

MONROE TOWNSHIP, MIDDLESEX COUNTY

ORDINANCE NO. O-10-2018-036

**ORDINANCE OF THE MONROE TOWNSHIP COUNCIL
ACCEPTING DEEDS OF DEDICATION FROM SOUTHFIELD ESTATES**

WHEREAS, Southfield Estates (a/k/a Matchaponix Associates, LLC) received Amended Preliminary and Final Major Subdivision Approval for property identified as Block 15, Lots 12, 25.01, 26.03 and 27; Block 4, Lot 2.02; Block 6, Lot 4.02; and Block 13, Lot 9, located on Old Church Road in the Township of Monroe, from the Monroe Township Planning Board under application PB-910-04 on September 23, 2004, memorialized on October 28, 2004; and

WHEREAS, pursuant to the Planning Board's approval, Southfield Estates is required to dedicate to the Township of Monroe certain land, more particularly described as Block 15, Lots 12.01 and 12.26, Block 15.21, Lot 1 and Block 15.22, Lot 5; and

WHEREAS, the Monroe Township Engineer has reviewed the metes and bounds descriptions in the deeds and has found them to be in conformity with the approved development; and

WHEREAS, the Township Attorney has reviewed the deeds and found them to be legally sufficient; and

WHEREAS, the Township Council has determined that accepting the deeds is in the public interest;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Township of Monroe, 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 any documents which are reasonably necessary to accept the deeds from Southfield Estates.

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 All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.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.

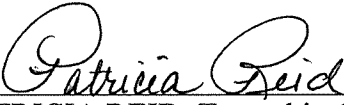


STEPHEN DALINA, Council President

RECORDED VOTE – INTRODUCTION – October 1, 2018						
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			

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 October 1, 2018. 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 November 7, 2018 at 7:00 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

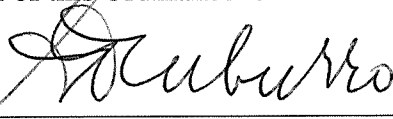
RECORDED VOTE – SECOND READING & FINAL ADOPTION– November 7, 2018						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Baskin		X	X			
Councilwoman Cohen	X		X			
Councilman Dipierro			X			
Council V. President Schneider			X			
Council President Dalina			X			

ORDINANCE NO. O-10-2018-036

**ORDINANCE OF THE MONROE TOWNSHIP COUNCIL
ACCEPTING DEEDS FROM SOUTHFIELD ESTATES**

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.

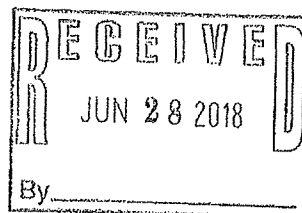


GERALD W. TAMBURRO, Mayor

Date signed: 11/8/18



Township of Monroe



MARK J. RASIMOWICZ, PE, PP, CME
Township Engineer

DEPARTMENT OF ENGINEERING
c/o Center State Engineering
481 Spotswood-Englishtown Road
Monroe Township, New Jersey 08831
Phone 732.605.9440
Fax 732.605.9444

June 26, 2018

Renaissance Properties
3663 Route 9 North, Suite 202
Old Bridge, New Jersey 08857

Attn: Thomas Primavera, Esq.

Re: Southfield Estates
Block 15, Lot 12.01 – Basin lot
Block 15, Lot 12.26 – Basin lot
Block 15.21, Lot 1 – Municipal purposes lot
Block 15.22, Lot 5 – Cemetery lot
PB-910-04
Revised Deed and Description Review

Dear Mr. Primavera:

We have reviewed the deeds with legal descriptions for the subject tracts to be dedicated to Monroe Township:

- A. Deed dated April 1, 2018 and "Description of Lot 12.01, Block 15 Monroe Township, Middlesex County, New Jersey" prepared by FWH Associates, P.A. dated July 25, 2016, revised February 22, 2018.
- B. Deed dated April 1, 2018 and "Description of Lot 12.26 Block 15 Monroe Township, Middlesex County, New Jersey" prepared FWH Associates, P.A. dated July 19, 2016, revised February 22, 2018.
- C. Deed dated April 1, 2018 and Deed and "Description of Lot 1 Block 15.21 Monroe Township, Middlesex County, New Jersey" prepared by FWH Associates, P.A. dated August 5, 2016, revised February 22, 2018.
- D. Deed dated April 1, 2018 and "Description of Lot 5, Block 15.22 Monroe Township, Middlesex County, New Jersey" prepared by FWH Associates, P.A. dated February 14, 2018.

We have reviewed the metes and bounds descriptions to be recorded for the above listed tracts and have found them to correspond to the filed map for Southfield Estates, sheets 1-10 of 10, last revised August 29, 2005 and filed in Middlesex County Clerk's office on November 15, 2005 as Map 6405, File 988 and the amended sheets 4, 5 and 7 of 10, last revised June 24, 2008 and filed in Middlesex County Clerk's office on November 24, 2008 as Map 6525, File 989.

If you have any questions, please contact Shay Blum at 732-605-9440.

Sincerely,

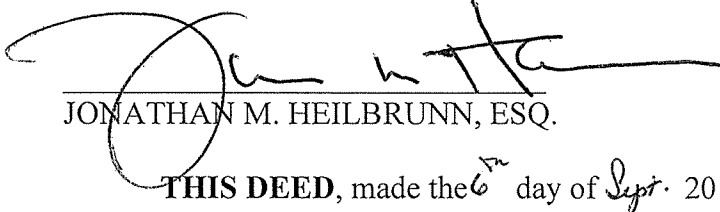
Mark J. Rasimowicz, PE, PP, CME
Township Engineer

cc: Robert Adinolfi, Applicant
Joel Shain, Township Attorney
Robert Hudak, PP, Planning and Zoning Department
Laura Zalewski, Planning and Zoning Department (EMAIL ONLY)

O:\Monroe Township\Planning Board\PB-910-04 Southfield Estates\PB-910-04 ZL Revised Deed Review.docx

1 of 1

Prepared by:



JONATHAN M. HEILBRUNN, ESQ.

THIS DEED, made the 6th day of Sept. 2018,

BETWEEN:

SOUTHFIELD ESTATES, L.L.C., a New Jersey limited liability company having an address located c/o Renaissance Properties, 3663 Route 9 North, Suite 202, Old Bridge, New Jersey 08857 (herein designated as the “Grantor”),

AND

THE TOWNSHIP OF MONROE with offices located at 1 Municipal Plaza, Monroe, New Jersey 08831 referred to as the Grantee.

WITNESSETH, that the Grantor, for and in consideration of **ONE AND 00/100 (\$1.00) DOLLARS** lawful money of the United States of America, to the Grantor in hand well and truly paid by the Grantee, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, and the Grantor being therewith fully satisfied, does by these presents grant, bargain, sell and convey unto the Grantee forever, that certain tract or parcel of land and premises, situate, lying and being in the Township of Monroe, in the County of Middlesex and State of New Jersey, known as Lot 5 in Block 15.22 on the Monroe Township tax map and more particularly described on the attached Schedule A description.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Township of Monroe Block No. 15.22, Lot 5.

See Schedule “A” legal description attached hereto.

BEING AND INTENDED as part of the same premises conveyed to SOUTHFIELD ESTATES, L.L.C. a New Jersey limited liability company by a Deed from Agnes Skeba, dated June 22, 2005 and recorded on July 19, 2005 in the Clerk’s Office for Middlesex County in Deed Book 5520 Page 811.

Together with all and singular the buildings, improvements, ways, woods, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances to the same belonging or in anywise appertaining; and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and of every part and parcel thereof; and also all the estate, right, title, interest, use, possession, property, claim and demand whatsoever, of the Grantor both in law and in equity, of, in and to the premises herein described, and every part and parcel thereof, with the appurtenances. To have and to hold all and singular, the premises herein described, together with the appurtenances, unto the Grantees and to Grantees’ proper use and benefit forever.

And the Grantor covenants that it has not done or executed, or knowingly suffered to be done or executed, any act, deed or thing whatsoever whereby or by means whereof the premises conveyed herein, or any part thereof, now are or at any time hereafter, will or may be charged or encumbered in any manner or way whatsoever.

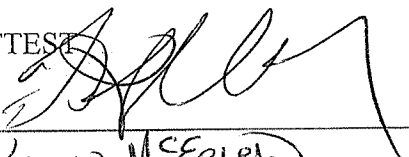
This conveyance is subject to zoning ordinances, municipal approvals and regulations affecting the property, easements and rights of way, public or private, of record, and covenants, restrictions, reservations or agreements of record.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

Wherever in this instrument any party shall be designated or referred to by name or general reference, such designation is intended to and shall have the same effect as if the words "heirs, executors, administrators, personal or legal representatives, successors and assigns" had been inserted after each and every such designation.

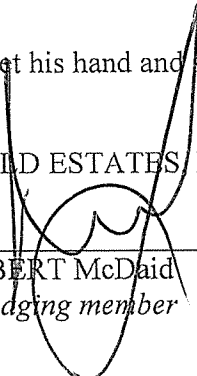
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

ATTEST



KAREN M'ERLAN

SOUTHFIELD ESTATES, LLC

By: 

ROBERT McDaid
Managing member

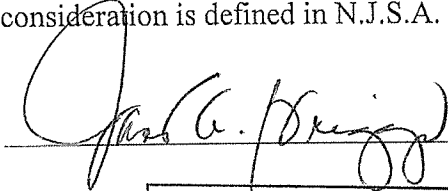
STATE OF NEW JERSEY

: SS

COUNTY OF MIDDLESEX:

I CERTIFY that on the ^{7th} 6 day of ^{Sept.} 2018, ROBERT McDAID personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (a) this person signed, sealed and delivered the attached document as the Managing Member of the Limited Liability Company named in this document;
- (b) this document was signed and made by the Limited Liability Company as its voluntary act and deed by virtue of authority from its members and
- (c) this deed was made for \$1.00 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).



JANET A. BRIGGS
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES JUNE 11, 2022

DEED

SOUTHFIELD ESTATES, L.L.C.
a New Jersey limited liability company

TO

THE TOWNSHIP OF MONROE

DATED:

RECORD & RETURN TO:



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
 (9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)
 SOUTHFIELD ESTATES, L.L.C.
 Current Street Address
 3663 Route 9 North, Suite 202
 City, Town, Post Office Box State Zip Code
 Old Bridge NJ 08857

PROPERTY INFORMATION

Block(s) Lot(s) Qualifier
 15.22 5
 Street Address
 City, Town, Post Office Box State Zip Code
 Monroe NJ 08831
 Seller's Percentage of Ownership Total Consideration Owner's Share of Consideration Closing Date
 100% \$1.00 \$1.00

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.

9/6/18
 Date

 Date

ROBERT McDADD Signature MANAGING MEMBER
 (Seller) Please indicate if Power of Attorney or Attorney in Fact

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



1236.0006
February 14, 2018

**DESCRIPTION OF LOT 5, BLOCK 15.22
MONROE TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY**

BEGINNING at a point in the Easterly line of Preservation Drive (50' right-of-way), said point being distant 272.50 feet Northerly along the same from where the same is intersected by the Northerly line of Harvestview Drive (50' right-of-way), if both were extended, and running thence:

1. Along said Easterly line of Preservation Drive, North $02^{\circ}19'39''$ West, 90.00 feet to a point; thence
2. Along the division line between Lots 5 and 4, North $87^{\circ}40'21''$ East, 242.00 feet to a point; thence
3. Along the Westerly line of Old Church Road (right-of-way varies, 30.00 feet from the centerline), South $02^{\circ}19'39''$ East, 90.00 feet to a point; thence
4. Along the division line between Lots 5 and 6, South $87^{\circ}40'21''$ West, 242.00 feet to the point and place of BEGINNING.

Containing 21780 S.F., (0.500 Acres)

Being known and designated as Lot 5 in Block 15.22 as shown on a map entitled: "Final Plat-Major Subdivision, Southfield Estates, Lots 12, 25.01, 25.04, 26.03 and 27 Block 15, Tax Map Sheet No. 17, Situated in Monroe Twp., Middlesex Co., N.J." filed in the Middlesex County Clerk's office on 11/15/05 as Map #6405 File #988, sheet 6 of 10.

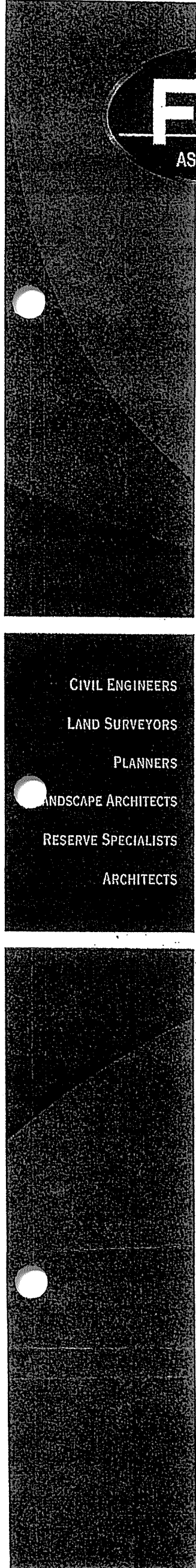
Subject to 10' wide Monroe Township Shade Tree & Utility Easement and a 60' Perimeter Buffer as shown on said map.

William P. Schemel, P.L.S.
N.J. Professional Land Surveyor
License No. 26275

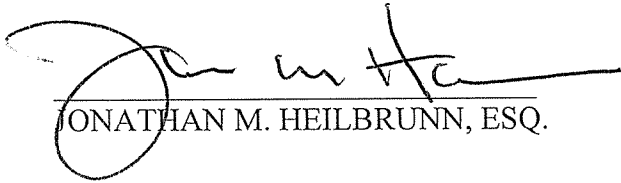
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1856 Route 9 | Toms River, NJ 08755
T: 732.797.3100 | F: 732.797.3223

FWHASSOCIATES.COM



Prepared by:


JONATHAN M. HEILBRUNN, ESQ.

THIS DEED made the 6th day of Sept 2018,

BETWEEN:

SOUTHFIELD ESTATES, L.L.C., a New Jersey limited liability company having an address located c/o Renaissance Properties, 3663 Route 9 North, Suite 202, Old Bridge, New Jersey 08857 (herein designated as the "Grantor"),

AND

THE TOWNSHIP OF MONROE with offices located at 1 Municipal Plaza, Monroe, New Jersey 08831 referred to as the Grantee.

WITNESSETH, that the Grantor, for and in consideration of **ONE AND 00/100 (\$1.00) DOLLARS** lawful money of the United States of America, to the Grantor in hand well and truly paid by the Grantee, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, and the Grantor being therewith fully satisfied, does by these presents grant, bargain, sell and convey unto the Grantee forever, that certain tract or parcel of land and premises, situate, lying and being in the Township of Monroe, in the County of Middlesex and State of New Jersey, known as Lot 12.26 in Block 15 on the Monroe Township tax map and more particularly described on the attached Schedule A description.

BEING AND INTENDED as part of the same premises conveyed to SOUTHFIELD ESTATES, L.L.C. a New Jersey limited liability company by a Deed from George Cier and Josephine Cier dated June 22, 2005 and recorded on July 19, 2005 in the Clerk's Office for Middlesex County in Deed Book 5520 page 832.

Together with all and singular the buildings, improvements, ways, woods, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances to the same belonging or in anywise appertaining; and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and of every part and parcel thereof; and also all the estate, right, title, interest, use, possession, property, claim and demand whatsoever, of the Grantor both in law and in equity, of, in and to the premises herein described, and every part and parcel thereof, with the appurtenances. To have and to hold all and singular, the premises herein described, together with the appurtenances, unto the Grantees and to Grantees' proper use and benefit forever.

And the Grantor covenants that it has not done or executed, or knowingly suffered to be done or executed, any act, deed or thing whatsoever whereby or by means whereof the premises

conveyed herein, or any part thereof, now are or at any time hereafter, will or may be charged or encumbered in any manner or way whatsoever.


This conveyance is subject to zoning ordinances, municipal approvals and regulations affecting the property, easements and rights of way, public or private, of record, and covenants, restrictions, reservations or agreements of record.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

Wherever in this instrument any party shall be designated or referred to by name or general reference, such designation is intended to and shall have the same effect as if the words "heirs, executors, administrators, personal or legal representatives, successors and assigns" had been inserted after each and every such designation.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

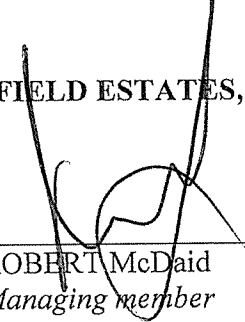
ATTEST



KAREN McErlean

SOUTHFIELD ESTATES, LLC

By: _____


ROBERT McDaid
Managing member

STATE OF NEW JERSEY

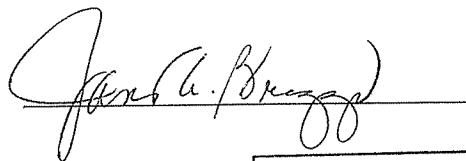
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: SS

COUNTY OF MIDDLESEX:

I CERTIFY that on the 6 day of Sept 2018, ROBERT McDAID personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (a) this person signed, sealed and delivered the attached document as the Managing Member of the Limited Liability Company named in this document;
- (b) this document was signed and made by the Limited Liability Company as its voluntary act and deed by virtue of authority from its members and
- (c) this deed was made for \$1.00 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).



JANET A. BRIGGS NOTARY PUBLIC STATE OF NEW JERSEY MY COMMISSION EXPIRES JUNE 11, 2022
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DEED

SOUTHFIELD ESTATES, L.L.C.
a New Jersey limited liability company

TO

THE TOWNSHIP OF MONROE

DATED:

RECORD & RETURN TO:



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
 (9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)
 SOUTHFIELD ESTATES, L.L.C.

Current Street Address
 3663 Route 9 North, Suite 202

City, Town, Post Office Box
 Old Bridge

State
 NJ

Zip Code
 08857

PROPERTY INFORMATION

Block(s)
 15

Lot(s)
 12.26

Qualifier

Street Address

City, Town, Post Office Box
 Monroe

State
 NJ

Zip Code
 08831

Seller's Percentage of Ownership	Total Consideration	Owner's Share of Consideration	Closing Date
100%	\$1.00	\$1.00	

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.
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.

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.

9/6/18

 Date

ROBERT MADRID
 (Seller) Please indicate if Power of Attorney or Attorney in Fact

 Signature MANAGING Member

 Date

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

 Signature



1236.0006
July 19, 2016
Revised February 22, 2018

**DESCRIPTION OF
LOT 12.26 BLOCK 15
MONROE TOWNSHIP,
MIDDLESEX COUNTY, NEW JERSEY**

BEGINNING at a point along the Southerly right of way line of Harvestview Drive (50' ROW) said point being distant 594.09 along various courses from the intersection of the Southerly line of Harvestview Drive and the Westerly line of Crestview Drive (50' ROW) if lines were extended and running thence:

1. Along the dividing line between Lots 12.23, 12.24 & 12.26, South $02^{\circ}19'39''$ East 250.68 feet to a point; thence
2. Along the dividing line between Lots 12.23 and 12.26, South $21^{\circ}39'39''$ East 59.62 feet to a point; thence
3. Along the dividing line between Lots 12.22 and 12.26, South $16^{\circ}46'31''$ East 232.68 feet to a point; thence
4. Along the dividing line between Lots 12.18 and 12.26, North $89^{\circ}59'06''$ West 263.22 feet to a point; thence
5. Along the dividing line between Lots 12.26 and 12.27, North $01^{\circ}52'50''$ West 278.99 feet to a point; thence
6. Along the dividing line between Lots 12.25 and 12.26, North $88^{\circ}07'10''$ East 163.03 feet to a point; thence
7. Along same, North $02^{\circ}19'39''$ West 244.67 feet to a point; thence
8. Along the Southerly line of Harvestview Drive, South $89^{\circ}49'08''$ East 20.02 feet to the point and place of BEGINNING

Containing 68,241 SF (1.567 ac)

Being known and designated as Lot 12.26 in Block 15 as shown on a map entitled "Final Plat – Major Subdivision, Southfield Estates, Tax Map Sheet No. 17, Situated in Monroe Twp., Middlesex Co., N.J." as recorded in the Middlesex County Clerk's Office on 11/24/2008 as Map #6525 File #989.

Also subject to a Variable Width Sanitary Sewer Easement and a 10' Wide Shade Tree and Utility Easement as shown on the aforementioned Final Plat.

William P. Schemel, P.L.S.
N.J. Professional Land Surveyor
License No. 36275

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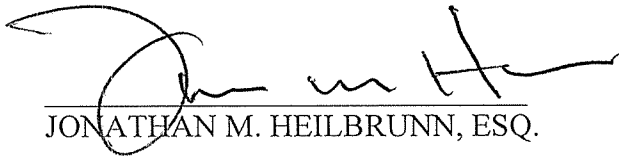
1856 Route 9 | Toms River, NJ 08755

T: 732.797.3100 | F: 732.797.3223

FWHASSOCIATES.COM

CIVIL ENGINEERS
LAND SURVEYORS
PLANNERS
LANDSCAPE ARCHITECTS
RESERVE SPECIALISTS
ARCHITECTS

Prepared by:



JONATHAN M. HEILBRUNN, ESQ.

THIS DEED, made the 6th day of Sept 2018,

BETWEEN:

SOUTHFIELD ESTATES, L.L.C., a New Jersey limited liability company having an address located c/o Renaissance Properties, 3663 Route 9 North, Suite 202, Old Bridge, New Jersey 08857 (herein designated as the “Grantor”),

AND

THE TOWNSHIP OF MONROE with offices located at 1 Municipal Plaza, Monroe, New Jersey 08831 referred to as the Grantee.

WITNESSETH, that the Grantor, for and in consideration of **ONE AND 00/100 (\$1.00) DOLLARS** lawful money of the United States of America, to the Grantor in hand well and truly paid by the Grantee, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, and the Grantor being therewith fully satisfied, does by these presents grant, bargain, sell and convey unto the Grantee forever, that certain tract or parcel of land and premises, situate, lying and being in the Township of Monroe, in the County of Middlesex and State of New Jersey, known as Lot 12.01 in Block 15 on the Monroe Township tax map and more particularly described on the attached Schedule A description.

BEING AND INTENDED as part of the same premises conveyed to SOUTHFIELD ESTATES, L.L.C. a New Jersey limited liability company by a Deed from Stanley L. Skeba, Jr. and Joseph M. Skeba dated June 22, 2005 and recorded on July 19, 2005 in the Clerk’s Office for Middlesex County in Deed Book 5520 page 826.

Together with all and singular the buildings, improvements, ways, woods, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances to the same belonging or in anywise appertaining; and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and of every part and parcel thereof; and also all the estate, right, title, interest, use, possession, property, claim and demand whatsoever, of the Grantor both in law and in equity, of, in and to the premises herein described, and every part and parcel thereof, with the appurtenances. To have and to hold all and singular, the premises herein described, together with the appurtenances, unto the Grantees and to Grantees’ proper use and benefit forever.

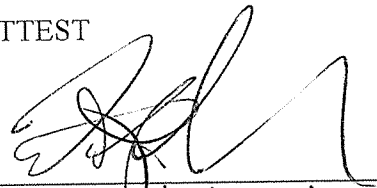
And the Grantor covenants that it has not done or executed, or knowingly suffered to be done or executed, any act, deed or thing whatsoever whereby or by means whereof the premises conveyed herein, or any part thereof, now are or at any time hereafter, will or may be charged or encumbered in any manner or way whatsoever.

This conveyance is subject to zoning ordinances, municipal approvals and regulations affecting the property, easements and rights of way, public or private, of record, and covenants, restrictions, reservations or agreements of record.

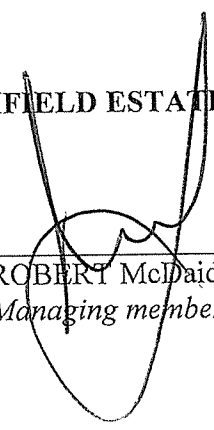
In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

Wherever in this instrument any party shall be designated or referred to by name or general reference, such designation is intended to and shall have the same effect as if the words "heirs, executors, administrators, personal or legal representatives, successors and assigns" had been inserted after each and every such designation.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

ATTEST


KAREN McERLEAN

SOUTHFIELD ESTATES, LLC
By: 

ROBERT McDAid
Managing member

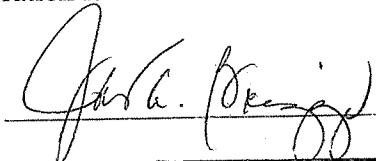
STATE OF NEW JERSEY

:
: SS

COUNTY OF MIDDLESEX:

I CERTIFY that on the 6 day of SEPT 2018, ROBERT McDAID personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (a) this person signed, sealed and delivered the attached document as the Managing Member of the Limited Liability Company named in this document;
- (b) this document was signed and made by the Limited Liability Company as its voluntary act and deed by virtue of authority from its members and
- (c) this deed was made for \$1.00 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).



JANET A. BRIGGS
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES JUNE 11, 2022

DEED

SOUTHFIELD ESTATES, L.L.C.
a New Jersey limited liability company

TO

THE TOWNSHIP OF MONROE

DATED:

RECORD & RETURN TO:



1236.0006
July 25, 2016
Revised February 22, 2018

**DESCRIPTION OF
LOT 12.01 BLOCK 15
MONROE TOWNSHIP,
MIDDLESEX COUNTY, NEW JERSEY**

BEGINNING at a point in the Northerly right of way line of Union Valley-Applegarth Road (ROW varies), said point being 25.00 feet along the same from where the same is intersected by the Westerly right of way line of Skeba Drive (50' ROW) and running thence:

1. Along said Northerly right of way line of Union Valley-Applegarth Road, South 66°10'45" West, 374.49 feet to a point; thence
2. Along the division line between Lot 12.01 and Lots 3 and 12.39, North 03°17'00" West, 649.07 feet to a point; thence
3. Along the division line between Lots 12.01 and 12.04, North 88°30'54" East, 107.87 feet to a point; thence
4. Along the division line between Lots 12.01 and 12.03, North 75°18'08" East, 118.13 feet to a point; thence
5. Along the division line between Lots 12.01 and 12.02, North 88°30'54" East, 135.00 feet to a point; thence
6. Along said Westerly right of way line of Skeba Drive, South 01°29'06" East, 386.80 feet to a point of curvature; thence
7. Along the same, Southeasterly along a curve to the left having a radius of 300.00 feet, an arc length of 116.95 feet, a chord bearing of South 12°39'10" East and a chord length of 116.21 feet to a point of reverse curvature; thence
8. Along the same, Southwesterly along a curve to the right having a radius of 25.00 feet, an arc length of 39.27 feet, a chord bearing of South 21°10'45" West and a chord length of 35.36 feet to the point and place of BEGINNING.

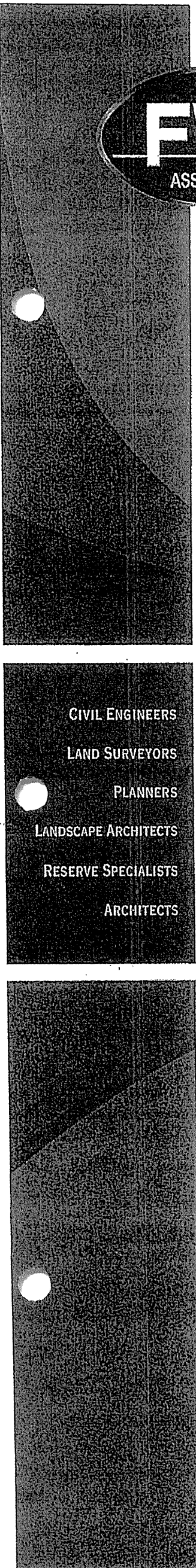
Containing 208909 S.F., (4.796 Acres)

Being known and designated as Lot 12.01 Block 15, as shown on a map entitled "Final Plat - Major Subdivision, Southfield Estates, Lots 12, 25.01, 25.04, 26.03 & 27, Block 15, Tax Map Sheet No. 17, Situated in Monroe Twp., Middlesex Co., N.J." filed in the Office of the Middlesex County Clerk on November 24, 2008 as Map No. 6525, File No. 989.

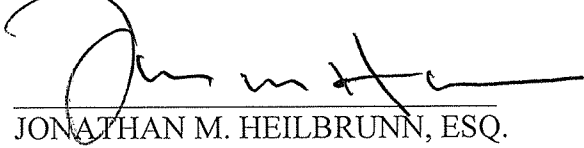
Also subject to a 10' Wide Shade Tree & Utility Easement, a Sight Triangle Easement, a Conservation and Maintenance Easement and a 60' Wide Perimeter Buffer as shown on the aforementioned Final Plat.

William P. Schemel, P.L.S.
N.J. Professional Land Surveyor
License No. 36275

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Prepared by:


JONATHAN M. HEILBRUNN, ESQ.

THIS DEED, made the 6th day of Sept, 2018,

BETWEEN:

SOUTHFIELD ESTATES, L.L.C., a New Jersey limited liability company having an address located c/o Renaissance Properties, 3663 Route 9 North, Suite 202, Old Bridge, New Jersey 08857 (herein designated as the “Grantor”),

AND

THE TOWNSHIP OF MONROE with offices located at 1 Municipal Plaza, Monroe, New Jersey 08831 referred to as the Grantee.

WITNESSETH, that the Grantor, for and in consideration of **ONE AND 00/100 (\$1.00) DOLLARS** lawful money of the United States of America, to the Grantor in hand well and truly paid by the Grantee, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, and the Grantor being therewith fully satisfied, does by these presents grant, bargain, sell and convey unto the Grantee forever, that certain tract or parcel of land and premises, situate, lying and being in the Township of Monroe, in the County of Middlesex and State of New Jersey, known as Lot 1 in Block 15.21 on the Monroe Township tax map and more particularly described on the attached Schedule A description.

BEING AND INTENDED as part of the same premises conveyed to SOUTHFIELD ESTATES, L.L.C. a New Jersey limited liability company by a Deed from Donald S. and Donald R. Owens, Inc. dated June 22, 2005 and recorded on July 19, 2005 in the Clerk’s Office for Middlesex County in Deed Book 5520 page 804.

Together with all and singular the buildings, improvements, ways, woods, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances to the same belonging or in anywise appertaining; and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and of every part and parcel thereof; and also all the estate, right, title, interest, use, possession, property, claim and demand whatsoever, of the Grantor both in law and in equity, of, in and to the premises herein described, and every part and parcel thereof, with the appurtenances. To have and to hold all and singular, the premises herein described, together with the appurtenances, unto the Grantees and to Grantees’ proper use and benefit forever.

And the Grantor covenants that it has not done or executed, or knowingly suffered to be done or executed, any act, deed or thing whatsoever whereby or by means whereof the premises conveyed herein, or any part thereof, now are or at any time hereafter, will or may be charged or encumbered in any manner or way whatsoever.

This conveyance is subject to zoning ordinances, municipal approvals and regulations affecting the property, easements and rights of way, public or private, of record, and covenants, restrictions, reservations or agreements of record.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

Wherever in this instrument any party shall be designated or referred to by name or general reference, such designation is intended to and shall have the same effect as if the words "heirs, executors, administrators, personal or legal representatives, successors and assigns" had been inserted after each and every such designation.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.


ATTEST



KAREN McERLEAN

SOUTHFIELD ESTATES, LLC

By:



ROBERT McDaid
Managing member

STATE OF NEW JERSEY

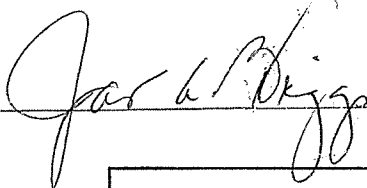
:

: SS

COUNTY OF MIDDLESEX:

I CERTIFY that on the 6th day of Sept., 2018, ROBERT McDAID personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (a) this person signed, sealed and delivered the attached document as the Managing Member of the Limited Liability Company named in this document;
- (b) this document was signed and made by the Limited Liability Company as its voluntary act and deed by virtue of authority from its members and
- (c) this deed was made for \$1.00 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).



JANET A. BRIGGS
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES JUNE 11, 2022



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
 (9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)
 SOUTHFIELD ESTATES, L.L.C.

Current Street Address
 3663 Route 9 North, Suite 202

City, Town, Post Office Box State Zip Code
 Old Bridge NJ 08857

PROPERTY INFORMATION

Block(s) Lot(s) Qualifier
 15.21 1

Street Address

City, Town, Post Office Box State Zip Code
 Monroe NJ 08831

Seller's Percentage of Ownership Total Consideration Owner's Share of Consideration Closing Date
 100% \$1.00 \$1.00

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.
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.

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 9/6/18

Signature ROBERT MCDAID (Seller) Please indicate if Power of Attorney or Attorney in Fact

Signature MANAGING MEMBER (Seller) Please indicate if Power of Attorney or Attorney in Fact



1236.0006
August 5, 2016
Revised February 22, 2018

**DESCRIPTION OF
LOT 1 BLOCK 15.21
MONROE TOWNSHIP,
MIDDLESEX COUNTY, NEW JERSEY**

BEGINNING at a point along the Westerly right of way line of Old Church Road (Variable Width ROW) said point being 253.89 feet from the intersection with the Northerly right of way line of Fieldview Drive (50' ROW) and running thence:

1. Along the dividing line between Lots 1, 2, 3, 4, 5 & 6 South 88°15'26" West 600.00 feet to a point; thence
2. Along the dividing line between Lots 1, 7, 8, 9, 10 & 11 North 01°44'34" West 501.97 feet to a point; thence
3. Along the dividing line between Lot 1 and 13 South 89°49'08" East 600.33 feet to a point; thence
4. Along the Westerly line of Old Church Road South 01°44'34" East 480.74 feet to the point and place of BEGINNING

Containing 295,138 SF (6.775 ac)

Being known and designated as Lot 1 Block 15.21, as shown on the Monroe Township Tax Maps. Also known and designated as Lot 1 Block 15.21 as shown on a map entitled "Final Plat – Major Subdivision, Southfield Estates, Lots 12, 25.01, 25.04, 26.03 & 27, Block 15, Tax Map Sheet No. 17 Monroe Township, Map No. 6405, File No. 988 dated 11/15/05.

Also subject to a 60' Wide Perimeter Buffer as shown on the aforementioned Final Plat.

William P. Schemel, P.L.S.
N.J. Professional Land Surveyor
License No. 36275

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CIVIL ENGINEERS
LAND SURVEYORS
PLANNERS
LANDSCAPE ARCHITECTS
RESERVE SPECIALISTS
ARCHITECTS



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 October 5, 2018.



Patricia Reid, Township Clerk

Ad Number: 0003189072

Run Dates: 10/05/18

MONROE TOWNSHIP
NOTICE OF PENDING ORDINANCE
ORDINANCE NO.: O-10-2018-036

NOTICE IS HEREBY GIVEN THAT AN ORDINANCE ENTITLED: "ORDINANCE ACCEPTING DEEDS OF DEDICATION FROM SOUTHFIELD ESTATES" has been introduced and passed on first reading at the regular meeting of the Monroe Township Council held on October 1, 2018 and will be further considered for final passage after a Public Hearing during the council meeting to be held on November 7, 2018 at 7:00 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 accept deeds for Block 15, Lots 12.01 and 12.26 and Block 15.21, Lots 1 and 5 dedicated from Southfield Estates which was pursuant to Planning Board's approval.

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
(\$22.88)

0003189072-01



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 November 14, 2018.



Patricia Reid, Township Clerk

Ad Number: 0003250658

Run Dates: 11/14/18

MONROE TOWNSHIP 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 October 2, 2018. Furthermore, this Ordinance was adopted after a Public Hearing was held at the November 7, 2018 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 November 8, 2018.

ORDINANCE NO.: O-10-2018-036
"ORDINANCE OF THE MONROE
TOWNSHIP COUNCIL ACCEPTING
DEEDS OF DEDICATION FROM
SOUTHFIELD ESTATES"

PATRICIA REID, R.M.C
Monroe Township Municipal
Clerk
(\$13.20)

0003250658-01