



**Monmouth County Document Summary Sheet**

MONMOUTH COUNTY CLERK PO BOX 1251 MARKET YARD FREEHOLD NJ 07728	<b>Transaction Identification Number</b>	6660509	8109623
	<b>Recorded Document to be Returned by Submitter to:</b> ADVANTAGE TITLE 201 OLD COUNTRY RD STE 200 MELVILLE, NY 11747		

**Official Use Only**

CHRISTINE GIORDANO HANLON  
 COUNTY CLERK  
 MONMOUTH COUNTY, NJ  
  
 INSTRUMENT NUMBER  
 2023033318  
 RECORDED ON  
 May 15, 2023  
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 BOOK:OR-9644 PAGE:7111  
 Total Pages: 8  
  
 COUNTY RECORDING FEES \$90.00  
 TOTAL PAID \$90.00

<b>Submission Date (mm/dd/yyyy)</b>		05/15/2023
<b>No. of Pages (excluding Summary Sheet)</b>		6
<b>Recording Fee (excluding transfer tax)</b>		\$90.00
<b>Realty Transfer Tax</b>		\$0.00
<b>Total Amount</b>		\$90.00
<b>Document Type</b>	DEED-NO CONSIDERATION	
<b>Electronic Recordation Level</b>	L2 - Level 2 (With Images)	
<b>Municipal Codes</b>		
NEPTUNE TOWNSHIP		3501
		1425161

**Additional Information (Official Use Only)**

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**Monmouth County Document Summary Sheet**

<b>DEED-NO CONSIDERATION</b>	<b>Type</b>	DEED-NO CONSIDERATION				
	<b>Consideration</b>	\$0.00				
	<b>Submitted By</b>	SIMPLIFILE, LLC. (SIMPLIFILE)				
	<b>Document Date</b>	05/15/2023				
	<b>Reference Info</b>					
	<b>Book ID</b>	<b>Book</b>	<b>Beginning Page</b>	<b>Instrument No.</b>	<b>Recorded/File Date</b>	
	<b>GRANTOR</b>	<b>Name</b>			<b>Address</b>	
		RELIGIOUS ORDER OF J WITNESSES				
	<b>GRANTEE</b>	<b>Name</b>			<b>Address</b>	
		NEW J WALL CONGREGATION OF JEHOVAHS WITNESSES				
	<b>Parcel Info</b>					
<b>Property Type</b>	<b>Tax Dist.</b>	<b>Block</b>	<b>Lot</b>	<b>Qualifier</b>	<b>Municipality</b>	
	35	5112	8		3501	

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# GIFT DEED

This Deed is made on March 18, 2023

**BETWEEN** the **RELIGIOUS ORDER OF JEHOVAH'S WITNESSES**, a New York not-for-profit corporation with office located at 800 Red Mills Road, Wallkill, New York 12589-3224, referred to as the **Grantor**.

**AND** the **WALL CONGREGATION OF JEHOVAH'S WITNESSES, NEW JERSEY, INC.**, whose post office address is about to be 11 Hampton Court, Neptune, New Jersey 07753, referred to as the **Grantee**.

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

**TRANSFER OF TITLE.** The **Grantor** does hereby, with donative intent, grant and convey (transfers ownership of) the property (called the "Property") described below to the **Grantee**. This transfer is made for Zero consideration (\$0.00) as a gift with no monetary consideration. **Grantee** hereby joining this Deed to expressly accept the gift and acknowledge delivery and receipt thereof.

**TAX MAP REFERENCE.** (N.J.S.A. 46:15-2.1) Township of Neptune, County of Monmouth, State of New Jersey Block No. 5112, Lot No. 8, Qualifier No. 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 interest in the land and all the building and structures the land in the Township of Neptune, County of Monmouth and State of New Jersey. The legal description of the Property is as follows:

Being the same premises conveyed to Religious Order of Jehovah's Witnesses, by Bargain and Sale Deed of the Watchtower, Bible and Tract Society of New York, Inc. dated March 2, 2020, and recorded April 27, 2020, in the Monmouth County Register's Office in Deed Book OR-9410, Page 3097. Being further described therein as follows, viz.:

BEGINNING at a point on the westerly line of Hampton Court which point is distant 153.08 feet northerly from the intersection of the northerly line of Pinewood Drive with the westerly line of Hampton Court; thence

1. South 89 degrees 15 minutes West, 90 feet to a point; thence
2. North 0 degrees 45 minutes West, 100 feet to a point; thence
3. North 89 degrees 15 minutes East, 90 feet to a point in the westerly line Hampton Court; thence
4. South 0 degrees 45 minutes East, 100 feet to a point, being the point or place BEGINNING.

**The Property and Street address is: 11 Hampton Court, Neptune New Jersey 07753**

**PROMISES BY GRANTOR.** The **Grantor** promises that **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 a mortgage or allowing a judgment to be entered against the **Grantor**).

**ACCEPTANCE AND RECEIPT BY GRANTEE.** The *Grantee* joins this Gift Deed to accept the delivery of the Property as a gift with no consideration or monetary value being exchanged and to acknowledge receipt of the same from *Grantor*.

This Gift Deed is subject to all restrictions and easements of record.

**SIGNATURES.** The *Grantor* and *Grantee* each sign this Gift Deed as of the date first above written.

**Grantor**

**WITNESSED and ATTESTED BY**

**RELIGIOUS ORDER OF  
JEHOVAH'S WITNESSES**

By: Terry Lafferty

Terry Lafferty, Secretary  
Religious Order of Jehovah's Witnesses

By: Ralph E. Walls

Ralph E. Walls, Vice President  
Religious Order of Jehovah's Witnesses

**STATE OF NEW YORK** )  
**COUNTY OF ULSTER** )

**ss:**

I **CERTIFY** that on March 14, 2023, Ralph E. Walls, personally came before me and these persons acknowledged under oath, to my satisfaction that:

- (a) Ralph E. Walls is the Vice President of Religious Order of Jehovah's Witnesses, a not-for-profit corporation organized in New York, the entity named as Grantor in this Gift Deed;
- (b) this Gift Deed was signed and delivered by the corporation as its voluntary act duly authorized by a proper resolution of the corporation;
- (c) these persons signed this proof to attest to the truth of these facts; and
- (d) made this Gift Deed for consideration in the sum of Zero Dollars as the full and actual consideration paid or to be paid, per the Transfer of Title clause of this Gift Deed.

Signed and sworn before me on 3/14/23

Shauna L. Turner  
Notary Public of the State of New York

Shauna L. Turner  
Notary Public, State of New York  
Reg. No. 01TU6422247  
Qualified in Ulster County  
Commission Expires September 20, 2025



STATE OF NEW YORK )  
COUNTY OF ULSTER ) ss:

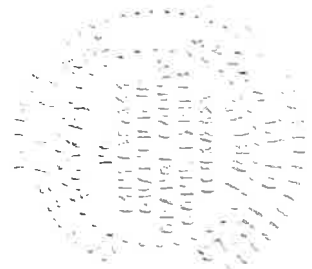
I CERTIFY that on March 16, 2023, Terry J. Lafferty, personally came before me and these persons acknowledged under oath, to my satisfaction that:

- (a) that Terry J. Lafferty is the Secretary of Religious Order of Jehovah's Witnesses, a not-for-profit corporation organized in New York, the entity named as Grantor in this Gift Deed;
- (b) this Gift Deed was signed and delivered by the corporation as its voluntary act duly authorized by a proper resolution of the corporation;
- (c) these persons signed this proof to attest to the truth of these facts; and
- (d) made this Gift Deed for consideration in the sum of Zero Dollars as the full and actual consideration paid or to be paid, per the Transfer of Title clause of this Gift Deed.

Signed and sworn before me on 3/16/23

Janessa L. Meraz  
Notary Public of the State of New York

JANESSA L. MERAZ  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01ME6397351  
Qualified in Orange County  
My Commission Expires 09-03-2023



Grantee

WITNESSED and ATTESTED BY

WALL CONGREGATION OF  
JEHOVAH'S WITNESSES,  
NEW JERSEY, INC.

By: [Signature]  
John Davidson, Secretary  
Wall Congregation of Jehovah's  
Witnesses, New Jersey, Inc.

By: [Signature]  
Leonardo Cotte, President  
Wall Congregation of Jehovah's  
Witnesses, New Jersey, Inc.

STATE OF NEW JERSEY        )  
COUNTY OF MONMOUTH    )       ss:

I CERTIFY that on March 18<sup>th</sup>, 2023, John Davidson and Leonardo Cotte, personally came before me and these persons acknowledged under oath, to my satisfaction that:

- (a) Leonardo Cotte is the President of Wall Congregation of Jehovah's Witnesses, New Jersey, Inc., a not-for-profit corporation organized in New Jersey, the entity named as Grantee in this Gift Deed;
- (b) that John Davidson is the Secretary of Wall Congregation of Jehovah's Witnesses, New Jersey, Inc., a not-for-profit corporation organized in New Jersey, the entity named as Grantee in this Gift Deed;
- (c) this Gift Deed was signed and delivery accepted by the corporation as its voluntary act duly authorized by a proper resolution of the corporation;
- (d) these persons signed this proof to attest to the truth of these facts; and
- (e) accepted delivery of this Gift Deed for consideration in the sum of Zero Dollars as the full and actual consideration paid or to be paid, per the Transfer of Title clause of this Gift Deed.

Signed and sworn before me on March 18, 2023

[Signature]  
Notary Public of the State of New Jersey

Leighann Scarpa  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
MY COMMISSION EXPIRES June 25, 2023

RECORD & RETURN TO:

Wall Congregation of Jehovah's Witnesses, New Jersey, Inc.  
11 Hampton Court  
Neptune, NJ 07753

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~~ <sup>NEW YORK</sup>

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

COUNTY Ulster } ss. County Municipal Code

MUNICIPALITY OF PROPERTY LOCATION Neptune, NJ

\*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, Terry J. Lafferty being duly sworn according to law upon his/her oath, deposes and says that he/she is the corporate officer of the Grantor in a deed dated 3-18-2023 transferring (Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.) real property identified as Block number 5112 Lot number 8 located at 11 Hampton Court, Neptune, New Jersey 07753 and annexed thereto. (Street Address, Town)

(2) CONSIDERATION \$ 0.00 - Gift (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. This conveyance is a gift from one non-profit corporation to another with zero consideration (\$0.00)

(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 #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 on 3/16/23

Terry J. Lafferty  
Title: Secretary

Danessa L. Meraz  
Notary Public - State of New York  
No. 01156317351 Equalized in Orange County  
My Commission Expires 02/03/2023

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

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

### Seller's Information

Name(s)  
Religious Order of Jehovah's Witnesses

Current Street Address  
800 Red Mills Road

City, Town, Post Office  
Wallkill State NJ ZIP Code 12589

### Property Information

Block(s)  
5112 Lot(s) 8 Qualifier

Street Address  
11 Hampton Court

City, Town, Post Office  
Neptune State NJ ZIP Code 07753

Seller's Percentage of Ownership <u>100</u>	Total Consideration <u>\$0.00 - Gift</u>	Owner's Share of Consideration <u>\$0.00 - Gift</u>	Closing Date <u>3-18-2023</u>
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### 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.

03/14/23 Date  
Ruphewalls Signature (Seller) Vice President Indicate if Power of Attorney or Attorney in Fact

03/16/23 Date  
Judy J. Lafferty Signature (Seller) Secretary Indicate if Power of Attorney or Attorney in Fact