

# Deed

This Deed is made on November 24, 2014 delivered December 4, 2014

**BETWEEN**  
CHRISTOPHER KELLY, single

whose post office address is  
1015 Prospect Avenue  
Plainfield, New Jersey 07060

referred to as the Grantor,  
**AND**  
DENNIS RYAN,

whose post office address is  
about to be 1015 Prospect Avenue  
Plainfield, New Jersey 07060

referred to as the Grantee.  
The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

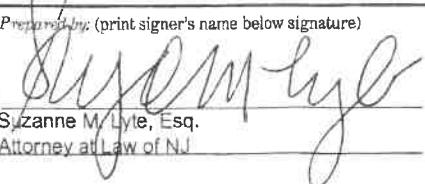

**1. Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of THREE HUNDRED THIRTY SIX THOUSAND FIVE HUNDRED (\$336,500.00) DOLLARS. The Grantor acknowledges receipt of this money.

**2. Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of Plainfield  
Block No. 823 Lot No. 16 Qualifier No. Account No.  
 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 buildings and structures on the land in the City of Plainfield County of Union and State of New Jersey. The legal description is:  
 Please see attached Legal Description annexed hereto and made a part hereof. (Check Box if Applicable.)

Being the same premises conveyed to Christopher Kelly by deed from The Beacon Companies, LLC, dated June 10, 2010 and recorded in the Office of the Clerk of Union County on June 18, 2010 in Deed Book 5819, Page 923.

086036-0767

Prepared by: (print signer's name below signature)  Suzanne M. Lyte, Esq. Attorney at Law of NJ		(For Recorder's Use Only) Received & Recorded Deed-1 Union County, NJ Inst# 257191 12/19/2014 9:30 Pgs-4 Joanne Rajoppi Consider. 336,500.00 County Clerk RT Fee 1,999.70 Operator ODOMS
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# stewart<sup>®</sup>

title guaranty company

**SCHEDULE A –  
LEGAL DESCRIPTION**

Title No.: **ATS-2152-14**

All that certain plot, piece or parcel of land, with the building and improvements thereon erected, situate, lying and being in the City of Plainfield, County of Union, State of NJ, bounded and described as follows:

BEGINNING at a point in the northerly sideline of Prospect Avenue (66.00' ROW) said point being distant 321.00 feet westerly, along the same, from its intersection with the westerly sideline of Cedar Brook Road (60.00' row), and running; thence

1. Along the northerly sideline of Prospect Avenue, South 87 degrees 39 minutes 00 seconds West, 73.00 feet to a point; thence
2. North 02 degrees 21 minutes 00 seconds West, 150.00 feet to a point; thence
3. North 87 degrees 39 minutes 30 seconds East, 73.00 feet to a point; thence
4. South 02 degrees 21 minutes 00 seconds East, 150.00 feet to the point and place of BEGINNING.

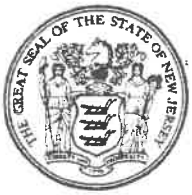
The above description was drawn in accordance with a survey made by William Held Associates, Inc., dated December 3, 2014.

**FOR INFORMATION ONLY:**

Commonly known as:  
1013-17 Prospect Avenue  
Plainfield, NJ

Also known as Block 823, Lot(s) 16, on the Tax Map of the City of Plainfield.

End of Schedule A - Description



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

(Please Print or Type)

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

Names(s)

Christopher Kelly

Current Resident Address:

Street: 100 Maiden Lane, Apt. 616

City, Town, Post Office

New York

State

NY

Zip Code

10038

**PROPERTY INFORMATION (Brief Property Description)**

Block(s)

823

Lot(s)

16

Qualifier

Street Address:

1013-17 Prospect Avenue

City, Town, Post Office

Plainfield

State

NJ

Zip Code

07060

Seller's Percentage of Ownership

100%

Consideration

\$336,500.00

Closing Date

*[Handwritten mark]*

**SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 10 apply to Residents and Non-residents)**

1.  I am a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
2.  The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
3.  I am a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4.  Seller, transferor or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5.  Seller is not an individual, estate or trust and as such not required to make an estimated payment pursuant to N.J.S.A.54A:1-1 et seq.
6.  The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.
7.  The gain from the sale will not be recognized for Federal income tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION). If such section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale (see instructions).  
 No non-like kind property received.
8.  Transfer by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this state.
9.  The property being sold is subject to a short sale instituted by the mortgagee, whereby the seller has 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 being recorded is a deed dated prior to the effective date of P.L. 2004, c. 55 (August 1, 2004), and was previously unrecorded.

**SELLER(S) DECLARATION**

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein could be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box  I certify that the Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

*[Handwritten mark]* 11/24/2014

Date

*[Handwritten Signature]*

Signature

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

Christopher Kelly

Date

086036-0769

Signature

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

The street address of the Property is:  
1013-17 Prospect Avenue  
Plainfield, NJ 07060

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 By: \_\_\_\_\_ (Seal)

*Kathleen A. O'Keefe* \_\_\_\_\_ (Seal)  
*Christopher Kelly*  
CHRISTOPHER KELLY

\_\_\_\_\_ (Seal)

STATE OF NEW JERSEY, COUNTY OF Middlesex SS.  
I CERTIFY that on November 24, 2014  
Christopher Kelly

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 \$ 336,500.00 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:  
Gerard J. Shamey, Esq.  
6 South Avenue East  
Cranford, NJ 07016  
**END OF DOCUMENT**

*Kathleen A. O'Keefe*  
(Print name and title below signature)

KATHLEEN A. O'KEEFE  
A Notary Public of New Jersey  
My Commission Expires 8/15/2018

Record & Return to:  
Attorney Title Services, LLC  
6 South Avenue East  
Cranford, NJ 07016  
ATTORNEY TITLE SERVICES, LLC  
REAR BUILDING  
6 SOUTH AVE EAST  
CRANFORD

NJ 07016 Paid  
Recording Fee 73.00  
RT Fee 1,999.70

Deed. 086036-0770