

# 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 TOM LARGEY (the “GRANTEE”);

WHEREAS, an Affordable Housing Agreement (the “Agreement”) containing Fair Housing Act deed restrictions (the “RESTRICTIONS”) was executed by Grantee on November 16, 2012, made effective March 1, 2014, and was subsequently recorded on July 17, 2014 in the Office of the Monmouth County Clerk in Book OR-9073, Page 4093&c in connection with the property identified below (the “PROPERTY”);

WHEREAS, under the terms of the Agreement, all Restrictions lapsed on March 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 100, Lot 1.01 in the Municipality of Middletown Township, County of Monmouth, State of New Jersey, and more commonly known as 763 Monmouth Parkway, 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  
Seller's Residency Certification/Exemption

**Seller's Information**

Name(s)  
Township of Middletown  
Current Street Address  
1 Kings Highway  
City, Town, Post Office State ZIP Code  
Middletown NJ 07748

**Property Information**

Block(s) Lot(s) Qualifier  
100 1.01  
Street Address  
763 Monmouth Parkway  
City, Town, Post Office State ZIP Code  
Middletown NJ 07748  
Seller's Percentage of Ownership Total Consideration Owner's Share of Consideration Closing Date  
1.00 1.00 1.00

**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.

\_\_\_\_\_  
Date Signature (Seller) Indicate if Power of Attorney or Attorney in Fact  
\_\_\_\_\_  
Date Signature (Seller) Indicate if Power of Attorney or Attorney in Fact

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 Monmouth 1332
} SS. County Municipal Code

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,
(Name)
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 100 Lot number 1.01 located at
763 Monmouth Parkway, 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.

Subscribed and sworn to before me this day of, 20
Signature of Deponent Grantor Name
1 Kings Hwy, Middletown, NJ 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