

MONROE TOWNSHIP, MIDDLESEX COUNTY

ORDINANCE NO.: O-8-2023-023

**ORDINANCE OF THE MONROE TOWNSHIP COUNCIL  
AUTHORIZING THE TOWNSHIP OF MONROE TO ASSUME  
AN ACCESS EASEMENT TO LOT 21.04 ON LOT 21.02, BLOCK 60,  
ACCEPT THE DEDICATION OF LOTS 21.17 AND 21.18, IN BLOCK 60 FOR  
STORMWATER MANAGEMENT PURPOSES, AND ACCEPT DEEDS OF CONVEYANCE  
OF DRAINAGE AND ACCESS EASEMENTS FOR LOTS 21.17 AND 21.18 IN BLOCK 60**

---

**WHEREAS**, Robert and Dorene McDaid applied for a Minor Subdivision with bulk variances for property identified as Block 60, Lot 21.15, also known as Majestic Woods Drive; and

**WHEREAS**, the Planning Board granted approval with the condition that an Access Easement be recorded and then conveyed to the Township of Monroe, as well as the condition that two of the three subdivided lots, Lots 21.17 and 21.18 in Block 60, contain stormwater basins, be dedicated to the Township of Monroe; and

**WHEREAS**, Robert and Dorene McDaid recorded a Deed of Access Easement on November 21, 2013 in the Deed Book OR-6521, Pages 136, also known as Instrument Number 201311210133; and

**WHEREAS**, pursuant to N.J.S.A. 40A:12-4(a) of the Local Lands and Buildings Law, a municipality is authorized to acquire any real property, or interests therein including easements, by duly adopted ordinance; and

**WHEREAS**, the Township of Monroe agrees to accept the Assignment and Assumption of Access Easement attached hereto as Exhibit "A"; and

**WHEREAS**, the Township of Monroe agrees to accept the Deed of Conveyance of Stormwater Lots attached hereto as Exhibit "B"; and

**WHEREAS**, Robert and Dorene McDaid have also prepared a Deed of Conveyance of Drainage and Access Easement for Lot 21.17 in Block 60 and a Deed of Conveyance of Drainage and Access Easement for Lot 21.18 in Block 60 for the purpose of conveying any remaining interest Robert and Dorene McDaid may have in existing drainage and access easements on said parcels. The Township of Monroe agrees to accept Deeds of Conveyance for said purpose.

**NOW, THEREFORE, BE IT ORDAINED**, by the Township Council of the Township of Monroe as follows:

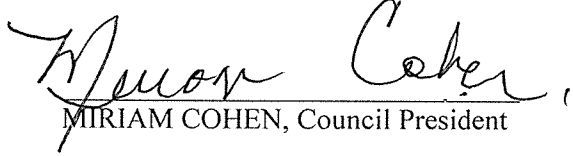
1. The Township of Monroe shall accept, execute, and record the Assignment and Assumption of Access Easement attached hereto as Exhibit "A".
2. The Township Attorney and Business Administrator are hereby authorized to take all actions necessary to execute the Access Easement.
3. The Township of Monroe shall accept the Deed of Conveyance of Stormwater Lots attached hereto as Exhibit "B"
4. The Township of Monroe shall accept, execute and record a Deed of Conveyance of Drainage and Access Easement for Lot 21.17 in Block 60 and a Deed of Conveyance of Drainage and Access Easement for Lot 21.18 in Block 60, subject to the review of the Township Attorney, for the purpose of conveying any remaining interest Robert and Dorene McDaid may have existing drainage and access easements on Lots 21.17 and 21.18 in Block 60.
5. The Mayor and Township Clerk are hereby authorized to sign, witness and execute any documents necessary to acquire the interests in the Property, subject to review by the Township Attorney.

**BE IT FURTHER ORDAINED**, that if any section, paragraph, subsection, clause or provision of this Ordinance shall be adjudged by the Courts to be 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 in effect.

**BE IT FURTHER ORDAINED**, that any ordinance or parts thereof in conflict with the provision of this Ordinance are hereby repealed to the extent of such conflict; and

**BE IT FURTHER ORDAINED**, that this ordinance shall take effect upon the passage and publication in accordance with applicable law.

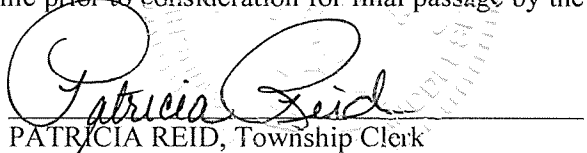
**SO ORDAINED**, as aforesaid.

  
 MIRIAM COHEN, Council President

RECORDED VOTE – INTRODUCTION – August 7, 2023						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Dipierro		X	X			
Councilman Markel			X			
Councilwoman Siegel	X		X			
Council V. President Van Dzura			X			
Council President Cohen			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 August 7, 2023. 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 September 6, 2023 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 – September 6, 2023						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Dipierro	X		X			
Councilman Markel			X			
Councilwoman Siegel			X			
Council V. President Van Dzura		X	X			
Council President Cohen			X			

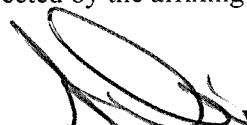
**MONROE TOWNSHIP, MIDDLESEX COUNTY**

**ORDINANCE NO.: O-8-2023-023**

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 AN ACCESS EASEMENT TO LOT 21.04 ON LOT 21.02, BLOCK 60,  
 ACCEPT THE DEDICATION OF LOTS 21.17 AND 21.18, IN BLOCK 60 FOR  
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 OF DRAINAGE AND ACCESS EASEMENTS FOR LOTS 21.17 AND 21.18 IN BLOCK 60**

**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.

  
 STEPHEN DALINA, Mayor

Date signed: September 7, 2023

PREPARED BY:

\_\_\_\_\_  
Salvatore Alfieri, Esq.

## ASSIGNMENT & ASSUMPTION OF ACCESS EASEMENT

THIS ASSIGNMENT AND ASSUMPTION OF ACCESS EASEMENT ("Assignment Agreement") is made as of this 9/18, 2023, by and between **ROBERT and DORENE MCDAID** ("Assignor"), whose address is 5 Majestic Woods, Monroe, New Jersey 08831 and **TOWNSHIP OF MONROE**, a Municipal Corporation of the State of New Jersey, whose post office address is 1 Municipal Drive, Monroe Township, New Jersey 08831 ("Assignee").

1. **ASSIGNMENT.** Assignor assigns all of its right, title, and interest in and to the Deed of Access Easement to Assignee located on Block 60, Lot 21.02 in the Official Tax Map of the Township of Monroe. The Deed of Access Easement, dated November 14, 2013, was recorded with the Middlesex County Clerk's Office on November 21, 2013 in Deed Book OR-6521, Pages 136, also known as Instrument Number 201311210133.
2. **ASSUMPTION OF OBLIGATIONS.** Assignee accepts the assignment of the Deed of Access Easement and assumes the performance of the duties and obligations of Assignor under the deed as such may accrue or arise after this date.
3. **INDEMNIFICATION.** Assignee agrees to indemnify, defend and hold harmless Assignor, and Assignor's successors and assigns, from and against all losses, liabilities, claims, demands, causes of action, damages, fines, fees, costs, including reasonable attorney's fees, whether or not covered by insurance, that arise out of or result from or are caused by Assignee, or its agents or employees, invitees or licensees, by exercise of its rights and privileges under this Assignment Agreement or its failure to comply with the provisions of this Assignment Agreement.
4. **MODIFICATIONS.** This Assignment Agreement may not be changed, modified, altered or amended, except by an express writing signed by each of the parties.
5. **FURTHER ASSURANCES.** The parties from time to time shall perform such additional acts and execute such additional documents and instruments as may be required or reasonably requested by either party to affect the intent and purposes of this Assignment Agreement.
6. **ENTIRE AGREEMENT.** This Assignment Agreement contains the entire understanding of Assignor and Assignee with respect to the subject matter of this agreement and supersedes and cancels any and all prior negotiations, discussions and agreements between Assignor and Assignee with respect to the subject matter of this agreement.

IN WITNESS OF THE ABOVE, the parties have executed this Assignment Agreement as of the date first above written.

WITNESSED BY:

*Alexis Owen*  
ALEXIS OWEN

ROBERT MCDAID, Assignor

*Robert McDavid*

*Karen McColleen*  
Karen McColleen

DORENE MCDAID, Assignor

*Dorene McDavid*

STATE OF NEW JERSEY  
COUNTY OF Atlantic SS.:

I CERTIFY ON May 2, 2023, Robert and Dorene McDaid, personally came before me and stated to my satisfaction are the persons named in and who executed the within instrument, and thereupon acknowledged that they signed, sealed and delivered the same as their act and deed, for the purposes therein expressed.

**JANET A. BRIGGS**  
**NOTARY PUBLIC**  
**STATE OF NEW JERSEY**  
MY COMMISSION EXPIRES JUNE 11, 2027

*Janet A. Briggs*  
NOTARY PUBLIC OF NEW JERSEY

WITNESSED BY:

*Patricia Reid*

TOWNSHIP OF MONROE, Assignee

By: *Stephen Galina*  
Name: Stephen Galina  
Title: Mayor

STATE OF NEW JERSEY  
COUNTY OF MIDDLESEX SS.:

I CERTIFY ON September 18, 2023, Stephen Galina personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of the attached instrument;
- (b) was authorized to and did execute this instrument as Mayor of Township of Monroe, the entity named in this instrument;
- (c) executed this instrument as the act of the entity named in this instrument; and
- (d) made this Assignment 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.)

**RECORD AND RETURN TO:**  
Cleary Giacobbe Alfieri Jacobs LLC  
Attn: Salvatore Alfieri, Esq.  
955 State Route 34, Suite 200  
Matawan, NJ 07747



*Keymap  
Access  
Easement Plat 21.02  
PLAT - Dennis  
Drainage Easement*

MIDDLESEX COUNTY CLERK

Return To:

HEILBRUNN PAPE L.L.C.  
516 STATE RT 33  
SUITE 101  
MILLSTONE TOWNSHIP NJ 08535

Index DEED BOOK  
Book 06521 Page 0136  
No. Pages 0004  
Instrument DEED W/O ABSTRA  
Date : 11/21/2013  
Time : 10:07:04  
Control # 201311210133  
INST# DE 2013 015193

MCD AID FAMILY, LP

Employee ID DALALB

RECORDING	\$	35.00
DARM	\$\$\$	9.00
NJPRPA	\$\$\$	6.00
.....	\$\$\$	.00
.....	\$\$\$	.00
RECORDING	\$\$\$	3.00
	\$\$\$	.00
	\$\$\$	.00
	\$\$\$	.00
Total:	\$	53.00

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.

B06521P0136

RECORDED  
ELAINE M. FLYNN  
MIDDLESEX COUNTY CLERK

2013 NOV 21 AM 10:08

BOOK # \_\_\_\_\_

PAGE # \_\_\_\_\_

# OF PAGES \_\_\_\_\_

PREPARED BY:

PETER H. KLOUSER, ESQ.

ACCESS EASEMENT

THIS EASEMENT is made on *Nov 14*, 2013

BETWEEN, McDaid Family, LP, a New Jersey Limited Partnership, whose address is 3663 Route 9, Old Bridge, New Jersey 08857 hereinafter referred to as "GRANTOR"

and

Robert and Doreno McDaid, whose address is 5 Majestic Woods Drive, Monroe, New Jersey 08831, hereinafter referred to as "GRANTEE".

**Transfer of Ownership.** The Grantor grants and conveys an easement in 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, being a portion of lands known as Block 60, Lot 21.02 (hereinafter "The Property").

**Property.** The property consists of the land and all the buildings and structures on the land in the Township of Monroe, County of Middlesex and State of New Jersey. The legal description is:

SEE SCHEDULE "A-1" (metes and bounds) and "A-2" (sketch) ATTACHED HERETO AND MADE A PART HEREOF.

Being a portion of the same premises conveyed to the Grantor by Deed from Majestic Woods Associates, LLC, dated October 1, 2009 recorded in the Middlesex County Clerks office on October 21, 2013 in Book 6098 at Page 465.

**THE PURPOSE OF THIS EASEMENT** is to provide unrestricted vehicle and pedestrian access between Schoolhouse Road and Lot 21.04, Block 60, Monroe Township, Middlesex County, New Jersey, as shown on the Schedules attached hereto, which property is owned and maintained by the Grantee.

The Grantee and the Grantee's successors and/or assigns shall be permitted to utilize the Easement area and the improvements installed therein for vehicular and pedestrian access to The Property. The Easement shall be open and unobstructed.

This Easement shall be deemed to be a permanent Easement, shall run with the land and shall not be severed from the lands benefited by same.

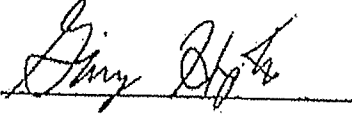
**Promises by Grantor.** The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

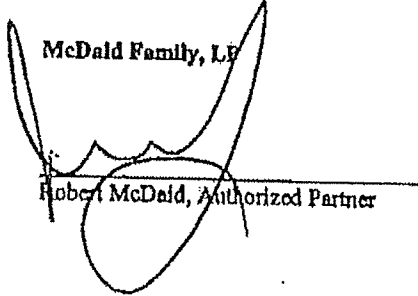
B06521P0137

21

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first above written.

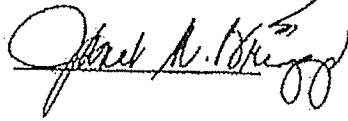
Witness or Attested By:



McDaid Family, LP  
  
Robert McDaid, Authorized Partner

STATE OF NEW JERSEY )  
COUNTY OF Middlesex ) ss.

BE IT REMEMBERED that on this 17 day of Nov., 2013, before me, the subscriber, the undersigned authority, personally appeared Robert McDaid of McDaid Family, LP, who, I am satisfied is the person mentioned in the within instrument and thereupon he acknowledged that he signed, sealed and delivered the same as his act and deed, for the uses and purposes therein expressed, as an Authorized Partner of McDaid Family, LP, a New Jersey Limited Partnership.



RECORD & RETURN TO:

JANET A. BRIGGS  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires 6/11/2017



1236.0020  
October 1, 2013

**DESCRIPTION OF AN ACCESS EASEMENT TO LOT 21.04  
ON LOT 21.02, BLOCK 60  
MONROE TOWNSHIP,  
MIDDLESEX COUNTY, NEW JERSEY**

BEGINNING at a point in the Northerly line of School House Road (60' right-of-way), said point being 228.66 feet Westerly from where the same is intersected by the Westerly line of Majestic Woods Drive (44' right-of-way), if both were extended, and running thence:

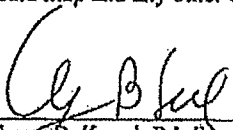
1. Along the division line between Lots 21.02 and 28.02, and the Westerly line of the Existing 20' wide Drainage Easement, North 30°26'15" West, 216.73 feet to a point; thence
2. Along the division line between Lots 21.02 and 21.04, and the Northerly line of the Existing 20' wide Drainage Easement, North 60°26'15" East, 20.00 feet to a point; thence
3. Over and through Lot 21.02, and along the Easterly line of the Existing 20' wide Drainage Easement, South 30°26'15" East, 216.73 feet to a point; thence
4. Along said Northerly line of School House Road, South 60°26'15" West, 20.00 feet to the point and place of BEGINNING.

Containing 4334 S.F., (0.099 Acres)

Being intended to describe the existing 20' Wide Drainage Easement as quoted below, and to add access to Lot 21.04 within said easement.

Shown as "Drainage Easement to Monroe Township 4334 SF" on a map entitled: "Final Plat - Major Subdivision Majestic Woods Lot 21.01, Block 60, Tax Map Sheet No. 67, Situated in Monroe Twp., Middlesex Co. N.J." Filed in the Office of the Middlesex County Clerk on June 20, 2006 as Map No. 6447, File No. 988.

Subject to a Monroe Township Drainage Easement and a 10' Wide Monroe Township Utility Easement as shown on said map and any other covenants and restrictions of record.

  
Anthony B. Koval, P.L.S.  
N.J. Professional Land Surveyor  
License No. 32117

K:\FWH Documents\1236\0020\Descriptions\20131001L21.02AccessEasement.doc

# Exhibit B



## Middlesex County Document Summary Sheet

MIDDLESEX COUNTY CLERK NJ  
PO BOX 1110  
NEW BRUNSWICK NJ 08903

INSTR # 2023042806  
O BK 19259 PG 1212  
RECORDED 07/25/2023 10:04:00 AM  
NANCY J. PINKIN, COUNTY CLERK  
MIDDLESEX COUNTY, NEW JERSEY  
RECORDING FEES \$105.00

**Official Use Only**

<b>Transaction Identification Number</b>		6756032	8233654
<b>Submission Date</b> (mm/dd/yyyy)	07/24/2023	<b>Return Address</b> <i>(for recorded documents)</i> TRIDENT ABSTRACT TITLE AGENCY, LLC 1340 CAMPUS PKWY WALL TOWNSHIP, NJ 07753	
<b>No. of Pages</b> <i>(excluding Summary Sheet)</i>	7		
<b>Recording Fee</b> <i>(excluding transfer tax)</i>	\$105.00		
<b>Realty Transfer Tax</b>	\$0.00		
<b>Total Amount</b>	\$105.00		
<b>Document Type</b>	DEED - NO CONSIDERATION		
<b>Municipal Codes</b>			
MONROE	MNR		
<b>Batch Type</b>	L2 - LEVEL 2 (WITH IMAGES)		
727408			
<b>Additional Information (Official Use Only)</b>			
<p><b>* DO NOT REMOVE THIS PAGE.</b>  <b>COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF MIDDLESEX COUNTY FILING RECORD.</b>  <b>RETAIN THIS PAGE FOR FUTURE REFERENCE.</b></p>			



**Middlesex County  
Document Summary Sheet**

<b>DEED - NO CONSIDERATION</b>	Type	DEED - NO CONSIDERATION				
	Consideration	\$1.00				
	Submitted By	TRIDENT ABSTRACT TITLE AGENCY, LLC (CSC/INGEO SYSTEMS INC				
	Document Date	04/16/2023				
	Reference Info					
	Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
	GRANTOR	Name			Address	
		DORENE MCDAID				
		ROBERT MCDAID				
	GRANTEE	Name			Address	
		TOWNSHIP OF MONROE				
Parcel Info						
Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality	
	MN	60	21.16, 2.17, 2.18		MNR	

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

# Deed

This Deed is made on April 11, 2023  
BETWEEN  
Robert McDaid and Dorene McDaid  
Formerly Husband and Wife  
whose post office address is  
5 Majestic Woods Drive, NJ 08831  
referred to as the Grantor,

AND  
Township of Monroe  
A Municipal Corporation of the State of New Jersey,  
whose post office address is  
1 Municipal Plaza, Monroe, NJ 08831  
referred to as the 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 \$ (1.00), **One Dollar and No Cents.**

The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:26A-3) Municipality of Monroe Block No. 60, Lot No. 21.17 and 21.18 f/k/a a portion of Lot No. 21.15

No property tax identification number is available on the date of this Deed. (Check box if applicable)

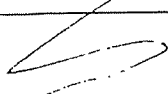
3. **Property.** The Property consists of the land and all the building and structures on the land in the Township of Monroe, County of Middlesex and State of New Jersey.

The legal description is:

Please see attached Legal Description annexed hereto and made part hereof. (Check box if applicable)

BEING a portion of the same premises conveyed to the Grantor herein by Deed from Majestic Woods Associates, LLC, dated March 31, 2010, and recorded April 6, 2010 in the Middlesex County Clerk's Office in Deed Book 6145, Page 701.

The Lots set forth in this Deed are the result of a subdivision of Block 60, Lot 21.15. Said subdivision was approved pursuant to the terms of a resolution of the Monroe Township Planning Board adopted January 26, 2023, granting minor subdivision approval under application number PB-1248-22.

Prepared by:  Salvatore Alfieri, Esq.	(For Recorders Use Only)
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STATE OF NEW JERSEY  
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER  
(Chapter 49, P.L.1988, 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 1212  
MUNICIPALITY OF PROPERTY LOCATION Monroe

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 (See Instructions #3 and #4 on reverse side)  
Deponent, Robert McDaid, being duly sworn according to law upon his/her oath,  
(Name)  
deposes and says that he/she is the Grantor In a deed dated 7-11-2023 transferring  
(Grantor, Legal Representative, Corporate Officer, Officer of This Company, Lending Institution, etc.)  
real property identified as Block number 60 Lot number 21.17 & 21.18 located at  
MAJESTIC WOODS DRIVE, MONROE, NJ and annexed thereto.  
(Street Address, Town)

(2) CONSIDERATION \$1.00 (Instructions #1 and #5 on reverse side) [X] prior mortgage to which property is subject.

(3) Property transferred to Class 4A 4B 4C (circle one). If property transferred to Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS:  
(See 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 (See 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. 1988, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.  
For consideration of less than \$100

(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 #10 on reverse side) IF APPLIES ALL BOXES MUST BE CHECKED.  
 Affordable according to HUD standards.  Reserved for occupancy.  
 Meets income requirements of region.  Subject to resale controls.

(6) NEW CONSTRUCTION (Instructions #2, #10 and #12 on reverse side) IF APPLIES ALL BOXES MUST BE CHECKED.  
 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) IF APPLIES ALL BOXES MUST BE CHECKED.  
 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) INTERCOMPANY TRANSFER IF APPLIES ALL BOXES MUST BE CHECKED. (Instruction #15 on reverse side)  
 Intercompany transfer between combined group members as part of the unitary business  
 Combined group NU ID number (Required) \_\_\_\_\_

(9) 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. 1988, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me  
this 11 day of April, 2023  
Janet A. Briggs  
Notary Public  
STATE OF NEW JERSEY  
MY COMMISSION EXPIRES JUNE 11, 2027

Robert & Dorene McDaid  
Grantor Name  
6 Majestic Woods Drive, Monroe, NJ  
08831  
Grantor Address at Time of Sale  
Deponent Address  
6 Majestic Woods Drive, Monroe, NJ  
08831  
Last three digits in Grantor's Social Security Number 9921  
Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY  
Instrument Number \_\_\_\_\_ County \_\_\_\_\_  
Deed Number \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_  
Deed Date \_\_\_\_\_ 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 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 of Taxation website at: <https://www.state.nj.us/treasury/taxation/pt/localtax.shtml>

GIT/REP-3  
(2-21)  
(Print or Type)

State of New Jersey  
Seller's Residency Certification/Exemption

**Seller's Information**

Name(s)  
Robert McDaid and Dorene McDaid  
Current Street Address  
5 Majestic Woods Drive  
City, Town, Post Office  
Monroe  
State  
NJ  
ZIP Code  
08831

**Property Information**

Block(s)  
60  
Lot(s)  
21.17 & 21.18  
Qualifier  
Street Address  
MAJESTIC WOODS DRIVE  
City, Town, Post Office  
Monroe  
State  
NJ  
ZIP Code  
08831

Seller's Percentage of Ownership  
100  
Total Consideration  
\$1.00  
Owner's Share of Consideration  
\$1.00  
Closing Date  
4-11-2023

**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.

4/11/2023  
Date  
4/11/2023  
Date  
Signature (Seller) Indicate if Power of Attorney or Attorney in Fact  
Signature (Seller) Indicate if Power of Attorney or Attorney in Fact



1236.0020  
12/20/2022

**DESCRIPTION OF PROPOSED LOT 21.17, BLOCK 60  
MONROE TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY**


BEGINNING at a point in the division line between Lots 21.02 and 21.15 and Lot 28.04, said point being 216.73 feet along the same from where the same is intersected by the Northerly line of Schoolhouse Road (66' right-of-way), and running thence

1. Along said division line between Lots 21.15 and Lot 28.04, North 30° 26' 15" West, 200.00 feet to a point; thence over and through Lot 21.15 the following three (3) courses
2. North 59° 33' 45" East, 120.00 feet to a point; thence
3. South 30° 26' 15" East, 117.40 feet to a point; thence
4. South 53° 21' 15" East, 92.26 feet to a point; thence
5. Along the division line between Lot 21.02 and Lot 21.15, South 60° 26' 15" West, 135.94 feet to the point and place of BEGINNING.

Containing 25,627 S.F., (0.588 Acres)

Being known and designated as Lot 21.17, Block 60, as shown on a plan entitled "Minor Subdivision, Lot 21.15 ~ Block 60, Tax Map Sheet No. 67, Situated in Monroe, Middlesex County, New Jersey" as prepared by FWH Associates, dated 04/18/22, last revised on 12/20/22.

Subject to a Monroe Township Drainage/Access Easement and any other restrictions of record.



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

K:\FWH Documents\1236\0020\Descriptions\2022\1220 Proposed Lot 21.17.docx

1856 ROUTE 9, TOMS RIVER, NJ 08755 | 732.797.3100

CIVIL ENGINEERS	LANDSCAPE ARCHITECTS
LAND SURVEYORS	RESERVE SPECIALISTS
PLANNERS	ARCHITECTS

**FWHASSOCIATES.COM**



1236.0020  
12/20/2022

**DESCRIPTION OF PROPOSED LOT 21.18, BLOCK 60  
MONROE TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY**

BEGINNING at a point in the southerly line of Majestic Woods Drive Road (44' right-of-way), said point being where the same is intersected by the division line between Lot 21.05 and Lot 21.15, and running thence

1. Along said division line between Lot 21.05 and Lot 21.15, South 05° 05' 38" East, 128.58 feet to a point; thence over and through Lot 21.15 the following seven (7) courses
2. South 83° 51' 45" West, 88.88 feet to a point; thence
3. South 39° 23' 13" West, 131.35 feet to a point; thence
4. North 50° 36' 47" West, 20.00 feet to a point; thence
5. North 39° 23' 13" East, 109.93 feet to a point; thence
6. South 81° 21' 55" West, 63.60 feet to a point; thence
7. North 66° 39' 37" West, 142.05 feet to a point; thence
8. North 48° 13' 06" East, 64.76 feet to a point on a curve; thence
9. Along the southerly right of way line of Majestic Woods Drive, Southerly, Southeasterly, Easterly, Northeasterly, and Northerly along a curve to the left having a radius of 51.00 feet, a length of 156.97 feet, a delta angle of 176° 20' 53", a chord bearing of North 89° 36' 52" East, and a chord length of 101.95 feet to a point on a curve; thence
10. Along the Southerly right-of-way line, Northerly, Northeasterly, and Easterly, along a curve to the right having a radius of 25.00 feet, a length of 33.29 feet, a delta angle of 76° 17' 59", a chord bearing of North 39° 35' 25" East, and a chord length of 30.89 feet to a point of tangency; thence
11. Along the Southerly line of Majestic Woods Drive, North 77° 44' 25" East, 115.84 feet to a point of curvature,

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CIVIL ENGINEERS    LANDSCAPE ARCHITECTS  
LAND SURVEYORS    RESERVE SPECIALISTS  
PLANNERS           ARCHITECTS


**FWHASSOCIATES.COM**

12. Along the Southerly right-of-way line of Majestic Woods Drive, Easterly along a curve to the right having a radius of 131.00 feet, a length of 16.38 feet, a delta angle of  $07^{\circ} 09' 57''$ , a chord bearing of North  $81^{\circ} 19' 23''$  East, and a chord length of 16.37 feet to the point and place of BEGINNING.

Containing 27,671 S.F., (0.635 Acres)

Being known and designated as Lot 21.18, Block 60 shown on a plan entitled "Minor Subdivision, Lot 21.15 ~ Block 60, Tax Map Sheet No. 67, Situated in Monroe, Middlesex County, New Jersey" as prepared by FWH Associates, dated 04/18/22, last revised on 12/20/22.

Subject to a Monroe Township Drainage/Access Easement, a 10' wide Monroe Township Utility Easement and other restrictions of record.



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

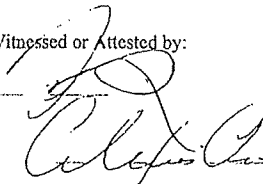

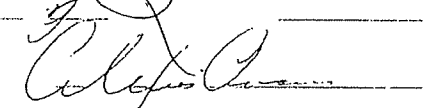
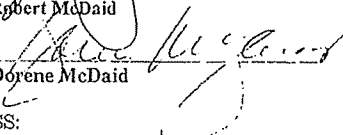
K:\FWH Documents\1236\0020\Descriptions\2022\1220 Proposed Lot 21.18.docx

The street address of the Property is:  
Majestic Woods Drive, Monroe Township, NJ 08831

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).

5. Signatures. The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature.)

Witnessed or Attested by:

		(Seal)
_____	Robert McDaid	
		(Seal)
_____	Dorene McDaid	

STATE OF NEW JERSEY, COUNTY OF MIDDLESEX SS:

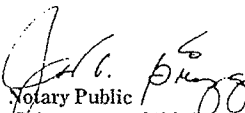
I CERTIFY that on APRIL 11, 2023

Robert McDaid and Dorene McDaid

personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of this Deed;
- (b) executed this Deed as his or her own act; and
- (c) made this Deed 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.)

<p>RECORD AND RETURN TO</p> <p>TRIDENT ABSTRACT 1340A CAMPUS PKWY WALL, NJ 07753</p>
--

  
Notary Public  
Print name and title below signature

**JANET A. BRIGGS**  
**NOTARY PUBLIC**  
**STATE OF NEW JERSEY**  
MY COMMISSION EXPIRES JUNE 11, 2027



**Middlesex County  
Document Summary Sheet**

MIDDLESEX COUNTY CLERK NJ  
PO BOX 1110  
NEW BRUNSWICK NJ 08903

INSTR # 2023042805  
O BK 19259 PG 1200  
RECORDED 07/25/2023 10:04:00 AM  
NANCY J. PINKIN, COUNTY CLERK  
MIDDLESEX COUNTY, NEW JERSEY  
RECORDING FEES \$135.00

**Official Use Only**

<b>Transaction Identification Number</b>		6756032	8233653
<b>Submission Date(mm/dd/yyyy)</b>	07/24/2023	<b>Return Address (for recorded documents)</b> TRIDENT ABSTRACT TITLE AGENCY, LLC 1340 CAMPUS PKWY WALL TOWNSHIP, NJ 07753	
<b>No. of Pages (excluding Summary Sheet)</b>	10		
<b>Recording Fee (excluding transfer tax)</b>	\$135.00		
<b>Realty Transfer Tax</b>	\$0.00		
<b>Total Amount</b>	\$135.00		
<b>Document Type</b>	DEED - NO CONSIDERATION		
<b>Municipal Codes</b>			
MONROE	MNR		
<b>Batch Type</b>	L2 - LEVEL 2 (WITH IMAGES)		
727407			
<b>Additional Information (Official Use Only)</b>			
<p><i>* DO NOT REMOVE THIS PAGE. COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF MIDDLESEX COUNTY FILING RECORD. RETAIN THIS PAGE FOR FUTURE REFERENCE.</i></p>			

# Deed

This Deed is made on April 11, 2023  
**BETWEEN**

**Robert McDaid and Dorene McDaid**  
**Formerly Husband and Wife**  
whose post office address is  
**5 Majestic Woods Drive, NJ 08831**  
referred to as the Grantor,

**AND**

**Township of Monroe**  
**A Municipal Corporation of the State of New Jersey,**  
whose post office address is  
**1 Municipal Plaza, Monroe, NJ 08831**  
referred to as the 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 \$ (1.00), **One Dollar and No Cents.**

The Grantor acknowledges receipt of this money.

**2. Tax Map Reference.** (N.J.S.A. 46:26A-3) Municipality of **Monroe** Block No. 60, Lot No. 21.17 and 21.18 f/k/a a **portion of Lot No. 21.15**

No property tax identification number is available on the date of this Deed. (Check box if applicable)

**3. Property.** The Property consists of the land and all the building and structures on the land in the **Township of Monroe, County of Middlesex and State of New Jersey.**

The legal description is:

Please see attached Legal Description annexed hereto and made part hereof. (Check box if applicable)

**BEING** a portion of the same premises conveyed to the Grantor herein by Deed from Majestic Woods Associates, LLC, dated March 31, 2010, and recorded April 6, 2010 in the Middlesex County Clerk's Office in Deed Book 6145, Page 701.

The Lots set forth in this Deed are the result of a subdivision of Block 60, Lot 21.15. Said subdivision was approved pursuant to the terms of a resolution of the Monroe Township Planning Board adopted January 26, 2023, granting minor subdivision approval under application number PB-1248-22.

Prepared by:

(For Recorders Use Only)

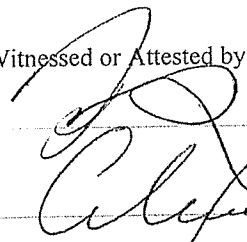
  
\_\_\_\_\_  
**Salvatore Alfieri, Esq.**

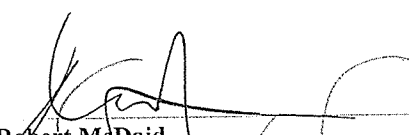
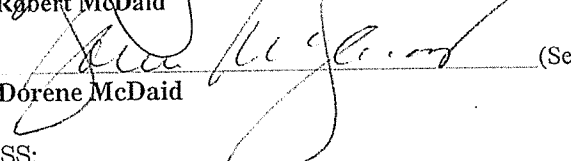
The street address of the Property is:  
**Majestic Woods Drive, Monroe Township, NJ 08831**

**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).

**5. Signatures.** The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature.)

Witnessed or Attested by:

  
\_\_\_\_\_

 (Seal)  
Robert McDaid  
 (Seal)  
Dorene McDaid

STATE OF NEW JERSEY, COUNTY OF MIDDLESEX SS:

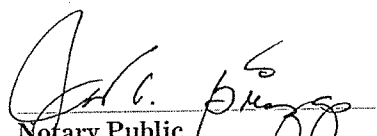
I CERTIFY that on APRIL 11, 2023

Robert McDaid and Dorene McDaid

personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of this Deed;
- (b) executed this Deed as his or her own act; and
- (c) made this Deed 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.)

RECORD AND RETURN TO  
\_\_\_\_\_

  
Notary Public  
Print name and title below signature

**JANET A. BRIGGS**  
**NOTARY PUBLIC**  
**STATE OF NEW JERSEY**  
MY COMMISSION EXPIRES JUNE 11, 2027

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 1212

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

MUNICIPALITY OF PROPERTY LOCATION Monroe

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

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

Deponent, Robert McDaid, being duly sworn according to law upon his/her oath, deposes and says that he/she is the Grantor in a deed dated 7-11-2023 transferring real property identified as Block number 60 Lot number 21.17 & 21.18 located at \_\_\_\_\_ 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: (See 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 (See 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.  
For consideration of less than \$100

(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;\*  permanently and totally disabled  receiving disability payments  not gainfully employed\*
- 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) IF APPLIES ALL BOXES MUST BE CHECKED.  
 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 and #12 on reverse side) IF APPLIES ALL BOXES MUST BE CHECKED.  
 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) IF APPLIES ALL BOXES MUST BE CHECKED.  
 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) INTERCOMPANY TRANSFER IF APPLIES ALL BOXES MUST BE CHECKED. (Instruction #15 on reverse side)  
 Intercompany transfer between combined group members as part of the unitary business  
 Combined group NU ID number (Required) \_\_\_\_\_

(9) 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 11 day of April, 2023

JANET A. BRIGGS  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
MY COMMISSION EXPIRES JUNE 11, 2027

Signature of Deponent  
5 Majestic Woods Drive, Monroe, NJ 08831  
Deponent Address  
Last three digits in Grantor's Social Security Number XXX-XXX-3921

Robert & Dorene McDaid  
Grantor Name  
5 Majestic Woods Drive, Monroe, NJ 08831  
Grantor Address at Time of Sale  
Name/Company of Settlement Officer

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 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 of Taxation website at: <https://www.state.nj.us/treasury/taxation/lpt/localtax.shtml>

**State of New Jersey  
 Seller's Residency Certification/Exemption**

**Seller's Information**

Name(s)  
 Robert McDaid and Dorene McDaid

Current Street Address  
 5 Majestic Woods Drive

City, Town, Post Office  
 Monroe

State  
 NJ

ZIP Code  
 08831

**Property Information**

Block(s)  
 60

Lot(s)  
 21.17 & 21.18

Qualifier

Street Address

City, Town, Post Office  
 Monroe

State  
 NJ

ZIP Code  
 08831

Seller's Percentage of Ownership 100	Total Consideration \$1.00	Owner's Share of Consideration \$1.00	Closing Date 4-11-2023
---	-------------------------------	--	---------------------------

**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.

<u>4/11/2023</u> Date	<u>[Signature]</u> Signature (Seller)	Indicate if Power of Attorney or Attorney in Fact
<u>4/11/2023</u> Date	<u>[Signature]</u> Signature (Seller)	Indicate if Power of Attorney or Attorney in Fact

**DESCRIPTION OF PROPOSED LOT 21.17, BLOCK 60  
MONROE TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY**

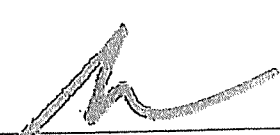
BEGINNING at a point in the division line between Lots 21.02 and 21.15 and Lot 28.04, said point being 216.73 feet along the same from where the same is intersected by the Northerly line of Schoolhouse Road (66' right-of-way), and running thence

1. Along said division line between Lots 21.15 and Lot 28.04, North 30° 26' 15" West, 200.00 feet to a point; thence over and through Lot 21.15 the following three (3) courses
2. North 59° 33' 45" East, 120.00 feet to a point; thence
3. South 30° 26' 15" East, 117.40 feet to a point; thence
4. South 53° 21' 15" East, 92.26 feet to a point; thence
5. Along the division line between Lot 21.02 and Lot 21.15, South 60° 26' 15" West, 135.94 feet to the point and place of BEGINNING.

Containing 25,627 S.F., (0.588 Acres)

Being known and designated as Lot 21.17, Block 60, as shown on a plan entitled "Minor Subdivision, Lot 21.15 ~ Block 60, Tax Map Sheet No. 67, Situated in Monroe, Middlesex County, New Jersey" as prepared by FWH Associates, dated 04/18/22, last revised on 12/20/22.

Subject to a Monroe Township Drainage/Access Easement and any other restrictions of record.



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

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1236.0020  
12/20/2022

**DESCRIPTION OF PROPOSED LOT 21.18, BLOCK 60  
MONROE TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY**

BEGINNING at a point in the southerly line of Majestic Woods Drive Road (44' right-of-way), said point being where the same is intersected by the division line between Lot 21.05 and Lot 21.15, and running thence

1. Along said division line between Lot 21.05 and Lot 21.15, South 05° 05' 38" East, 128.58 feet to a point; thence over and through Lot 21.15 the following seven (7) courses
- (2. South 83° 51' 45" West, 88.88 feet to a point; thence
3. South 39° 23' 13" West, 131.35 feet to a point; thence
4. North 50° 36' 47" West, 20.00 feet to a point; thence
5. North 39° 23' 13" East, 109.93 feet to a point; thence
6. South 81° 21' 55" West, 63.60 feet to a point; thence
7. North 66° 39' 37" West, 142.05 feet to a point; thence
8. North 48° 13' 06" East, 64.76 feet to a point on a curve; thence
9. Along the southerly right of way line of Majestic Woods Drive, Southerly, Southeasterly, Easterly, Northeasterly, and Northerly along a curve to the left having a radius of 51.00 feet, a length of 156.97 feet, a delta angle of 176° 20' 53", a chord bearing of North 89° 36' 52" East, and a chord length of 101.95 feet to a point on a curve; thence
10. Along the Southerly right-of-way line, Northerly, Northeasterly, and Easterly, along a curve to the right having a radius of 25.00 feet, a length of 33.29 feet, a delta angle of 76° 17' 59", a chord bearing of North 39° 35' 25" East, and a chord length of 30.89 feet to a point of tangency; thence
11. Along the Southerly line of Majestic Woods Drive, North 77° 44' 25" East, 115.84 feet to a point of curvature,

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LAND SURVEYORS    RESERVE SPECIALISTS  
PLANNERS            ARCHITECTS


**FWHASSOCIATES.COM**

12. Along the Southerly right-of-way line of Majestic Woods Drive, Easterly along a curve to the right having a radius of 131.00 feet, a length of 16.38 feet, a delta angle of 07° 09' 57", a chord bearing of North 81° 19' 23" East, and a chord length of 16.37 feet to the point and place of BEGINNING.

Containing 27,671 S.F., (0.635 Acres)

Being known and designated as Lot 21.18, Block 60 shown on a plan entitled "Minor Subdivision, Lot 21.15 ~ Block 60, Tax Map Sheet No. 67, Situated in Monroe, Middlesex County, New Jersey" as prepared by FWH Associates, dated 04/18/22, last revised on 12/20/22.

Subject to a Monroe Township Drainage/Access Easement, a 10' wide Monroe Township Utility Easement and other restrictions of record.



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

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# 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, Christine Robbins, Deputy 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 August 14, 2023.

Christine Robbins, Deputy Township Clerk

Ad Number: 0005794975

Run Dates: 08/14/2023

### MONROE TOWNSHIP NOTICE OF PENDING ORDINANCE

ORDINANCE NO.: O-8-2023-023  
NOTICE IS HEREBY GIVEN THAT AN ORDINANCE ENTITLED: "ORDINANCE OF THE MONROE TOWNSHIP COUNCIL AUTHORIZING THE TOWNSHIP OF MONROE TO ASSUME AN ACCESS EASEMENT TO LOT 21.04 ON LOT 21.02, BLOCK 60, ACCEPT THE DEDICATION OF LOTS 21.17 AND 21.18, IN BLOCK 60 FOR STORMWATER MANAGEMENT PURPOSES, AND ACCEPT DEEDS OF CONVEYANCE OF DRAINAGE AND ACCESS EASEMENTS FOR LOTS 21.17 AND 21.18 IN BLOCK 60", has been introduced and passed on first reading at the regular meeting of the Monroe Township Council held on August 7, 2023 and will be further considered for final passage after a Public Hearing during the council meeting to be held on September 6, 2023 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 Township to assume an access easement, accept the dedication of Block 60, Lots 21.17 & 21.18 for stormwater management purposes and to accept deed of conveyance of drainage and access easements as part of the Planning Board approval for a minor subdivision with bulk variances for Block 60, Lot 21.15, also known as Majestic Woods Drive, with the condition that an Access Easement be recorded and then conveyed to the Township of Monroe, as well as the condition that two of the three subdivided lots, Lots 21.17 and 21.18 in Block 60, contain stormwater basins, be dedicated to the Township of Monroe

The proposed Ordinance in its entirety can be viewed on the Township website, [www.monroetwp.com](http://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  
(\$28.47)



# 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, Christine Robbins, Deputy 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 September 11, 2023.



Christine Robbins, Deputy Township Clerk

### 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 August 7, 2023. Furthermore, this Ordinance was adopted after a Public Hearing was held at the September 6, 2023 meeting of the Monroe Township Council which was held in the Monroe Twp. Municipal Building, One Municipal Plaza, Monroe Twp., N.J. 08831 and was thereafter approved and signed by the Mayor on September 7, 2023.

### MONROE TOWNSHIP, MIDDLESEX COUNTY

#### ORDINANCE NO.: O-8-2023-023

"ORDINANCE OF THE MONROE TOWNSHIP COUNCIL AUTHORIZING THE TOWNSHIP OF MONROE TO ASSUME AN ACCESS EASEMENT TO LOT 21.04 ON LOT 21.02, BLOCK 60, ACCEPT THE DEDICATION OF LOTS 21.17 AND 21.18, IN BLOCK 60 FOR STORMWATER MANAGEMENT PURPOSES, AND ACCEPT DEEDS OF CONVEYANCE OF DRAINAGE AND ACCESS EASEMENTS FOR LOTS 21.17 AND 21.18 IN BLOCK 60"

CHRISTINE ROBBINS, R.M.C.  
Monroe Township Deputy Municipal Clerk