



Monmouth County Document Summary Sheet

MONMOUTH COUNTY CLERK PO BOX 1251 MARKET YARD FREEHOLD NJ 07728	Transaction Identification Number		6170519	7452852	
	Recorded Document to be Returned by Submitter to: BETTER RESEARCH LLC 2 1 PARAGON DR MONTVALE, NJ 07645				
Official Use Only <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> CHRISTINE GIORDANO HANLON COUNTY CLERK MONMOUTH COUNTY, NJ INSTRUMENT NUMBER 2022066432 RECORDED ON Jun 24, 2022 3:28:39 PM BOOK:OR-9602 PAGE:389 Total Pages: 8 REALTY TRANSFER \$85,875.00 FEES COUNTY RECORDING FEES \$90.00 TOTAL PAID \$85,965.00 </div>	Submission Date (mm/dd/yyyy)		06/22/2022		
	No. of Pages (excluding Summary Sheet)		6		
	Recording Fee (excluding transfer tax)		\$90.00		
	Realty Transfer Tax		\$85,875.00		
	Total Amount		\$85,965.00		
	Document Type	DEED/NO EXEMPTION FROM REALTY TRANSFER FEE			
	Electronic Recordation Level		L2 - Level 2 (With Images)		
	Municipal Codes		MONMOUTH BEACH 3401		
			1347557		
Additional Information (Official Use Only)					
<p style="text-align: center;">* DO NOT REMOVE THIS PAGE. COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF MONMOUTH COUNTY FILING RECORD. RETAIN THIS PAGE FOR FUTURE REFERENCE.</p>					



Monmouth County Document Summary Sheet

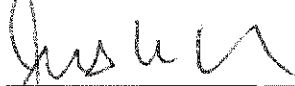
DEED/NO EXEMPTION FROM REALTY TRANSFER FEE	Type	DEED/NO EXEMPTION FROM REALTY TRANSFER FEE				
	Consideration	\$4,000,000.00				
	Submitted By	SIMPLIFILE, LLC. (SIMPLIFILE)				
	Document Date	06/22/2022				
	Reference Info					
	Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
	GRANTOR	Name			Address	
		LINDA WEINER EXECUTRIX OF THE ESTATE OF JOEL R WEINER				
	GRANTEE	Name			Address	
		GENE SALAMON SASHA SALAMON				
	Parcel Info					
	Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
		34	48.01	9.13		3401

*** DO NOT REMOVE THIS PAGE.**

**COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF MONMOUTH COUNTY FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.**

DEED

Prepared by:



JAMES M. NARDELLI, ESQ.

This Deed is made on June 20, 2022,

BETWEEN, LINDA WEINER, Executrix of the Estate of JOEL R. WEINER,

whose address is P.O. Box 340, Mount Laurel, New Jersey 08054,

referred to as the Grantor,

AND GENE SALAMON and SASHA SALAMON, Husband and Wife,

whose post office address is 29 Riviera Drive Long Branch, New Jersey 07740,

referred to as the Grantee.

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

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of Four Million Dollars AND 00/100 (\$4,000,000.00) dollars. The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Monmouth Beach, Block No. 48.01 Lot No. 9.13 Qualifier Account No.

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

Property. The property consists of the land and all the buildings and structures on the land in the Borough of Monmouth Beach, County of Monmouth and the State of New Jersey.

See Annexed Schedule "A" Legal Description

Being and intended to be the same premises conveyed to Joel R. Weiner, married by Deed from Waterford Properties, Inc., dated October 9, 2002 and recorded October 18, 2002 in Monmouth County Clerk's Office in Deed Book OR-8155, Page 1383.

The said Joel R. Weiner died testate on February 2, 2022. Letters Testamentary were issued on March 4, 2022 in Docket No. 268149 appointing Linda Weiner as Executrix of the Estate.

The property address is: 39 Ocean Avenue Monmouth Beach, NJ 07750.

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).

RIVERSIDE ABSTRACT, LLC
As Agent for
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

SCHEDULE A LEGAL DESCRIPTION

Title No.: **RANJ-48198**

All that certain lot, tract or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Monmouth Beach, County of Monmouth, State of New Jersey being more particularly described as follows:

BEGINNING at a point, said point being in the easterly line of Ocean Avenue (80' R.O.W.), distant 273.00 feet northerly along same from its point of intersection with the northerly sideline of Conover Road (50' vacated R.O.W.), said beginning point being marked by a capped pin found; thence proceeding,

1. Along the easterly line of Ocean Avenue, North 16 degrees 45 minutes 00 seconds East, a distance of 100.00 feet to a point; thence,
2. Along the southerly line of Lot 11, Block 48.01, South 73 degrees 15 minutes 00 seconds East, a distance of 276.50 feet to a point at or near the former high water line of the Atlantic Ocean, said point being marked by a nail found in the seawall; thence,
3. Meandering southerly, along the former high water line of the Atlantic Ocean, a distance of 100.1 feet more or less to a point in the northerly line of Lot 9.14, Block 48.01; thence,
4. Along the northerly line of Lot 9.14, Block 48.01, North 73 degrees 15 minutes 00 seconds West, a distance of 272.16 feet to the point of BEGINNING.

Subject to the following easements to the Borough of Monmouth Beach:
a seawall maintenance easement as set forth in Deed Book 4056, Page 779 et seq.

a 10 foot wide access easement as set forth in Deed Book 8432, Page 2511 et seq.

BEING in accordance with a survey prepared by Charles Surmonte PE & PLS dated 6/8/2022.

FOR INFORMATION ONLY:

County: Monmouth, Municipality: Monmouth Beach Borough
Tax Block: 48.01, Tax Lot: 9.13
Address: 39 Ocean Avenue, Monmouth Beach, NJ 07750.

The above Tax Lot and Block designation and the street address designation is for informational purposes only and is not to be construed as part of the legal description.

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

State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s) Linda Weiner, Executrix of the Estate of Joel R. Weiner		
Current Street Address P.O. Box 340		
City, Town, Post Office Mount Laurel	State NJ	ZIP Code 08054

Property Information

Block(s) 48.01	Lot(s) 9.13	Qualifier
Street Address 39 Ocean Avenue		
City, Town, Post Office Monmouth Beach	State NJ	ZIP Code 07750
Seller's Percentage of Ownership 100	Total Consideration \$4,000,000.00	Owner's Share of Consideration \$400,000.00
		Closing Date 6-21-2022

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.
- ☐

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.
15.

☐

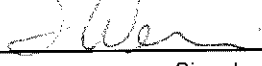
The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
16.

☐

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.

6/20/2022		Linda Weiner, Executrix
Date	Signature (Seller)	Indicate if Power of Attorney or Attorney in Fact
Date	Signature (Seller)	Indicate if Power of Attorney or Attorney in Fact

RTF-1EE (Rev. 3/2/22)
MUST SUBMIT IN DUPLICATESTATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY BUYER

(Chapter 49, P.L. 1988, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

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

STATE OF NEW JERSEY

COUNTY MONMOUTH } SS. County Municipal Code 1334
MUNICIPALITY OF PROPERTY LOCATION MONMOUTH BEACH

FOR RECORDER'S USE ONLY

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

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

XXX-XX-X 1 8 7
Last three digits in grantee's Social Security NumberDeponent, Eugene Salamon, being duly sworn according to law upon his/her oath,(Name)
deposes and says that he/she is the grantee in a deed dated 6-2-22 transferring real property
(Grantee, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)real property identified as Block number 48.01 Lot number 9.13 located at
39 Ocean Avenue, Monmouth Beach and annexed thereto.
(Street Address, Town)(2) CONSIDERATION \$ 4,000,000.00 (See Instructions #1, #5, and #11 on reverse side)

Entire consideration is in excess of \$1,000,000:

PROPERTY CLASSIFICATION CHECKED OR CIRCLED BELOW IS TAKEN FROM OFFICIAL ASSESSMENT LIST (A PUBLIC RECORD) OF MUNICIPALITY WHERE THE REAL PROPERTY IS LOCATED IN THE YEAR OF TRANSFER. REFER TO N.J.A.C. 18:12-2.2 ET SEQ.

(A) Grantee required to remit the 1% fee, complete (A) by checking off appropriate box or boxes below.

☒ Class 2 - Residential☐ Class 3A - Farm property (Regular) and any other real property transferred to same grantee in conjunction with transfer of Class 3A property☐ Class 4A - Commercial properties

(if checked, calculation in (E) required below)

☐ Cooperative unit (four families or less) (See C. 46:8D-3.)

Cooperative units are Class 4C.

(B) Grantee is not required to remit 1% fee (one or more of following classes being conveyed), complete (B) by checking off appropriate box or boxes below.☐ Property class. Circle applicable class or classes:

1 3B 4B 4C 15

Property classes: 1-Vacant Land; 3B- Farm property (Qualified); 4B- Industrial properties; 4C- Apartments; 15- Public Property, etc. (N.J.A.C. 18:12-2.2 et seq.)

☐ Exempt organization determined by federal Internal Revenue Service/Internal Revenue Code of 1986, 26 U.S.C. s. 601.☐ Incidental to corporate merger or acquisition; equalized assessed valuation less than 20% of total value of all assets exchanged in merger or acquisition. If checked, calculation in (E) required and MUST ATTACH COMPLETED RTF-4.☐ Intercompany transfer between combined group members as part of the unitary business (See Instruction #13 on reverse side)

List the Combined group NU ID number (Required) _____

(C) When grantee transfers properties involving block(s) and lot(s) of two or more classes in one deed, one or more subject to the 1% fee (A), with one or more than one not subject to the 1% fee (B), pursuant to N.J.S.A. 46:15-7.2, complete (C) by checking off appropriate box or boxes and (D).

☐ Property class. Circle applicable class or classes:

1 2 3B 4A 4B 4C 15

(D) EQUALIZED VALUE CALCULATION FOR ALL PROPERTIES CONVEYED, WHETHER THE 1% FEE APPLIES OR DOES NOT APPLY

Total Assessed Valuation + Director's Ratio = Equalized Valuation

Property Class \$ _____ + _____ % = \$ _____

Property Class \$ _____ + _____ % = \$ _____

Property Class \$ _____ + _____ % = \$ _____

Property Class \$ _____ + _____ % = \$ _____

(E) REQUIRED EQUALIZED VALUE CALCULATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS: (See Instructions #6 and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Value

\$ _____ + _____ % = \$ _____

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed valuation. If Director's Ratio is equal to or exceeds 100%, the assessed valuation will be equal to the equalized value.

(3) TOTAL 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 Chapter 33, P.L. 2006, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(4) Deponent makes Affidavit of Consideration for Use by Buyer to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith pursuant to the provisions of Chapter 49, P.L. 1988, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me
this 22 day of June, 2022

Signature of Deponent


Eugene Salamon & Sasha Salamon
Grantee NameAntoinette Matthews
Antoinette Matthews29 Riviera Dr., Long Branch, NJ
Deponent Address29 Riviera Dr., Long Branch, NJ
Grantee Address at Time of SaleNotary Public
New JerseyRiverside Abstract
Name/Company of Settlement OfficerCounty of _____
My Commission Expires 1-23-2023
No. 2429117STATE OF NJ - DIVISION OF TAXATION
PO BOX 251
TRENTON, NJ 08695-0251
ATTENTION: REALTY TRANSFER FEE UNIT

FOR OFFICIAL USE ONLY

Instrument Number _____ County _____
Deed Number _____ Book _____ Page _____
Deed Dated _____ Date Recorded _____The Director, Division of Taxation, Department of the Treasury has prescribed this form, as required by law. It may not be altered or amended without prior approval of the Director. For further information on the Realty Transfer Fee or to print a copy of this Affidavit or any other relevant forms, visit:
www.state.nj.us/treasury/taxation/apl/localtax.shtml

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

Estate of Joel R. Weiner


By: LINDA WEINER, EXECUTRIX (Seal)

STATE OF NEW JERSEY
COUNTY OF MONMOUTH SS:

I CERTIFY that on June 20, 2022,

Linda Weiner, Executrix of the Estate of Joel R. Weiner, personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his or her act and deed; and
- (c) made this Deed for: Four Million Dollars and 00/100 (\$4,000,000.00) 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.)


NOTARY PUBLIC STATE OF N.J.

JAMES M. NARDELLI
AN ATTORNEY AT LAW OF NEW JERSEY

D E E D	Dated: June 20, 2022
LINDA WEINER, Executrix of the, Estate of JOEL R. WEINER,	Record and return to:
Grantor,	
GENE SALAMON and SASHA , SALAMON, Husband and Wife,	RIVERSIDE ABSTRACT, LLC 212 SECOND AVENUE SUITE 502 LAKEWOOD, NJ 08701
Grantee.	