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]

Attest:	TOWNSHIP OF MIDDLETOWN		
By:Heidi R. Brunt, Clerk	By:Anthony S. Perry, Mayor		
STATE OF NEW JERSEY, COUNTY OF NOTICE THAT ON	MONMOUTH SS: , 2024		
HEIDI BRUNT, Parsonally came before me and this person a	acknowledged under oath, to my satisfaction, that:		
[a] this person is the Township Clerk of the deed; [b] this person is the attesting witness to the from Affordability Controls by the proper control that TOWNSHIP OF MIDDLETOWN, as A AFFORDABLE HOUSING PROGRAM; [c] This Quit Claim Deed Releasing Owner delivered by the corporation as its voluntary	TOWNSHIP OF MIDDLETOWN, the Grantor named in this esigning of this Quit Claim Deed Releasing Ownership Unit orporate officer who is ANTHONY S. PERRY, MAYOR of uthorized Agent of the STATE OF NEW JERSEY with Unit from Affordability Controls was signed and act duly authorized by its Governing Body; e corporation which was affixed to this Quit Claim Deed; and		
A Notary Public/Attorney of the State of Ne	ew Jersey		

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

GIT/REP-3 (11-23)

Date

State of New Jersey Seller's Residency Certification/Exemption

(11-23)	_	seller's Residency Certificat	ion/Exemption				
(Print or	*						
Selle! Name(s)	r's Information						
` '	ip of Middletown						
	Street Address						
	Highway n, Post Office		State		ZIP Code		
Middleto				NJ	07748		
	erty Information	1					
Block(s)		Lot(s)		Qı	ualifier		
621 Street Ad	dress	4		-			
28 New	Monmouth Road				710.0-4-		
City, Town	n, Post Office		State	NJ	ZIP Code 07748		
	Percentage of Ownership	Total Consideration	Owner's	Share of Consideration	Closing Date		
		1.00	1.00	- Davidanta and N	languaidanta)		
		ck the Appropriate Box) (Boxes 2					
1.	will file a resident Gros	payer (individual, estate, or trust) of the State ss Income Tax return, and will pay any applica	ble taxes on any gain or	income from the dispos	sition of this property.		
2.							
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. X	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.	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. 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.							
10.	proceeds from the sale and the mortgagee will receive all proceeds paying on an agreed amount of the mortgage. 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.							
13.	The property transferr						
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.	trust, and is therefore not required to make the estimated Gross Income Tax payment.						
16.							
The und	e statement contained he the best of my knowledge	at this declaration and its contents may be dis erein may be punished by fine, imprisonment, e and belief, it is true, correct and complete. B ously recorded or is being recorded simultane	y checking this box	clare that I have exami I certify that a Power of	Attorney to repre-		
	Date	Signature (Selle	er) Indicate if Powe	er of Attorney or Attorne	y in Fact		
	Date	Signature (Sell-	er) Indicate if Powe	er of Attorney or Attorne	y in Fact		

RTF-1 (Rev. 3/2/22) MUST SUBMIT IN DUPLICATE

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.)

STATE OF NEW JERSEY	UCTIONS ON THE REVERSE SIDE OF THIS FORM.
1	FOR RECORDER'S USE ONLY Consideration \$
SS. County Municipal Code	RTF paid by seller \$
COUNTY Monmouth 1332	Date By
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 rever	rse side)
Deponent, Anthony S. Perry , being duly swor	rn according to law upon his/her oath
(Name) deposes and says that he/she is the Mayor of Grantor in a deed (Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institu	d dated transferring
real property identified as Block number 621 Lot n	number 4 located at
28 New Monmouth Road, Middletown	and annexed thereto
(Street Address, Town)	
(-)	se side) 🗷 no prior mortgage to which property is subject.
(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred	ed is Class 4A, calculation in Section 3A below is required.
(3A)REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLAS (See Instructions #5A and #7 on reverse side) Total Assessed Valuation ÷ Director's Ratio = Equalized Assessed	
\$\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	an the assessed value. If Director's Ratio is equal to or in excess o
(4) <u>FULL EXEMPTION FROM FEE</u> (See Instruction #8 on reverse side) Deponent states that this deed transaction is fully exempt from the Realty Trans C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol	sfer Fee imposed by C. 49, P.L. 1968, as amended through of 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 APPROPRIATION or partial exemption. Deponent claims that this deed transaction is a General Purpose Fees, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L.	TE CATEGORY MUST BE CHECKED. Failure to do so will exempt from State portions of the Basic, Supplemental, and
	tion #9 on reverse side for A or B)
B. BLIND PERSON Grantor(s) Grantor(s)	ceiving disability payments 🗌 not gainfully employed*
Senior citizens, blind persons, or disabled persons must also meet all of the following	lowing criteria:
	tate of New Jersey. nt tenants must all qualify.
*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTO	OR NEED QUALIFY IF TENANTS BY THE ENTIRETY.
C. LOW AND MODERATE INCOME HOUSING (Instruction #9 on reverse side) IF A Affordable according to H.U.D. standards. Meets income requirements of region.	occupancy.
(6) NEW CONSTRUCTION (Instructions #2, #10 and #12 on reverse side) IF APPLIES AL	LL BOXES MUST BE CHECKED.
□ Entirely new improvement	reviously occupied. CONSTRUCTION" printed clearly at top of first page of the deed.
(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reversible) 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. (Instrumental Intercompany transfer between combined group members as part of the unital Combined group NU ID number (Required)	ruction #15 on reverse side) rry business
(9) Deponent makes this Affidavit to induce county clerk or register of deeds to record the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.	e deed and accept the fee submitted herewith in accordance with th Township of Middletown
Subscribed and sworn to before me this day of , 20 Signature of 1 Kings Hwy, Mi	
risings riwy, ivii	
Deponent Ad	
*** ** * * [87	1
*** ** * * [87	
Last three digits in Grantor's	Social Security Number Name/Company of Settlement Officer FOR OFFICIAL USE ONLY
Last three digits in Grantor's	Social Security Number Name/Company of Settlement Officer

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to:

leted to: STATE OF NEW JERSEY
PO BOX 251
TRENTON, NJ 08695-0251
ATTENTION: REALTY TRANSFER FEE UNIT