the Property to the Grantee;

NOW THEREFORE, and intending to be legally bound, the Grantor hereby grants and conveys (transfers ownership of) the Property described below to the Grantee. This transfer is made for the sum of \$1.00. The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Monroe Township, Block No. 25, Lots 14.01 and 16.

Property. The Property consists of land in the Township of Monroe, County of Middlesex, and State of New Jersey. The legal description is:

See attached Legal Description, Exhibit A hereto.

The Township is conveying this property to the Board of Education pursuant to N.J.S.A. 40A:12-21 to be used only for school purposes. In the event the Grantee ceases to use the property for school purposes, all right, title, and interest in the property shall immediately revert to the Grantor.

BEING the same premises conveyed to Township of Monroe by way of Declaration of Taking filed on December 21, 2017, in Superior Court of New Jersey, Law Division, Middlesex County, Docket No.: MID-L-007483-17, recorded on December 21, 2017 in the Middlesex County Clerk's Office at Book 17041 at Page 1382 *et seq.*

The street address of the Property is 254 Applegarth Road, Monroe Township, New Jersey 08831.

Subject to Easements and Restrictions of record.

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.

ME1 31423411v 2

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) subject to easements and restrictions of record, and all encumbrances shown on the subdivision plat and an accurate survey of the property.

[The remainder of this page intentionally left blank]

MEI 31423411v2

GIT/REP-3
(8-19)
(Print or Type)

State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s)

Monroe Township

Current Street Address

1 Municipal Plaza

City, Town, Post Office

Monroe Twp.

State

NJ

ZIP Code

08831

Property Information

Block(s)

25

Lot(s)

14.1 & 16

Qualifier

Street Address

254 Applegarth Road

City, Town, Post Office

Monroe Township

State

NJ

ZIP Code

08831

Seller's Percentage of Ownership

100

Total Consideration

\$1.00

Owner's Share of Consideration

100%

Closing Date

12/26/2019

Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 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.
9. 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.
10. 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.
11. The deed is dated prior to August 1, 2004, and was not previously recorded.
12. 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.
13. 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.
14. The property transferred is a cemetery plot.
15. 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.
16. The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
17. The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

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.

12/26/2019

Date

Gerald W. Tamburno

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

gerald W. Tamburno, Mayor

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

EXHIBIT A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE TOWNSHIP OF MONROE, COUNTY OF MIDDLESEX, AND STATE OF NEW JERSEY, AND IS DESCRIBED AS FOLLOWS:

Tax Lot 14.01 in Block 25

BEGINNING at the intersection of the center line of the road from Red Tavern to the Plains and the center line of the road from Cranbury to Union Valley and from said Beginning point running; thence

- 1) North 89 degrees 30 minutes West and along the center line of the road from Cranbury to Union Valley a distance of 279.84 feet to a point therein; thence
- 2) Still along the same North 80 degrees 33 minutes 30 seconds West a distance of 211.60 feet to a point therein; thence
- 3) Still along the same North 75 degrees 39 minutes West a distance of 237.06 feet to a point therein; thence
- 4) North 69 degrees 29 minutes West along the same a distance 96.63 feet to the point of intersection of the center line of the said Cranbury to Union Valley Road and the easterly line of the lands now or formerly of Frederick Stults; thence
- 5) North 07 degrees 18 minutes East along the easterly line of said Stults a distance of 589.53 feet to a point in the same; thence
- 6) South 86 degrees 04 minutes East a distance of 773.96 feet to a point in the center line of the road from Red Tavern to the Plains; thence
- 7) South 03 degrees 19 minutes West along the said center line a distance of 662.55 feet to the center line of the road from Cranbury to Union Valley, being the point or place of Beginning.

Excepting and excluding there out and therefrom so much of the foregoing premises as were conveyed by Gosta Schuyler and Elinore G. Schuyler, his wife to Isaac R. Dunlap and Florence G. Dunlap, his wife by Deed dated May 8th, 1963 and recorded on May 15th, 1963 in the Office of the Clerk of Middlesex County in Deed Book 2408 on Page 429.

Further excepting and excluding there out and therefrom so much of the foregoing as were conveyed by Ralph J. Lewis and Patricia K. Lewis to County of Middlesex, a Municipal Corporation of the State of New Jersey, by Deeds dated March 26, 1989, recorded April 13, 1989 in Deed Book 3775, Page 7 and dated December 6, 1989, recorded April 2, 1990 in Deed 3845, Page 669.

Tax Lot 16 in Block 25

BEGINNING at a point in the centerline of Cranbury-Union Valley Road (33 feet wide), said point being the following four (4) courses from the centerline of Cranbury Station-Union Valley Road with the Prospect Plains-Applegarth Road as called in Deed Book 2671, Page 95 and running; thence

- A) Along the centerline of the Cranbury Station-Union Valley Road North 89 degrees 30 minutes 00 seconds West, 279.84 feet to a point; thence
- B) Still along the centerline of Cranbury Station-Union Valley Road North 80 degrees 33 minutes 30 seconds West, 211.60 feet to a point; thence

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by CHICAGO TITLE INSURANCE COMPANY. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

ALTA Commitment for Title Insurance Adopted 6-17-06 Revised 08-01-2016

NJRB 3-09
Last Revised 5/23/17

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



Commitment No.: 2017-00944

EXHIBIT A (Continued)

- C) Still along the centerline of Cranbury Station-Union Valley Road North 75 degrees 39 minutes 00 seconds West, 237.06 feet to a point; thence
- D) Continuing along the centerline of Cranbury Station-Union Valley Road North 69 degrees 29 minutes 00 seconds West, 96.63 feet to the Principal Point of Beginning and from said Principal Point of Beginning running; thence
- 1) Along the centerline of Cranbury Station-union Valley Road North 65 degrees 22 minutes 46 seconds West, 138.81 feet to a point; thence
 - 2) Still along the centerline of Cranbury Station-Union Valley Road North 65 degrees 39 minutes 22 seconds West, 54.54 feet to a point; thence
 - 3) Still along the centerline of Cranbury Station-Union Valley Road North 67 degrees 14 minutes 20 seconds West, 54.35 feet to a point; thence
 - 4) Still along the centerline of Cranbury Station-Union Valley Road North 69 degrees 59 minutes 40 seconds West, 53.97 feet to a point; thence
 - 5) Still along the centerline of Cranbury Station-Union Valley Road North 72 degrees 41 minutes 36 seconds West, 53.72 feet to a point; thence
 - 6) Still along the centerline of Cranbury Station-Union Valley Road North 74 degrees 52 minutes 35 seconds West, 90.32 feet to a point; thence
 - 7) Still along the centerline of Cranbury Station-Union Valley Road North 76 degrees 45 minutes 17 seconds West, 321.66 feet to a point; thence
 - 8) Still along the centerline of Cranbury Station-Union Valley Road North 77 degrees 38 minutes 30 seconds West, 52.40 feet to a point; thence
 - 9) Still along the centerline of Cranbury Station-Union Valley Road North 77 degrees 40 minutes 38 seconds West, 51.63 feet to a point; thence
 - 10) Still along the centerline of Cranbury Station-Union Valley Road North 77 degrees 20 minutes 46 seconds West, 51.18 feet to a point; thence
 - 11) Still along the centerline of Cranbury Station-Union Valley Road North 77 degrees 20 minutes 47 seconds West, 25.48 feet to a point; thence
 - 12) Along the easterly property line of Tax Lot 17, Block 25 and Tax Lot 19, Block 25 North 04 degrees 03 minutes 49 seconds East, 1070.41 feet to a point in the centerline of Cranbury Brook; thence
 - 13) Along the centerline of Cranbury Brook South 88 degrees 54 minutes 37 seconds East, 238.12 feet to a point; thence
 - 14) Still along the centerline of Cranbury Brook South 43 minutes 38 minutes 02 seconds East, 232.82 feet to an angle point therein; thence

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by CHICAGO TITLE INSURANCE COMPANY. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

ALTA Commitment for Title Insurance Adopted 6-17-06 Revised 08-01-2016

NJRB 3-09
Last Revised 5/23/17

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



Commitment No.: 2017-00944

EXHIBIT A (Continued)

- 15) Continuing along the centerline of Cranbury Brook South 50 degrees 21 minutes 19 seconds East, 150.96 feet to an angle point therein; thence
- 16) Continuing along the centerline of Cranbury Brook South 80 degrees 38 minutes 56 seconds East, 287.30 feet to an angle point therein; thence
- 17) Still along the centerline of Cranbury Brook North 85 degrees 22 minutes 35 seconds East 189.73 feet to the northwesterly property corner of Tax Lot 13, Block 25; thence
- 18) Along the westerly property line of Tax Lot 13 South 09 degrees 59 minutes 30 seconds West, 461.67 feet to a point in the northerly property line of Lot 14.01, Block 25; thence
- 19) Along the northerly property line of Tax Lot 14.01, Block 25 North 84 degrees 17 minutes 30 seconds West, 3.72 feet to a point; thence
- 20) Along the westerly property line of Tax Lot 14.01, Block 25 South 07 degrees 18 minutes 00 seconds west, 589.53 feet to a point in the centerline of Cranbury Station-Union Valley Road and the Point and Place of Beginning.

BEING ALSO KNOWN AS (REPORTED FOR INFORMATIONAL PURPOSES ONLY):

Block 25, Lot 14.1 on the official tax map of the Township of Monroe, County of Middlesex, State of New Jersey

Block 25, Lot 16, Qualifier Qfarm on the official tax map of the Township of Monroe, County of Middlesex, State of New Jersey

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by CHICAGO TITLE INSURANCE COMPANY. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

ALTA Commitment for Title Insurance Adopted 6-17-06 Revised 08-01-2016

**NJRB 3-09
Last Revised 5/23/17**

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 4:15-5 et seq.)

BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

COUNTY

ESSEX

1212

} SS. County Municipal Code

FOR RECORDER'S USE ONLY

Consideration \$ _____
RTF paid by seller \$ _____
Date _____ By _____

MUNICIPALITY OF PROPERTY LOCATION Monroe Township

*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, Thomas DaCosta Lobo being duly sworn according to law upon his/her oath,
(Name)

deposes and says that he/she is the Legal Representative of Grantor in a deed dated 12/26/2019 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

real property identified as Block number 25 Lot number 14.06 and 16 located at

254 Applegarth Road, Monroe Township 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:**
(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. 58, P.L. 2004 for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail

(a) Consideration of less than \$100.00.

(b) Transfer by an instrumentality, agency or subdivision of the State

(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. 178, P.L. 1975, C. 113, P.L. 2004, and C. 65, 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 16 day of December, 20 20

Maria Adelaide Antunes
Notary Public
Maria Adelaide Antunes
A Notary Public of New Jersey
My Commission Expires April 15, 2024

[Signature] Signature of Deponent
100 Mulberry St., Newark, NJ 07102 Deponent Address
423 Bucklew Avenue, Monroe, NJ Grantor Address at Time of Sale
XXX-XXX-092 Name/Company of Settlement Officer
Last three digits in Grantor's Social Security Number

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 08645-0251

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/rtf/localtax.shtml



Township of Monroe

County of Middlesex

PATRICIA REID
Township Clerk

Municipal Complex
1 Municipal Plaza
Monroe Township, NJ
08831-1900
Phone (732) 656-4573
Fax (732) 521-3190

Affidavit of Publication

I, Patricia Reid, Township Clerk, of the Township of Monroe, County of Middlesex, State of New Jersey, do hereby certify that the attached legal notice is a true copy of such notice, which was published in the Home News Tribune, the official newspaper of Monroe Township and a newspaper of general circulation in the County of Middlesex on January 18, 2019.



Patricia Reid, Township Clerk

Ad Number: 0003343493

Run Dates: 01/18/19

MONROE TOWNSHIP NOTICE OF PENDING ORDINANCE

ORDINANCE NO.: O-1-2019-006

NOTICE IS HEREBY GIVEN THAT AN ORDINANCE ENTITLED: "ORDINANCE OF THE MONROE TOWNSHIP COUNCIL TRANSFER RING REAL PROPERTY DESIGNATED AS BLOCK 25, LOTS 14.1 AND 16 TO THE MONROE TOWNSHIP BOARD OF EDUCATION FOR PUBLIC USE", has been introduced and passed on first reading at the regular meeting of the Monroe Township Council held on January 14, 2019 and will be further considered for final passage after a Public Hearing during the council meeting to be held on February 4, 2019 at 6:30 p.m. in the Monroe Twp. Municipal Building, One Municipal Plaza, Monroe Twp., N.J. 08831. At said time and place, all persons will be granted the opportunity to be heard concerning this Ordinance prior to its consideration for adoption by Council.

The purpose of this Ordinance is to authorize the Mayor, Township Clerk and Township Attorney to take all steps and execute all documents necessary to transfer title to Block 25, Lots 14. and 16 to the Monroe Township Board of Education.

The proposed Ordinance in its entirety can be viewed on the Township website, www.monroetwp.com and is on file in the Municipal Clerk's Office. Copies may be obtained without charge between the hours of 8:30am and 4:30pm. Monday through Friday.

Patricia Reid, Municipal Clerk
(\$26.40)

0003343493-01



Township of Monroe


County of Middlesex

PATRICIA REID
Township Clerk

Municipal Complex
1 Municipal Plaza
Monroe Township, NJ
08831-1900
Phone (732) 656-4573
Fax (732) 521-3190

Affidavit of Publication

I, Patricia Reid, Township Clerk, of the Township of Monroe, County of Middlesex, State of New Jersey, do hereby certify that the attached legal notice is a true copy of such notice, which was published in the Home News Tribune, the official newspaper of Monroe Township and a newspaper of general circulation in the County of Middlesex on February 8, 2019.



Patricia Reid, Township Clerk

Ad Number: 0003377514

Run Dates: 02/08/19

MONROE TOWNSHIP, MIDDLESEX COUNTY NOTICE OF FINAL ADOPTION

Notice is hereby given that the following entitled Ordinance was introduced and passed on First Reading at the regular meeting of the Monroe Township Council held on January 14, 2019. Furthermore, this Ordinance was adopted after a Public Hearing was held at the February 4, 2019 regular meeting of the Monroe Township Council at One Municipal Plaza, Monroe Township, N.J. 08831 and was thereafter approved and signed by the Mayor on February 5, 2019.

ORDINANCE NO.: O-1-2019-006

ORDINANCE OF THE MONROE TOWNSHIP COUNCIL
TRANSFERRING REAL PROPERTY DESIGNATED AS
BLOCK 25, LOTS 14.1 AND 16 TO THE MONROE
TOWNSHIP BOARD OF EDUCATION FOR PUBLIC USE

PATRICIA REID, R.M.C
Monroe Township Municipal Clerk
(\$19.36)

0003377514-01