

EXHIBIT A

PREPARED BY:
BRIAN M. NELSON, ESQUIRE
SPIRO HARRISON & NELSON LLC
Preparer signature no longer required per N.J.S.A. 46:26A-3.

QUITCLAIM DEED
RELEASING OWNERSHIP UNIT FROM AFFORDABILITY CONTROLS

THIS DEED, made as of this the ____ day of _____, 2024 by and between TOWNSHIP OF MIDDLETOWN, One Kings Highway, Middletown, New Jersey 07748 (the “GRANTOR”) and KARTHIA RAMACHANDRAN (the “GRANTEE”);

WHEREAS, an Affordable Housing Agreement (the “Agreement”) containing Fair Housing Act deed restrictions (the “RESTRICTIONS”) was executed by Grantee on July 1, 2014, and was subsequently recorded on September 19, 2014 in the Office of the Monmouth County Clerk in Book OR-9081, Page 8782&c in connection with the property identified below (the “PROPERTY”);

WHEREAS, under the terms of the Agreement, all Restrictions lapsed on July 1, 2024.

NOW THEREFORE, and in consideration of \$1 in hand received and other good and valuable consideration,

The GRANTOR grants and forever releases to the GRANTEE, so that the lands described below may be conveyed free from the encumbrance of the RESTRICTIONS, any and all restrictions and claims of the GRANTOR, upon that certain real property, located in the Municipality of Middletown Township, County of Monmouth, State of New Jersey, more particularly described as:

Being known and designated as Block 621, Lot 4 in the Municipality of Middletown Township, County of Monmouth, State of New Jersey, and more commonly known as 28 New Monmouth Road, Middletown, New Jersey 07748.

SUBJECT TO all easements, covenants and restrictions of record.

The GRANTOR has received full consideration from the GRANTEE.

[remainder of page intentionally left blank]

The GRANTOR signs this Deed as of the date first above written.

Attest:

TOWNSHIP OF MIDDLETOWN

By: _____
Heidi R. Brunt, Clerk

By: _____
Anthony S. Perry, Mayor

STATE OF NEW JERSEY, COUNTY OF MONMOUTH SS:

I CERTIFY THAT ON _____, 2024

HEIDI BRUNT,

Personally came before me and this person acknowledged under oath, to my satisfaction, that:

[a] this person is the Township Clerk of the TOWNSHIP OF MIDDLETOWN, the Grantor named in this deed;

[b] this person is the attesting witness to the signing of this Quit Claim Deed Releasing Ownership Unit from Affordability Controls by the proper corporate officer who is ANTHONY S. PERRY, MAYOR of the TOWNSHIP OF MIDDLETOWN, as Authorized Agent of the STATE OF NEW JERSEY AFFORDABLE HOUSING PROGRAM;

[c] This Quit Claim Deed Releasing Ownership Unit from Affordability Controls was signed and delivered by the corporation as its voluntary act duly authorized by its Governing Body;

[d] This person knows the proper seal of the corporation which was affixed to this Quit Claim Deed; and

[e] This person signed this proof to attest to the truth of these facts.

A Notary Public/Attorney of the State of New Jersey

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

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

COUNTY } SS. County Municipal Code
Monmouth 1332

MUNICIPALITY OF PROPERTY LOCATION Middletown *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, Anthony S. Perry, being duly sworn according to law upon his/her oath,
deposes and says that he/she is the Mayor of Grantor in a deed dated transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)
real property identified as Block number 621 Lot number 4 located at
28 New Monmouth Road, Middletown and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION \$ 1.00 (Instructions #1 and #5 on reverse side) [X] 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.

(B) By or to the United States of America, this State, or any instrumentality, agency or subdivision

(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.

Township of Middletown

Subscribed and sworn to before me
this day of , 20

Signature of Deponent
1 Kings Hwy, Middletown, NJ

Grantor Name
1 Kings Hwy, Middletown, NJ

Deponent Address

Grantor Address at Time of Sale

xxx-xx-x 871
Last three digits in Grantor's Social Security Number

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: