



Western Technologies Group LLC

360 E Main St. Somerville, NJ 08876 • 855-653-5663 • www.wtgroupllc.com

Tidelands Search Certificate

Hereby certifies to:

RW Schrader Title Agency, LLC
1401 Bay Avenue, Unit A
Point Pleasant, NJ 08742

Ref/File# RWS-309

WTG# 10550021-10707831-AR



THAT THE PROPERTY HEREINAFTER DESIGNATED IS NOT CLAIMED BY THE STATE OF NEW JERSEY AS AREA NOW OR FORMERLY BELOW MEAN HIGH WATER AS SHOWN ON THE TIDELANDS MAP (IF APPLICABLE) PREPARED BY THE OFFICE OF ENVIRONMENTAL ANALYSIS AND APPROVED BY THE TIDELANDS RESOURCE COUNCIL AND/OR FROM OBSERVED/AS SEEN CONDITIONS ON AERIAL PHOTOGRAPHY.

APPLICABLE TIDELANDS MAP

Tidelands Map (Adoption Date): 469-2166 (05/27/1982)

DESIGNATED PROPERTY

County: Monmouth

Municipality: Wall Township

Block: 341 Lot: 46

Street Number & Name: 808 Oak Rd

As shown on Tax Map: 117

SEARCH RESULTS

Findings: UNCLAIMED

Dated: 12/19/2018

Fee: \$25.00

IN WITNESS WHEREOF, WESTERN TECHNOLOGIES GROUP, LLC. HAS CAUSED THIS CERTIFICATE TO BE EXECUTED BY ITS PRESIDENT.



Tidelands Report

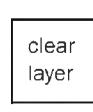
Powered by



808 Oak Rd, Wall Township, NJ Block: 341 Lot: 46

Maps: 469-2166 (05/27/1982)

Property
Boundary

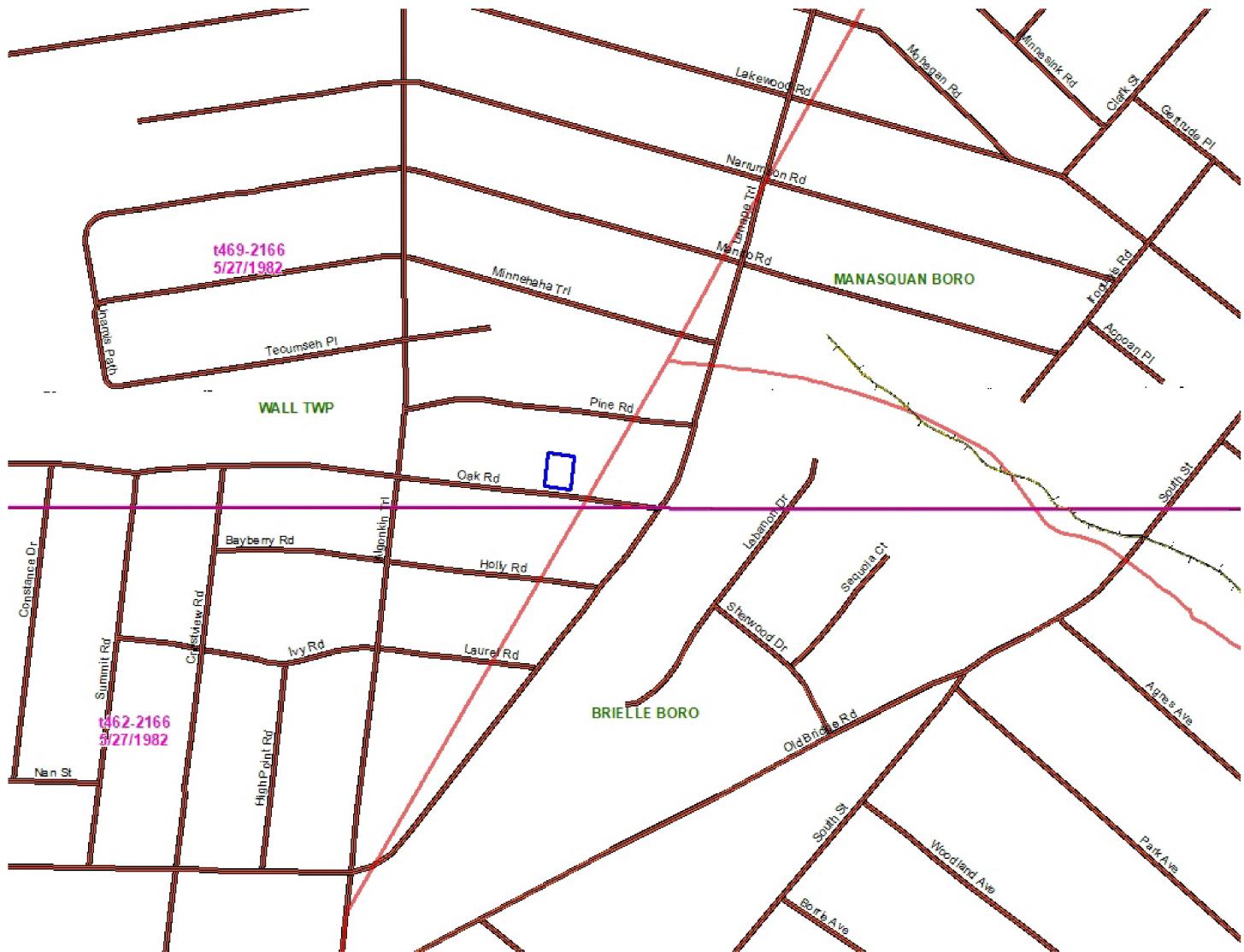


The areas, boundaries and dimensions shown on this plan are derived from record tideland grants, quitclaim deeds, leases, licenses, easements and judgments quieting title. This map should be used for reference purposes only. The individual instrument should be consulted to ascertain the accurate legal description and the significance of all substantive terms and conditions.



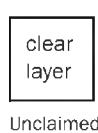
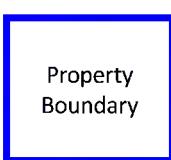
Tidelands Report

Powered by



808 Oak Rd, Wall Township, NJ Block: 341 Lot: 46

Maps: 469-2166 (05/27/1982)



Claimed

Unclaimed

The areas, boundaries and dimensions shown on this plan are derived from record tideland grants, quitclaim deeds, leases, licenses, easements and judgments quieting title. This map should be used for reference purposes only. The individual instrument should be consulted to ascertain the accurate legal description and the significance of all substantive terms and conditions.



Western Technologies Group LLC

360 E Main St. Somerville, NJ 08876 • 855-653-5663 • www.wtgroupllc.com

Property Location	
808 OAK RD, MANASQUAN 08736-1352 (Wall Township), Block: 341, Lot: 46	
Property Information	Assessment Data
Class: Class: 1 - Vacant Land	Total Value: \$0.00
Additional Lots:	Land Value: \$0.00
Bld Description: BRIELLE BOROUGH	Improvement Value: \$0.00
Land Description: 75X100	% Improvement: 0
Acreage: 0.1722	Special Tax Codes: F03
Square Footage: 0	Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()
Zoning: R7.5, Usage:	Exemption: 0
Year Constructed: 0	Exemption statute:
Use Code: 0	2016 Rate: 1.813; 2016 Ratio: 100.0%; 2016 Taxes: \$0.00
# Dwellings: 0	2017 Rate: 1.847; 2017 Ratio: 100.82%; 2017 Taxes: \$0.00
Census Tract: 8088	2018 Rate: N/A; 2018 Ratio: 97.14%; 2018 Taxes: \$0.00
Current Owner	Sale Data
ASSESSED IN BRIELLE BORO BLOCK 4.01 LOT 7 BRIELLE, NJ 08730-	Date: 04/13/2007 Price: \$378,000.00 Ratio:
Previous Owner:	Deed Book: 08645 Deed Page: 05713
Latest Sales Detail	
Recorded:	Sales Price:
Sales Date:	Sales Ratio:
Deed Book:	Use Code:
Deed Page:	Not Usable:
Buyer	Buyer
ASSESSED IN BRIELLE BORO BLOCK 4.01 LOT 7 BRIELLE, NJ 08730-	
Seller	
<p>REDRAWN USING COMPUTER AIDED DRAFTING / DESIGN (CAD/D) BASED MAP SHEET 21 PREPARED BY THOMAS CRADER, PLS 21782 DATED REVISED TO DECEMBER, 2009 BY RICHARD A. MORALLE, PLS 25883 AL TAX MAP SHEET 22.01 PREPARED BY THOMAS CRADER, PLS 21782 17 AND REVISED TO DECEMBER, 2011 BY RICHARD A. MORALLE, PLS</p>	

Phone #

732-431-1223

Fax #

732-431-5757

E-mail

INDEPENDENCEABST@AOL.COM

INDEPENDENCE SEARCH / ABSTRACT CO.,
45 EAST MAIN STREET
#207
FREEHOLD, NJ 07728

Invoice

DATE	Invoice #
12/19/2018	309

Bill To
RWSCHRADER TITLE AGENCY 1401 BAY AVE UNIT A POINT PLEASANT , NJ 08742-4556

JOB NUMBER	TYPE	Description	Quantity	Rate	Amount
RWS-309	FULL COPIES	NED HOLDING LLC / BRIELLE	37	95.00 0.35	95.00 12.95

Total	\$107.95
-------	----------

Independence

Search & Abstract Co., Inc



45 East Main St #207, Freehold NJ, 07728

Office: (732) 431-1223 Fax: (732) 431-5757

Monmouth ~ Middlesex ~ Somerset ~ Mercer

DNS

Morris~Ocean ~ Burlington ~ Camden ~ Bergen

Copies: 37

Hudson ~ Passaic ~ Hunterdon~ Essex ~ Union

Surrogates: 0

TITLE NUMBER: RWS-309

MUNICIPALITY BRIELLE

TAX BLOCK: 4.01 LOT: 7 QUAL _____ TAX MAP: 1

FILED BLOCK 42 LOT: 44,45,46, PQ: 808 OAK RD

DEV. NAME: MANASQUAN SHORE HILLS SECTION F MAP NO: 34-12

RECORD OWNER: NED HOLDING, LLC

BY DEED BOOK 8645-5713

MORTGAGES: NONE FOR PERIOD SEARCHED

JUDGMENTS: NONE

GRANTS: DB 1605-246, DB 1750-100

RESTRICTIONS: DB 1548-3, DB 1542-111

SET BACK: NONE

REMARKS: THIS IS A FULL SEARCH

TITLE RAN FROM DEED BOOK 2285-91 TO DATE

BOARD DATE: 12/10/18 SEARCHER: _____

PURCHASER: LAURA AND GEOFFREY MYERS

RWS 309

INDEPENDENCE SEARCH & ABSTRACT COMPANY, INC.

Title No. _____

Block: 401 Lot: 7 Qual: _____ Tax Map: 1 Search Type: full Due Date: _____

PQ: 808 Oak rd Municipality: Brielle
Monmouth

Filed Map: Manasquan Shore Hills section F Case: 34-12

(1) Peter Donnelly TO: _____
(2) NED Holding 4/13/07 TO: 12/10/16
(3) Barbara Ross 2/4/93 TO: 4/20/07
(4) _____ TO: _____

DEEDS

SL1455713

SL00-192

4560-815

4186-802

2285-90

S

MORTGAGES

SL24K838 Min DM 8648-682 5/2/07

5351-708

5844-884 dis DM 268 800 11/18/98

6167-785 dis DM 8651-3437 5/14/07

8261-1534 d

8645-8722 Can 4/14/09

E

154832R

154811DR

PURCHASERS:

(5) Laura Myers

(6) Geoffrey Myers

JUDGMENTS:

(1) (2) (3) (4) (5) (6)

Judgments 20 Yrs.

/	/	/	/	/	/
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Disc 32-40

S.T. 5 Yrs. 2 Mon.

/	/	/	/	/	/
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Fed. Liens 10 Yrs.

/	/	/	/	/	/
---	---	---	---	---	---

Mihred Mardynowski No Record of Death filed MCS

Inst. Liens 20 Yrs.

/	/	/	/	/	/
---	---	---	---	---	---

Const. Liens 2 Yrs

/	/	/	/	/	/
---	---	---	---	---	---

Surrogate

/	/	/	/	/	/
---	---	---	---	---	---

Inheritance Tax

/	/	/	/	/	/
---	---	---	---	---	---

Recognitions 6 Yrs

/	/	/	/	/	/
---	---	---	---	---	---

Dailies To Date

/	/	/	/	/	/
---	---	---	---	---	---

Title No. _____

INDEPENDENCE SEARCH & ABSTRACT COMPANY, INC.

Block: _____ Lot: _____ Qual: _____ Tax Map: _____ Search Type: _____ Due Date: _____

PQ: _____ Municipality: _____

Filed Map: _____ Case: _____

- (1) Franklin & Mildred Martynowski 11/20/50 TO: 8/9/79
(2) Paul & Debra Iacuzzi 8/3/79 TO: 5/13/85
(3) Richard & Maureen Quina 5/3/85 TO: 2/16/93
(4) _____ TO: _____

DEEDS

4186-802

4560-875

5200-192

MORTGAGES

1567-385 Case 2 113 62

2035-B7 Case #13162

2280-53 Case 4/24/68

2707 (52) June 8/13/79

3400 (C28) Case 613185

3835 (37) Come 5/14/85

3873-42 Q

957 Done 3/9/92

PURCHASERS:

JUDGMENTS: (1) (2) (3) (4) (5) (6)

Judgments 20 Yrs.

S.T. 5 Yrs. 2 Mon.

Fed. Liens 10 Yrs

Inst. Liens 20 Yrs

Const. Lions 3 Yrs

Supplementary

Digitized by srujanika@gmail.com

www.ijerph.org | ISSN: 1660-4601 | DOI: 10.3390/ijerph17030894

Recognitions à l'UQ



1401 Bay Ave., Unit A, Point Pleasant, NJ 08742
Ph (732) 475-6190/Fax: (732) 475-7631
Email: info@rwstitle.com
www.rwstitle.com

COUNTY SEARCH REQUEST

December 18, 2018

To: Independence Abstract

Sent Via: EMAIL - independenceabst@aol.com

Due By: 12/21/2018

File No.: RWS-309

Owner: Assessed in Brielle Boro

Premises: 808 Oak Rd, WALL TOWNSHIP
Municipality of: Township of Wall
County of MONMOUTH, NJ 08730
PARCEL ID 341 BLOCK: 341 LOT: 46,
Condo Name: ; Unit:

Additional Lots:

Prior Deed: Book 8645, Page 5713

Buyers: Laura Myers and Geoffrey Myers

Maiden Name:

Sales Price: \$275,000.00

Lender: Finance of America Mortgage LLC,

Mortgage Amt: \$439,706.00

2nd Mtg Amt: \$0.00

Closing:

Document Copy: FULL COPIES OF ALL DOCUMENTS

Comments: Super Rush

Dear Sir or Madam,

Please complete a **FULL SEARCH (60 Years)** for the above referenced premises.

Requesting a Commitment: NO

If you have any questions regarding this matter, please do not hesitate to call our office.

Very truly yours,

Julia A. Jacobsen
R. W. Schrader Title Agency, LLC

From: Julia Jacobsen - RWSchrader Title <julia@rwstitle.com>
To: independenceabst@aol.com <independenceabst@aol.com>
Subject: RE: RWS-309
Date: Tue, Dec 18, 2018 11:45 am

This is our property. Please proceed with full search and run both buyer and seller in County
Thank you!

Julia A. Jacobsen
Owner/Producer
R.W. Schrader Title Agency, LLC
1401 Bay Avenue, Unit A
Pt. Pleasant, NJ 08742
julia@rwstitle.com
(732)475-6190
FAX (732)475-7631

From: independenceabst@aol.com [mailto:independenceabst@aol.com]
Sent: Tuesday, December 18, 2018 11:34 AM
To: Julia Jacobsen - RWSchrader Title
Subject: RE: RWS-309

Hi Julia, please see attached. It looks like its assessed in both wall township and brielle borough but the wall assessment says that its assessed in brielle. I attached both assessments and a copy of the deed which I believe is for your property. Let us know if that's the deed you want us to move forward with.

Thanks 😊

From: Julia Jacobsen - RWSchrader Title <julia@rwstitle.com>
Sent: Tuesday, December 18, 2018 10:39 AM
To: independenceabst@aol.com
Cc: Julia Jacobsen - RWSchrader Title <julia@rwstitle.com>
Subject: RWS-309

Good morning.

We received an order for title for property in Monmouth County. We have been unable to verify the property through our Accutitle Desktop system.

I am attaching a copy of the first page of the Contract which reflects the name of seller, Block, Lot and street address. With street address we are coming up with different block and lot in Brielle. With block and lot we come up with different street address in Wall.

I have requested back title from seller the other day but, I have not received a response and, of course, this is a rush.

Is there any way you can verify?

Thanks



STATEWIDE NEW JERSEY REALTORS® STANDARD FORM
OF REAL ESTATE SALES CONTRACT

©2018 New Jersey REALTORS®, Inc.

THIS FORM MAY BE USED ONLY IN THE SALE OF A ONE TO FOUR-FAMILY RESIDENTIAL PROPERTY OR VACANT ONE-FAMILY LOTS. THIS FORM IS SUITABLE FOR USE ONLY WHERE THE SELLER HAS PREVIOUSLY EXECUTED A WRITTEN LISTING AGREEMENT.

THIS IS A LEGALLY BINDING CONTRACT THAT WILL BECOME FINAL WITHIN THREE BUSINESS DAYS. DURING THIS PERIOD YOU MAY CHOOSE TO CONSULT AN ATTORNEY WHO CAN REVIEW AND CANCEL THE CONTRACT. SEE SECTION ON ATTORNEY REVIEW FOR DETAILS.

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1. PARTIES AND PROPERTY DESCRIPTION:

Laura Myers ("Buyer"), Geoffrey Myers ("Buyer"),

("Buyer"), ("Buyer"),

whose address is/are 362 Briar Rd. Point Pleasant, NJ 08742

AGREES TO PURCHASE FROM

Peter Donnelly ("Seller"), ("Seller"),

("Seller"), ("Seller"),

whose address is/are 411 Melrose Ave. Brielle, NJ 08730

THROUGH THE BROKER(S) NAMED IN THIS CONTRACT AT THE PRICE AND TERMS STATED BELOW, THE FOLLOWING PROPERTY:

Property Address: 808 Oak rd, Brielle, NJ 08730

shown on the municipal tax map of County Monmouth

as Block 341 Lot 46 (the "Property").

THE WORDS "BUYER" AND "SELLER" INCLUDE ALL BUYERS AND SELLERS LISTED ABOVE.

2. PURCHASE PRICE:

TOTAL PURCHASE PRICE \$275,000

INITIAL DEPOSIT \$5,000

ADDITIONAL DEPOSIT \$

MORTGAGE \$ 265,375

BALANCE OF PURCHASE PRICE \$ 4,625



NED HOLDING, LLC
808 OAK ROAD
BRIELLE, NJ 08730

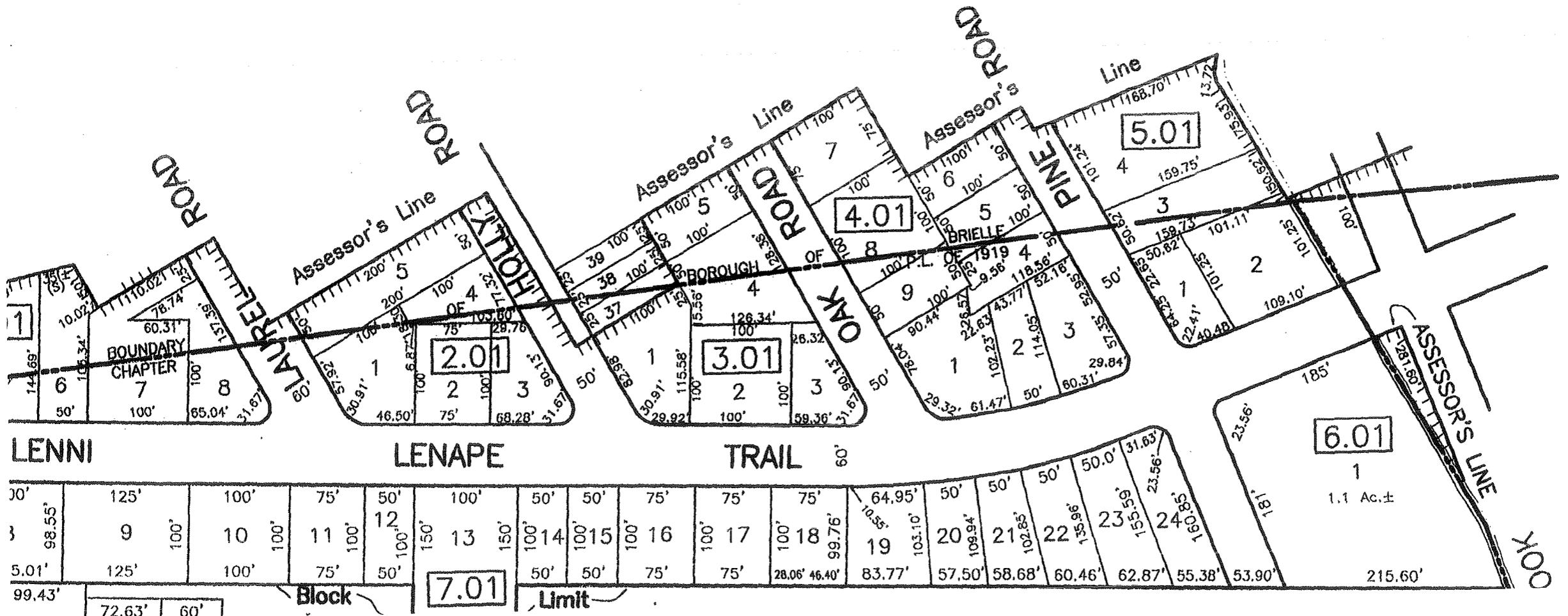
Mailing Address
411 MELROSE AVENUE
BRIELLE, NJ 08730

County: **MONMOUTH**
Town: **Brielle Borough**
Block: **4.01**
Lot: **7**
Qualifier:

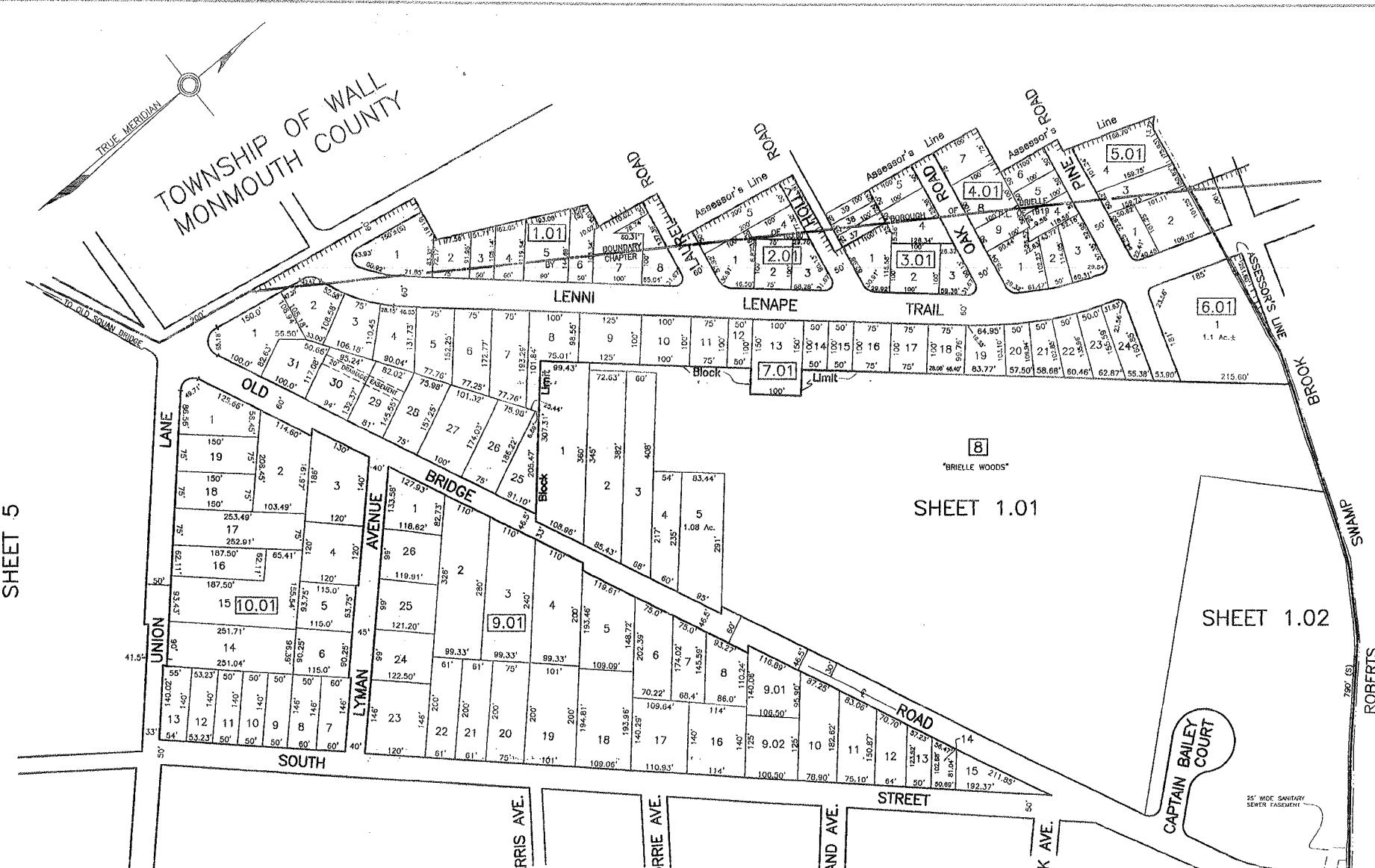
<i>Tax Information</i>	
Land Value: \$252,500	Property Type: Residential
Imp. Value: \$151,300	Assessment Year: 2005
Total Assessment: 403800	Tax Year: 2017
Property Tax: 6598.09	Town Tax Rate:

<i>Property Description</i>	
Zoning:	Building Description: 1SFG1
Lot Size: 75X100	Year Built: 1943
Land Sq. Ft.:	Building Sq. Ft.:
Acres: 0.17	Num. Stories:

<i>Sales History</i>			
Deed Book: 8645	Rec. Date: 4/20/2007	Sales Price: \$378,000	Buyer: NED HOLDING, LLC
Deed Page: 5713	Deed Date: 04/13/2007		Seller: ROSS, BARBARA L



SHEET 5



THIS SHEET HAS BEEN REDRAWN USING COMPUTER AIDED
DRAFTING/DESIGN BASED ON THE PREVIOUS TAX MAP
PREPARED BY THOMAS CRADER, L.S. No. 21782 - THE BIRDSSL CORPORATION
DATED OCTOBER 30, 1981 AND LAST REVISED BY WILLIAM SCHINDLER JR.
L.S. NO. GS27188 BIRDSSL CORPORATION, INC. AUGUST 2004.

SHEET 2

NEW JERSEY DEPARTMENT OF THE TREASURY
DIVISION OF TAXATION
PROPERTY TAX DIVISION
APPROVED AS A TAX MAP IN RELATION TO THE AUTHORITY OF
FOR THE DIRECTOR, DIVISION OF VALUATION
BIRDSSL CORPORATION, INC., ENGINEERING CONSULTANT
BIRDSSL CORPORATION, INC., SURVEYOR
APR 10 2008

TAX MAP
BOROUGH OF BRIELLE
MONMOUTH COUNTY NEW JERSEY
SCALE: 1"=100' OCTOBER 2004
BIRDSSL CORPORATION, INC.
611 INDUSTRIAL WAY WEST, EATONTOWN, NEW JERSEY 07724
CERTIFICATE OF AUTHORIZATION NO. 24GA27989800
WILLIAM SCHINDLER JR., PROFESSIONAL
LAND SURVEYOR, LIC. NO. GS27188

Tuesday, December 18, 2018
Detailed Property Report

**ASSESSED IN BRIELLE BORO
808 OAK RD
MANASQUAN, NJ 08736**

Mailing Address
**BLOCK 4.01 LOT 7
BRIELLE, NJ 08730**

County: **MONMOUTH**
Town: **Wall Township**
Block: **341**
Lot: **46**
Qualifier:

Tax Information	
Land Value:	Property Type: Vacant Land
Imp. Value:	Assessment Year: 2005
Total Assessment:	Tax Year: 2017
Property Tax: 0	Town Tax Rate:

Property Description	
Zoning: R7.5	Building Description: BRIELLE BOROUGH
Lot Size: 75X100	Year Built:
Land Sq. Ft.:	Building Sq. Ft.:
Acres: 0.17	Num. Stories:

Sales History				
Deed Book: 8645	Rec. Date: 4/13/2007	Sales Price: \$378,000	Buyer: NED HOLDINGS, LLC	
Deed Page: 5713	Deed Date: 04/13/2007		Seller:	

Case # 34-12 Filed 8-17-1931

MANASQUAN SHORES
HILLS SECTION F

LOCATED IN

BOROUGH OF BRIELLE
TOWNSHIP OF WALL
MONMOUTH COUNTY, N.J.

ASSOCIATED HOLDING COMPANY, OWNERS
HAWES & McAFFEE INC., SALES AGENTS

SCALE 1" = 100'

JANUARY, 1930

Revised June 1931.
Revised July 1931.

SINCERBEAUX, MOORE & SHINN
CIVIL ENGINEERS
MANASQUAN NEW JERSEY

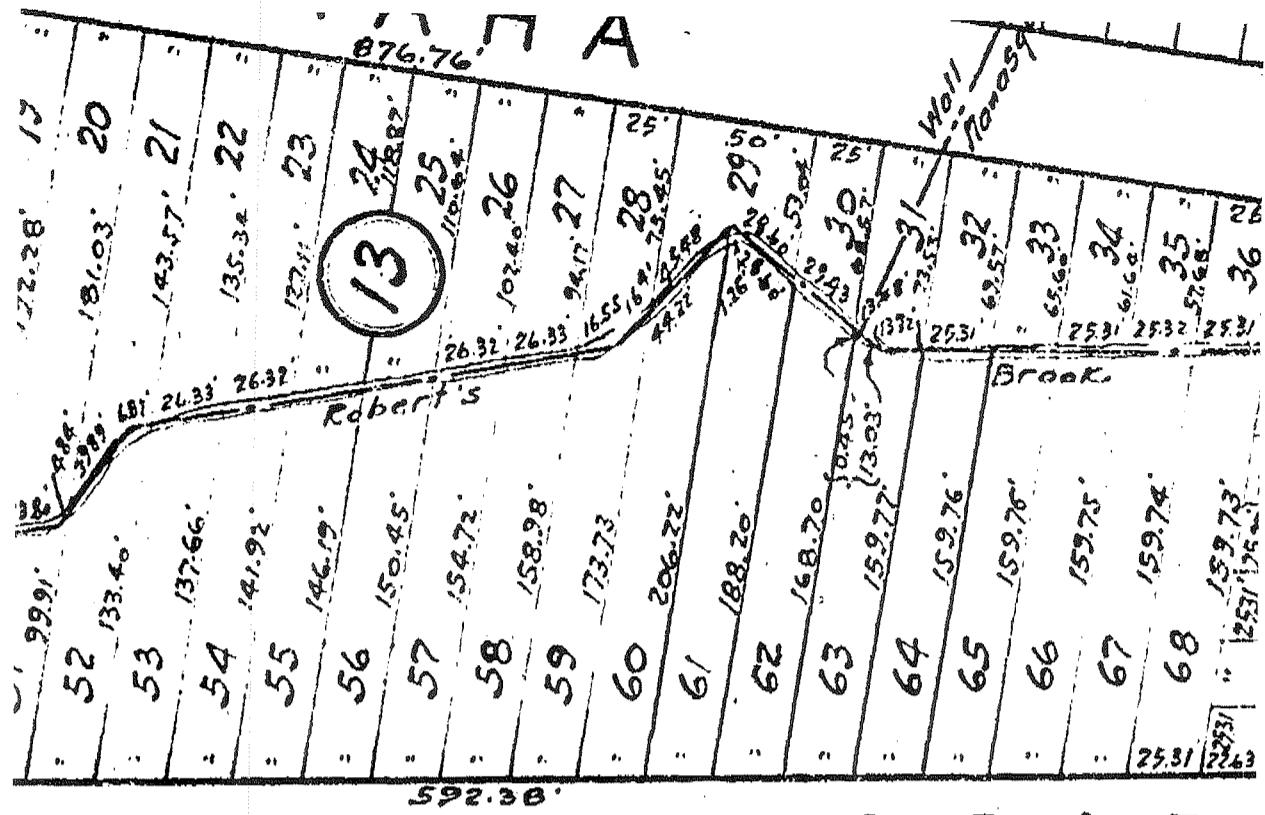
Approved for filing by
Council of Bor

Date July 21 1931

Committee of To

Dated 8-17-31

Monuments set shown thus... □



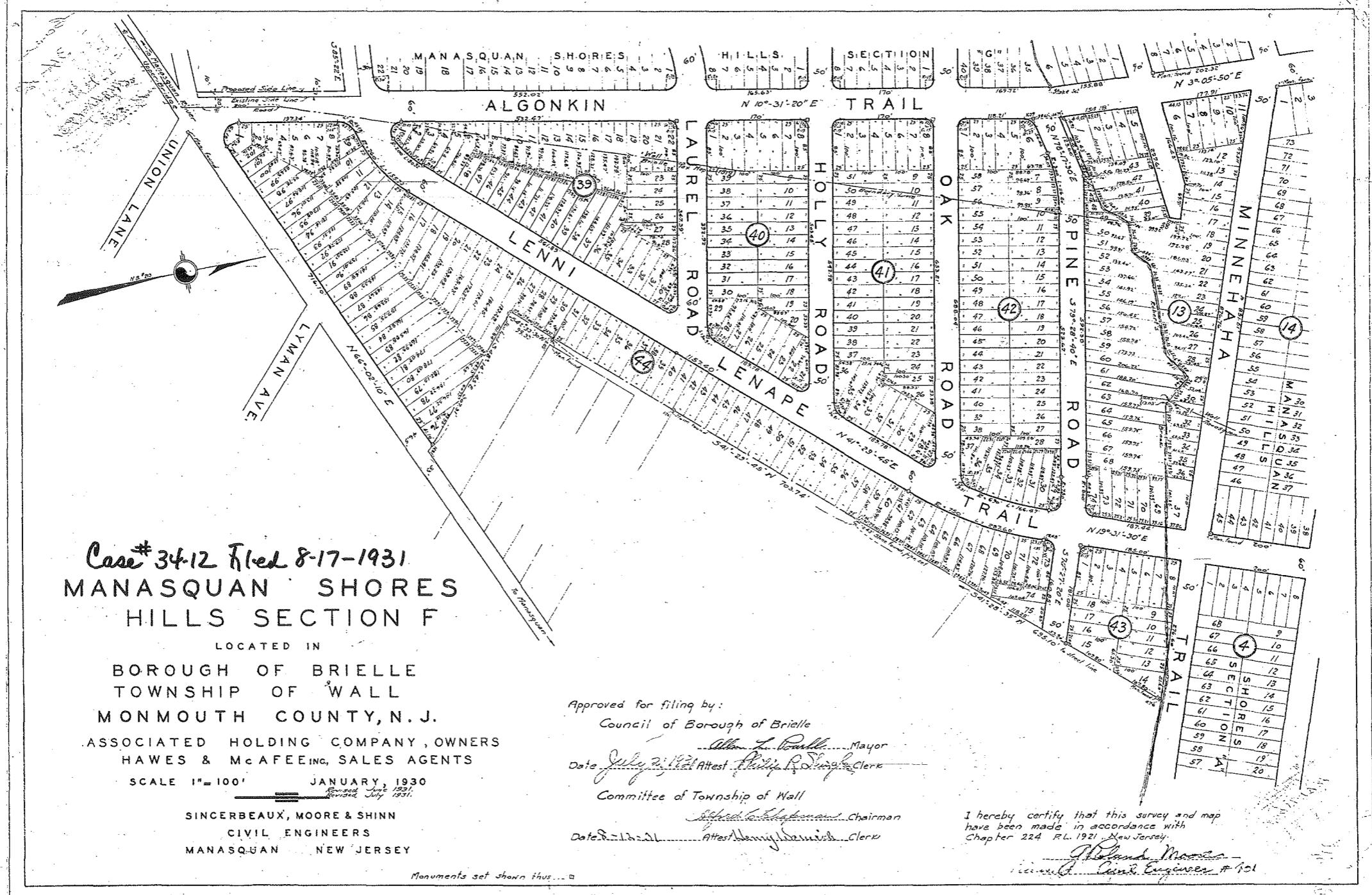
LINE 579°-28'-40"E ROAD

523.67

52	13
51	14
50	15
49	16
48	17
47	18
46	19
45	20
44	21
43	22
42	23
41	24
40	25
39	26
25	27
38	100
45.94	22.31
28.37	22.69
45.94	109.56
28.04	118.56
45.94	21.66
28.04	21.29
45.94	50.98
28.04	54.90
45.94	98.95
28.04	121.52
45.94	102.23
28.04	113.63
45.94	36
28.04	35
45.94	15.78

ROAD 50'

ROAD⁵⁰



DB 1542-111

R

R 11/21/80

111

ASSOCIATED HOLDING CO.) THIS INDENTURE Made the fifteenth day of
TO) October, in the year of Our Lord one thou-
CHARLES L.BROOME) sand nine hundred and thirty.

BETWEEN ASSOCIATED HOLDING CO. a corporation of the State of New Jersey, having its business office in the Borough of Spring Lake, in the County of Monmouth in said State of New Jersey, party of the first part.

AND CHARLES L.BROOME of the Borough of Hasbrouck Heights, in the County of Bergen and State of New Jersey, party of the second part.

WITNESSETH, That the said party of the first part, for and in consideration of one dollar and other valuable consideration lawful money of the United States of America, to the corporation aforesaid well and truly paid by the said party of the second part, at or before the sealing and delivery of these presents the receipt whereof is hereby acknowledged, and the said party of the first part being therewith fully satisfied, contented and paid, has given, granted, bargained, sold, aliened remised, released, enfeoffed, conveyed and confirmed and by these presents does give, grant, bargain, sell, alien, remise, release, enfeoff, convey and confirm to the said party of the second part, and to his heirs and assigns forever.

ALL those certain lots, tracts or parcels of land and premises hereinafter particularly described, situate, lying and being in the Borough of Brielle in the County of Monmouth and State of New Jersey, known and designated as lots numbers forty five (45) and forty six (46) in block number forty two (42) on map of Hills Section F. Manasquan Shores Borough of Manasquan and Township of Wall, Monmouth County, New Jersey made by Sincerbeaux Moore and Shinn Civil Engineers Asbury Park, N.J. said lots taken together front fifty (50) feet on the northerly side of Oak Road and are one hundred (100) feet in depth.

The grantee covenants that if the above premises are connected with water mains or any laterals thereto, he will abide by the ordinances rules and regulations of the Borough of Manasquan or any amendment or supplement thereto and that upon failure to comply with said ordinances, rules and regulations the said Borough of Manasquan shall have the same redress as is provided by law for persons using and purchasing the said water within the Borough limits of the Borough of Manasquan.

AND this conveyance is made subject to a payment by the party of the second part to the party of the first part of fifty (\$50) dollars upon the installation of water mains in the street upon which the above lots front.

The said property is hereby sold subject to the following covenants, conditions and restrictions.

The said property shall be used for residential purposes only; there shall not at any time be erected on said premises or any part thereof any structure for the use or purpose of sale of liquor, or as a brewery, distillery, slaughter house, forge, furnace, foundry or soap, starch, candle, varnish, vitriol, glue, ink, turpentine, fish or bone factory or manufacture of gun powder, or any bone boiling establishment or factory for tanning dressing or preparing of skins, hides or leather any cattle yards, cattle, swine or pigs or any other dangerous noxious or offensive purpose or establishment whatsoever, and the owner at any time of the property hereby contracted for, shall not permit any litter, manure, garbage or decaying matter

of any kind to be placed within three feet of the property line of any other owner, No building shall be erected thereon within twenty feet of the front lot line of streets on which said property faces in accordance with aforesaid map, nor within seven feet of the side street lot line of corner property in accordance with aforesaid map, nor within three feet of the side lot line, and no porch shall be erected within ten feet of the said front lot line, there shall be no outside toilet on these premises unless attached to house or garage.

There shall be erected not more than one dwelling on 3750 square feet of lot space, No part of said land or any interest therein shall be conveyed leased, given, loaned to or occupied by any person other than of the White or Caucasian race. The type plans and construction of all buildings on said premises within ten years from January 1, 1930 shall be approved in writing by the party of the first part, or their authorized agents and any building erected without such approval in addition to constituting a violation of this agreement of sale and subsequent conveyance under same, shall be subject to removal at any time by party of the first part.

The grantors reserve the sole right to grant franchises and consents for the location of any public utility in and over any of the streets or across the rear five feet of any lots of said tract, including the right to lay water and gas mains, conduits or poles for transmitting electric power and for all other purposes in, under and over said streets or in, under and over the rear five feet of all lots.

The grantors reserves the right to change the location of any street, avenue or other public place upon said map, or vacate or close the same, providing no part of street, avenue or other public place immediately abutting the lots included in this contract on the front shall be changed or vacated.

The grantors reserve the right to execute contracts and deeds for the sale and conveyance of lots on said tract not in conformity with and contrary to the restrictions, covenants, terms and provisions of this agreement.

The grantors reserve the right to fix, change or alter grade of any streets, without liability for damage and to take surplus earth for their own use free of cost.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder, and remainders, rents, issues and profits thereof.

AND ALSO all the estate, right, title, interest, property, possession claim and demand whatsoever, as well in law as in equity of the said party of the first part, of, in or to the above described premises, and every part and parcel thereof with the appurtenances.

TO HAVE AND TO HOLD all and singular, the above mentioned and described premises together with the appurtenances, unto the said party of the second part, his heirs and assigns, to his own proper use, benefit and behoof forever.

AND the said Associated Holding Co. for itself, its successors or assigns, does covenant grant and agree to and with the said party of the second part, his heirs and assigns, that the said Associated Holding Co. at the time of the sealing and delivery of these presents, was lawfully seized in its own right of a good absolute and indefeasible estate of inheritance in fee simple, of and in all and singular the above granted, bargained and described premises, with the appurtenances and has good

right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid.

AND that the said party of the second part, his heirs and assigns shall and may at all times hereafter, peaceably and quietly have, hold, use, occupy, possess and enjoy the above granted premises and every part and parcel thereof, with the appurtenances, without any let, suit, trouble, molestation, eviction or disturbance of the said party of the first part its successors or assigns or of any other person or persons lawfully claiming or to claim the same.

AND that the same now are free, clear, discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes assessments and incumbrances of what nature and kind soever.

AND ALSO that the said party of the first part and its successors or assigns and all and every other person or persons whomsoever, lawfully or equitably deriving any estate, right, title, or interest of, in or to the hereinbefore granted premises by, from, under or in trust for it or them, shall and will at any time or times hereafter, upon the reasonable request and at the proper costs and charges in the law, of the said party of the second part, his heirs and assigns make do and execute or cause or procure to be made, done or executed all and every such further and other lawful and reasonable acts, conveyances and assurances in the law for the better and more effectually vesting and confirming the premises hereby intended to be granted in and to the said party of the second part, his heirs and assigns forever, as by the said party of the second part, his heirs or assigns or his or their counsel learned in the law, shall be reasonably advised or required.

AND the said Associated Holding Co. its successors or assigns the above described and hereby granted and released premises and every part and parcel thereof, with the appurtenances, unto the said party of the second part, his heirs and assigns, against the said party of the first part, and its successors or assigns and against all and every person or persons whomsoever, lawfully claiming or to claim the same. SHALL AND WILL WARRANT and by these presents forever defend.

IN WITNESS WHEREOF the said party of the first part hath caused its corporate seal to be hereto affixed and attested by its Secretary and these presents to be signed by its President the day and year first above written
Signed, Sealed and Delivered)

in the presence of)

Attest;

James B. McAfee
Secretary

Associated Holding Co. (Corporate Seal)
By H.G. Clayton
President

STATE OF NEW JERSEY)
COUNTY OF MONMOUTH)
SS

BE IT REMEMBERED, That on this fifteenth day of October, in the year of Our Lord one thousand nine hundred and thirty, personally appeared James B. McAfee who being by me duly sworn doth depose and make proof to my satisfaction that he is the Secretary of, and well knows the corporate seal of Associated Holding Co. the grantor named in the foregoing deed, that the seal thereto affixed is the proper corporate seal of the said corporation, and that the same was so affixed thereto, and the said deed signed and delivered by Harry G. Clayton who was at the date and execution thereof, President of said corporation, in the

presence of said deponent, as the voluntary act and deed of the said corporation, and that the said deponent thereupon signed the same as subscribing witness.

Sworn and Subscribed before me
at Manasquan, New Jersey this
Fifteenth day of October 1930

Owen C. Pearce

James B. McAfee

M. C. S. OF N.J.

Received & Recorded Nov. 21st A.D. 1930 at 3.30 P.M.

Com'd.

Joseph McDermott, Clerk

FARMERS NATIONAL BANK OF ALLENTOWN
ADM'R.

TO)

LILLIAN E. MALIN)

THIS INDENTURE Made the nineteenth day
of November in the year of Our Lord
one thousand nine hundred and thirty

BETWEEN THE FARMERS NATIONAL BANK of Allentown, New Jersey
a body corporate of the State of New Jersey, the administrator of the estate of J. Carroll
Burtis late of the County of Monmouth, deceased, party of the first part.

AND LILLIAN E. MALIN of the City of Plainfield, in the County
of Union, and State of New Jersey, party of the second part.

WITNESSETH, That whereas the said party of the first part
by virtue of an order of the Orphans' Court of the County of Monmouth, in the State
of New Jersey, made on the twenty seventh day of March, in the year of Our Lord one
thousand nine hundred and thirty, did sell the land hereinafter described, to the said
party of the second part, at private sale, for the sum of four thousand two hundred
dollars and did report the said sale to the said Orphans' Court, which by its order
made on the sixteenth day of September, in the year of Our Lord one thousand nine
hundred and thirty, did duly confirm the said sale and did direct the said party of
the first part to execute a good and sufficient conveyance in the law to the said
party of the second part for the same,

NOW, THIS INDENTURE WITNESSETH, That the said party
of the first part, administrators as aforesaid, in consideration of the sum of
four thousand two hundred dollars to it paid by the said party of the second part,
the receipt whereof is hereby acknowledged, does grant bargain, sell and convey unto
the said party of the second part, her heirs and assigns all that certain tract or
parcel of land and premises hereinafter particularly described, situate, lying and
being in the Township of Upper Freehold, in the County of Monmouth and State of New
Jersey. Beginning at a Locust Post set in the south line of the stone road leading
from Allentown to Cream Ridge in the line of lands formerly Samuel Forsyth's
where the western line of a private road or land intersects the south line of said
Stone Road, thence as the magnetic needle formerly pointed (1) along said Forsyth's —
south twenty four degrees and twenty minutes west, eleven chains and fifty four
links to a corner of the Parsonage Farm, thence (2) south thirty eight degrees east,
ten chains and seven links to a stone, thence (3) south forty three degrees and thirty
minutes west, twelve chains and seventy seven links to a stone, thence (4) south thirty
five degrees east, six chains and ninety eight links to a stone, thence (5) north
fifty six degrees and thirty minutes east, six chains and ninety links to a stone,

5

uses and purposes therein expressed.

Jennie R. Baird
Notary Public of New Jersey

Received and Recorded Jan. 22nd, A.D. 1931 at 11 A.M.

Comp'd J. F. M. / 10

Joseph McDermott, Clerk

ASSOCIATED HOLDING CO.) THIS INDENTURE, Made the twentieth day of January, in the year
TO) of our Lord One Thousand Nine Hundred and Thirty one,
FREDERICK WOOD) BETWEEN Associated Holding Co. a corporation of the State of
New Jersey having its business office in the Borough of Spring Lake in the County of Mon-
mouth in said State of New Jersey, party of the First Part;
AND Frederick Wood of the Borough of Manasquan in the County of
Monmouth and State of New Jersey, party of the Second Part;

WITNESSETH, That the said party of the First Part, for and in
consideration of One Dollar and other valuable considerations lawful money of the United
States of America, to the Corporation aforesaid well and truly paid by the said party of
the Second Part, at or before the sealing and delivery of these presents, the receipt
whereof is hereby acknowledged, and the said party of the First Part being therewith fully
satisfied, contented and paid, has given, granted, bargained, sold, aliened, remised, re-
leased, enfeoffed, conveyed and confirmed, and by these presents does give, grant, bargain
sell, alien, remise, release, enfeoff, convey and confirm to the said party of the Second
Part, and to his heirs and assigns, forever,

ALL those certain lots, tracts or parcels of land and premises,
hereinafter particularly described, situate, lying and being in the Borough of Brielle
in the County of Monmouth and State of New Jersey, known and designated as lots numbers
forty three (43) and forty four (44) in block number forty two (42) on Map of Hills
Section F, Manasquan Shores, Borough of Brielle and Township of Wall, Monmouth County, N.J
made by Sincerbeaux, Moore & Shinn, Civil Engineers.

The grantee covenants that if the above premises are connected
with water mains or any laterals thereto, he will abide by the ordinances, rules and
regulations of the Borough of Manasquan or any amendment or supplement thereto and that
upon failure to comply with said ordinances, rules and regulations, the said Borough of
Manasquan shall have the same redress as is provided by law for persons using and pur-
chasing the said water within the Borough limits of the Borough of Manasquan.

The said property is hereby sold subject to the following coven-
ants, conditions and restrictions:

The said property shall be used for residential purposes only;
there shall not at any time be erected on said premises or any part thereof any structure
for the use or purpose of sale of liquor, or as a brewery, distillery, slaughter house,
forge, furnace, foundry, or soap, starch, candle, varnish, vitriol, glue, ink, turpentine
fish or bone factory or manufacture of gun powder, or any bone boiling establishment or
factory for tanning, dressing or preparing of skins, hides or leather, any cattle yards,

DB 1548-3

R

R 1/2/31

cattle, swine or pigs, or any other dangerous, noxious or offensive purpose or establishment whatsoever, and the owner at any time of the property hereby contracted for, shall not permit any litter, manure, garbage or decaying matter of any kind to be placed within three feet of the property line of any other owner. No building shall be erected thereon within twenty feet of the front lot line of streets on which said property faces in accordance with aforesaid map, nor within seven feet of the side street lot line of corner property in accordance with aforesaid map, nor within three feet of the side lot line and no porch shall be erected within ten feet of the aid front lot line. There shall be no outside toilet on these premises unless attached to house or garage.

There shall be erected not more than one dwelling on 3750 square feet of lot space.

No part of said land or any interest therein shall be conveyed, leased, given, loaned to or occupied by any person other than of the white or Caucasian race.

The type, plans and construction of all buildings on said premises within ten years from January 1, 1930, shall be approved in writing by the party of the first part, or their authorized agents, and any building erected without such approval, in addition to constituting a violation of this agreement of sale and subsequent conveyance under same, shall be subject to removal at any time by party of the first part.

The Grantors reserve the sole right to grant franchises and consents for the location of any public utility in and over any of the streets or across the rear five feet of any lots of said tract, including the right to lay water and gas mains, conduits or poles for transmitting electric power and for all other purposes in, under and over said streets, or in, under and over the rear five feet of all lots.

The Grantors reserve the right to change the location of any street, avenue or other public place upon said map, or vacate or close the same, providing no part of street, avenue or other public place immediately abutting the lots included in this contract on the front shall be changed or vacated.

The Grantors reserve the right to execute contracts and deeds for the sale and conveyance of lots on said tract not in conformity with and contrary to the restrictions, covenants, terms and provisions of this agreement.

The Grantors reserve the right to fix, change or alter grade of any streets, without liability for damage, and to take surplus earth for their own use free of cost.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

AND ALSO, all the estate, right, title, interest, property, possession, claim and demand whatsoever, as well in law as in equity, of the said party of the First Part, of, in or to the above described premises, and every part and parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD all and singular, the above mentioned and described premises, together with the appurtenances unto the said party of the Second Part, his heirs and assigns, to his own proper use, benefit and behoof forever.

AND the said Associated Holding Co., for itself, its successors or assigns does covenant, grant and agree, to and with the said party of the Second Part, his heirs and assigns, that the said Associated Holding Co., at the time of the sealing and delivery of these presents, was lawfully seized in its own right of a good, absolute, and indefeasible estate of inheritance in fee simple, of and in all and singular the above granted, bargained and described premises, with the appurtenances and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid.

AND that the said party of the Second Part, his heirs and assigns shall and may at all times hereafter, peaceably and quietly have, hold, use, occupy, possess and enjoy the above granted premises, and every part and parcel thereof, with the appurtenances, without any let, suit, trouble, molestation, eviction or disturbance of the said party of the First Part, its successors or assigns, or of any other person or persons lawfully claiming or to claim the same.

AND that the same now are free, clear, discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and incumbrances of what nature and kind soever.

AND ALSO, that the said party of the First Part, and its successors or assigns, and all and every other person or persons whomsoever, lawfully or equitably deriving any estate, right, title or interest, of, in or to the hereinbefore granted premises, by, from, under or in trust for it or them, shall and will at any time or times hereafter, upon the reasonable request, and at the proper costs and charges in the law, of the said party of the Second Part, his heirs and assigns, make, do and execute, or cause or procure to be made, done or executed, all and every such further and other lawful and reasonable acts, conveyances and assurances in the law for the better and more effectually vesting and confirming the premises hereby intended to be granted, in and to the said party of the Second Part, his heirs and assigns forever, as by the said party of the Second Part, his heirs or assigns, or his or their counsel learned in the law, shall be reasonably advised or required.

AND the said Associated Holding Co., its successors or assigns, the above described and hereby granted and released premises, and every part and parcel thereof, with the appurtenances, unto the said party of the Second Part, his heirs and assigns, against the said party of the First Part, and its successors or assigns, and against all and every person or persons whomsoever, lawfully claiming or to claim the same, SHALL AND WILL WARRANT and by these presents FOREVER DEFEND.

IN WITNESS WHEREOF, the said party of the First Part hath caused its Corporate Seal to be hereto affixed and attested by its Secretary and these presents to be signed by its President, the day and year first above written.

SIGNED, SEALED AND DELIVERED) (Corporate) Associated Holding Co.
IN THE PRESENCE OF) (Seal) By H. G. Clayton
President

Attest:

James B. McAfee
Secretary

STATE OF NEW JERSEY,)
SS.:
COUNTY OF MONMOUTH)

BE IT REMEMBERED, That on this Twentieth day of January,
in the year of our Lord One Thousand Nine Hundred and Thirty one, personally appear-
ed James B. McAfee who being by me duly sworn doth depose and make proof to my sat-
isfaction that he is the Secretary of, and well knows the Corporate Seal of Associated
Holding Co. the Grantor named in the foregoing Deed, that the seal thereto affixed
is the proper Corporate Seal of the said Corporation, and that the same was so af-
fixed thereto, and the said Deed signed and delivered by Harry G. Clayton, who was
at the date and execution thereof, President of said Corporation, in the presence of
said Deponent, as the voluntary act and deed of the said Corporation, and that the
said Deponent thereupon signed the same as subscribing witness.

Sworn and subscribed before me

James B. McAfee

at Manasquan, New Jersey, this

Twentytieth day of January, 1931.

Owen C. Pearce
M.C.C. of N.J.

Received and Recorded Jan. 22nd, A.D. 1931 at 2.40 P.M.

Comp'd

Joseph McDermott, Clerk

FREDERICK W. RINGLER ET)
EVA HIS UX)
TO)
MADDALINA MARTORELLA)

THIS INDENTURE, Made the 21st day of January,
in the year of our Lord One Thousand Nine
Hundred and Thirty one.
BETWEEN Frederick W. Ringler and Eva Ringler,
his wife, of the Township of Neptune in the County of Monmouth and State of New Jersey
party of the First Part;

AND Maddalina Martorella of the Township of Ocean in the
County of Monmouth and State of New Jersey, party of the Second Part;

WITNESSETH, That the said party of the First Part, for and
in consideration of One Dollar and other good and valuable considerations lawful money
of the United States of America, to them in hand well and truly paid by the said party
of the Second Part, at or before the sealing and delivery of these presents, the re-
ceipt whereof is hereby acknowledged, and the said party of the First Part being there-
with fully satisfied, contented and paid, have given, granted, bargained, sold, aliened,
released, enfeoffed, conveyed and confirmed, and by these presents do give, grant, bar-
gain, sell, alien, release, enfeoff, convey and confirm unto the said party of the
Second Part, and to her heirs and assigns, forever,

ALL those lots, tracts or parcels of land and premises, here-
inafter particularly described, situate, lying and being in the Township of Ocean in
the County of Monmouth and State of New Jersey.

FREDERICK WOOD) THIS DEED, Made the ninth day of September in the
 ET CATHARINE HIS UX) one thousand nine hundred and thirty two
 TO) BETWEEN FREDERICK WOOD and Catharine Wood his wife
 CHARLES L. BROOME) Borough of Manasquan in the County of Monmouth and
 ET MARY L. HIS UX) New Jersey party of the first part
 AND CHARLES L. BROOME and Mary L. Broome his wife of the Borough
 Hasbrouck Heights in the County of Bergen and State of New Jersey party of the
 part;

WITNESSETH that in consideration of the sum of One Dollar and
 valuable consideration, lawful money of the United States of America the said
 of the first part do grant and convey unto the said party of the second part
 their heirs and assigns forever

ALL those certain lots, tracts or parcels of land and premises
 after particularly described, situate, lying and being in the Borough of Brielle
 County of Monmouth and State of New Jersey known and designated as lots numbers
 forty three (43) and forty four (44) in block number forty two (42) on Map of
 Section F, Manasquan Shores, Borough of Brielle and Township of Wall Monmouth
 N.J. made by Sincerbeaux, Moore & Shinn, Civil Engineers.

The grantees covenant that if the above premises are connected
 water mains or any laterals thereto, they will abide by the ordinances, rules
 regulations of the Borough of Manasquan or any amendment or supplement thereto
 that upon failure to comply with said ordinances, rules and regulations, the
 Borough of Manasquan shall have the same redress as is provided by law for
using and purchasing the said water within the Borough limits of the Borough
Manasquan.

Subject to the covenants conditions and restrictions contained
 former deeds.

Being the same premises described in a deed from Associated
 Co. to Frederick Wood, dated January 20th, 1931 and recorded in the Monmouth
 Clerk's office on January 22nd 1931 in book 1548 of deeds for said County
 3 doc.

TO HAVE AND TO HOLD, said premises with the appurtenances,
 said grantees their heirs and assigns forever

The said party of the first part do

COVENANT:

1. That they are lawfully seized of the said land.
2. That they have the right to convey the said land to the
3. That the grantees shall have quiet possession of the same
 free from all incumbrances.
4. That the grantor will execute such further assurances of
 land as may be requisite.

5. That they will warrant generally the property hereby.

IN WITNESS WHEREOF, the said grantors have hereunto set their
 and seals the day and year first above written

SIGNED SEALED AND DELIVERED) Frederick Wood (L.S.)

IN THE PRESENCE OF) Catharine Wood (L.S.)

Lloyd C. Riddle

book 1548 page 246

DB-1605-246 R10-1

NEW JERSEY)
) ss
MERCER COUNTY)

BE IT REMEMBERED, that on this ninth day of September in the year one thousand nine hundred and thirty two before me, a Master in Chancery of New Jersey, I, Frederick Wood, and Catharine Wood his wife, who I am satisfied are grantors in the within Indenture named, and I having first made known to the parties thereto, they did each acknowledge that they signed, sealed and delivered the same as their voluntary act and deed for the uses and purposes herein expressed.

Lloyd C. Riddle

Master in Chancery of New Jersey

Sealed and recorded Oct. 18th A.D. 1932 at 9 A.M.

Joseph McDermott, Clerk

THIS INDENTURE, Made the fifteenth day of October in the year of our Lord One thousand nine hundred and thirty two
BETWEEN JULIA AWAD and George Awad her husband, residing at
1009 Bangs Avenue in the City of Asbury Park in the
County of Monmouth and State of New Jersey parties of the
first part;

AND VICTORIA BORAL, residing at 1009 Bangs Avenue in the City of Asbury Park in the County of Monmouth and State of New Jersey party of the second part
WITNESSETH, that the said parties of the first part, for and in consideration of the sum of ONE DOLLAR and other good and valuable considerations lawful money of the United States of America, to them in hand well and truly paid by the party of the second part, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have remised, released and forever quit claimed and by these presents do remise, release, and forever quit claim to the said party of the second part, and to her heirs and assigns forever.

ALL that certain lot, tract or parcel of land and premises hereinabove particularly described, situate, lying and being in the City of Asbury Park, in the County of Monmouth and State of New Jersey and being known as lot number one hundred and ten in Block K as shown on a plan of West Asbury Park made by Wm. H. Dyce, Civil Engineer and more particularly described as follows;

BEGINNING at a point in the northerly line of Bangs Avenue, distant one hundred (100) feet westerly from the northwesterly corner of Bangs Avenue and Ward Street; thence (1) westerly along the northerly line of Bangs Avenue fifty feet; thence (2) northerly at right angles to Bangs Avenue one hundred (100) feet to the centre line of the block; thence (3) easterly parallel with Bangs Avenue fifty (50) feet; thence (4) southerly at right angles to Bangs Avenue one hundred (100) feet to the place of beginning.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

said corporation, that the seal affixed to said Instrument, is the corporate seal of said corporation; that the said seal was so affixed and the said Instrument, signed and delivered by Samuel D. Walker, who was at the date thereof the President of said corporation, in the presence of this deponent, and said President, at the same time acknowledged he signed, sealed and delivered the same as his voluntary act and deed, and as that act and deed, of said corporation, and that deponent, at the same time, subscribed his name to said Instrument as an attesting witness to the execution thereof.

Charles W. Morrissey
Charles W. Morrissey

Sworn and subscribed before me at Cliffwood Beach, N.J., the date aforesaid.

Lillian A. Welstead (L.S.)
Notary Public of New Jersey
My Commission expires Oct. 21, 1941
Lillian A. Welstead

Received and Recorded October 20th, A.D. 1937 at 9 A.M.

Comp'd.

Joseph McDermott, Clerk

DB 1750-100

R 10-20-1937

ASSOCIATED HOLDING CO.

TO

JERSEY CENTRAL POWER & LIGHT COMPANY

) RIGHT OF WAY AGREEMENT

In Consideration of One

(\$1.00) and other valuable considerations, paid by Jans

Power & Light Company, body corporate of the State of New Jersey, the receipt of which is hereby acknowledged, we the undersigned, do hereby grant and convey unto said Jersey Power & Light Company, its successors and assigns the right to enter upon our premises in a development known as Manasquan Shores, being particularly that portion of Hill Sections F & G, lying northerly from South Street and Old Bridge Road, in the Borough of Brielle and the Township of Wall, County of Monmouth and State of New Jersey, to maintain, renew, relocate and repair poles, guys, guy stubs, crossarms, wires and lines in perpetuity for the transmission and distribution of electricity, and thereto to erect and maintain such other wires or appurtenances on said poles and arms as the company may deem necessary and proper to be attached thereto upon my property,

On all streets shown on "map photostatic copy of which is hereto filed for identification only, entitled "Manasquan Shores, Hill Sections F. & G, Town of Wall, Borough of Brielle, Monmouth County, New Jersey, Associated Holding Company, Hawes & McAfee Inc., Sales Agents, Scale 1" = 100', January 1930, Sennett & Shinn, Civil Engineers, Manasquan Asbury Park, New Jersey", and all Streets subsequently added thereto or to be filed or to be filed in the Office of the Clerk of Monmouth County, New Jersey, or all maps now existing or to be made or amended covering Manasquan Shores, Hill Sections F & G, or any additions thereto by the Grantor hereof, its successors and assigns.

It is agreed that the Company may require said poles and arms to be maintained in proper condition and shall have the right to cut down and remove such trees or tree branches as may be required for the safety of the lines, and the work shall be done without charge and the sidewalk.

and restored thereto and be restored to the proper corporation and at the
time and place.

October 1937.

Associated Holding Co. (L.S.)

(Corporate Seal)

Harry G. Clayton (L.S.)

Harry G. Clayton

President

James B. McAfee Secretary
James B. McAfee

NEW JERSEY)
MONTGOMERY)
SS.

BE IT REMEMBERED, That on the 9th, day of July, in the
Year One Thousand Nine Hundred and Thirty-seven, before me, the subscriber, a
notary public of New Jersey, personally appeared James B. McAfee and being duly sworn, made
to satisfy that he is Secretary of Associated Holding Co. the grantor named
in said Instrument; that he well knows the corporate seal of said corporation;
that the seal affixed to said Instrument is the corporate seal of said corporation; that
said seal was so affixed and the said Instrument signed and delivered by Harry G. Clayton
on the date thereof the President of said corporation, in the presence of this
notary and said President, at the same time acknowledged that he signed, sealed and
delivered the same as his voluntary act and deed, and as the voluntary act and deed of
corporation, and that deponent, at the same time, subscribed his name to said In-
strument attesting witness to the execution thereof.

James B. McAfee
James B. McAfee

Sworn and subscribed before me, at Manasquan, N.J. the date afore-

James (L.S.)
James
State of New Jersey
Notary Public
Commission expires July 6, 1938.

Recorded October 20th, A.D. 1937 at 9 A.M.

Joseph McDermott, Clerk

HOMESITES INC.

TO

JERSEY CENTRAL POWER & LIGHT COMPANY

RIGHT OF WAY AGREEMENT.

IN CONSIDERATION, of One Dollar
(\$1.00) and other valuable consider-
ations, paid by Jersey Central Power

Company, body corporate of the State of New Jersey, the receipt of which is hereby
acknowledged, we the undersigned do hereby grant and convey unto said Jersey Central Power
Company, its successors and assigns, the right to enter upon our premises situate
at Manasquan Shores, being particularly that portion known as Hill
A, B, C, D, & E, lying northwest of South Street, and bounded southerly by Robert's
Lane, northerly by Church Street, in the Township of Wall, and the Borough of Manasquan
in Monmouth, and State of New Jersey, and to erect, maintain, renew, relocate and
remove guy stubs, crossarms, wires, and appurtenances, in perpetuity for the
generation and distribution of electricity, and in addition thereto to erect and main-

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the better and more effectually vesting and confirming the premises hereby intended to be granted in and to the said party of the second part, their heirs and assigns forever, as by the said party of the second part, their heirs or assigns, or their counsel learned in the law, shall be reasonably advised or required.

And the said Adolph Johnson and Alma Johnson his wife, their heirs, shall and will warrant and by these presents, forever defend the above described and hereby granted and released premises, and every part and parcel thereof, with the appurtenances, unto the said party of the second part, their heirs and assigns, against the said party of the first part and their heirs and against all and every person or persons whomsoever, lawfully claiming or to claim the same.

IN WITNESS WHEREOF, the said party of the first part have hereunto set their hands and seals the day and year first above written,

SIGNED, SEALED AND DELIVERED

Adolph Johnson (L.S.)

IN THE PRESENCE OF

Adolph Johnson

Paul R. Cranmer
Paul R. Cranmer

Alma Johnson (L.S.)

\$12.65 I.R.U.S. STAMPS CANCELLED

STATE OF NEW JERSEY)
SS
COUNTY OF MONMOUTH)

BE IT REMEMBERED that on this twenty second day of November in the year of our Lord one thousand nine hundred and fifty before me the subscriber, An Attorney at Law of New Jersey personally appeared Adolph Johnson and Alma Johnson his wife, who I am satisfied are the grantors mentioned in the within instrument, to whom I first made known the contents thereof, and thereupon they acknowledged that they signed, sealed and delivered the same as their voluntary act and deed for the uses and purposes therein expressed.

Paul R. Cranmer
Paul R. Cranmer
Attorney at Law of New Jersey

Received and Recorded Nov. 22nd A.D. 1950 at 3 P.M.

Comp'd. J. K. W.

J. Russell Woolley, Clerk.

WILLIAM A. BISCHOFF ET)
ETHEL HIS UX)
TO)
FRANKLIN C. MARTYNOWSKI ET)
MILDRED M. HIS UX)

THIS INDENTURE, made the twenty first day of November in the year of our Lord one thousand nine hundred and fifty;
BETWEEN WILLIAM A. BISCHOFF and ETHEL BISCHOFF his wife, residing at 30 Midland Avenue, in the City of Glen Ridge, in the County of Essex and State of New Jersey party of the first part;

AND FRANKLIN C. MARTYNOWSKI and MILDRED M. MARTYNOWSKI, his wife, residing at 24 Morris Avenue in the Borough of Manasquan in the County of Monmouth and State of New Jersey party of the second part;

WITNESSETH, that the said party of the first part, for and in consideration of One Dollar and other good and valuable considerations, lawful money of the United States of America, to them in hand well and truly paid by the said party of the second part, at or

DB 2285-91

91

Recd 11/22/50

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before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, and the said party of the first part being therewith fully satisfied, contented and paid, have given, granted, bargained, sold, aliened, released, enfeoffed, conveyed and confirmed, and by these presents do give, grant, bargain, sell, alien, release, enfeoff, convey and confirm unto the said party of the second part, and to their heirs and assigns, forever.

ALL those certain lots, tracts or parcels of land and premises, hereinafter particularly described situate, lying and being in the Borough of Brielle in the County of Monmouth and State of New Jersey, known and designated as Lots Numbers Forty Four (44) Forty Five (45) and Forty Six (46) in Block Number Forty Two (42) on Map of Manasquan Shores, Hills Section F, Borough of Brielle and Township of Wall, Monmouth County, N.J. made by Sincerbeaux, Moore & Shinn, Civil Engineers

Being the same premises conveyed to the parties of the first part by deed from William J. Davenport, et al Executors of the Last Will and Testament of Charles L. Broome, deceased, dated January 3, 1938 and recorded in the Monmouth County Clerk's Office in Book 1757 of Deeds on pages 492 &c.

Subject to covenants, conditions and restrictions contained in former deeds of record affecting the same; to State and Municipal laws as to the erection and construction of buildings, their location and use and to such state of facts as an accurate survey would disclose.

TOGETHER with all and singular the houses, buildings, trees, ways, waters, profits, privileges and advantages, with appurtenances to the same belonging or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues and the profits thereof, and of every part and parcel thereof;

AND ALSO, all the estate, right, title, interest, property, possession, claim and demand whatsoever, as well in law as in equity, of the said party of the first part, of in and to the above described premises, and every part and parcel thereof, with the appurtenances

TO HAVE AND TO HOLD, all and singular the above mentioned premises, together with the appurtenances, unto the said party of the second part, their heirs and assigns, to their own proper use, benefit and behoof forever.

AND the said William A. Bischoff and Ethel Bischoff his wife, for themselves their heirs, executors and administrators, do covenant, grant and agree to and with the said party of the second part, their heirs and assigns, that the said William A. Bischoff and Ethel Bischoff his wife, at the time of these sealing and delivery of these presents, are lawfully seized in their own right of a good, absolute and indefeasible estate of inheritance in fee simple of and in all and singular the above granted, bargained and described premises, with the appurtenances and have good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid.

AND that the said party of the second part, their heirs and assigns, shall and may at all times hereafter, peaceably and quietly have, hold, use, occupy, possess and enjoy the above granted premises, and every part and parcel thereof, with the appurtenances, without any let, suit, trouble, molestation, eviction or disturbance of the said party of the first part, their heirs and assigns, or of any other person or persons lawfully claiming or to claim the same.

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AND that the same now are free, clear, discharged and unencumbered of and from
all former and other grants, titles, charges, estates, judgments, taxes, assessments /or
what nature and kind whatsoever, except as aforesaid.

AND ALSO, that the said party of the first part, and their heirs and all and
every other person or persons whomsoever, lawfully or equitably deriving any estate, right,
title or interest of, in or to the hereinbefore granted premises, by, from, or in trust for
them shall and will at any time or times hereafter, upon the reasonable request, and at the
proper costs and charges in the law, of the said party of the second part, their heirs and
assigns, make, do and execute or cause or procure to be made, done or executed, all and every
such further and other lawful and reasonable acts, conveyances and assurances in the law for
the better and more effectually vesting and confirming the premises hereby intended to be
granted in and to the said party of the second part, their heirs and assigns forever, as by
the said party of the second part, their heirs or assigns, or their counsel learned in the
law, shall be reasonably advised or required.

AND the said William A. Bischoff and Ethel Bischoff his wife their heirs, shall
and will warrant and by these presents forever defend the above described and hereby granted
and released premises, and every part and parcel thereof, with the appurtenances, unto the
said party of the second part, their heirs and assigns, against the said party of the first
part, and their heirs and against all and every person or persons whomsoever, lawfully claim-
ing or to claim the same.

IN WITNESS WHEREOF, the said party of the first part have hereunto set their
hands and seals the day and year first above written.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

Paul R. Cranmer
Paul R. Cranmer

William A. Bischoff (L.S.)
William A. Bischoff
Ethel Bischoff (L.S.)
Ethel Bischoff

\$9.35 I.R.U.S. STAMPS CANCELLED

STATE OF NEW JERSEY)
COUNTY OF MONMOUTH) BS

BE IT REMEMBERED, that on this twenty first day of November in the year of our
Lord one thousand nine hundred and fifty, before me the subscriber, An Attorney at Law of
New Jersey personally appeared William A. Bischoff and Ethel Bischoff his wife, who I am
satisfied, are the grantors mentioned in the within instrument, to whom I first made known
the contents thereof, and thereupon they acknowledged that they signed, sealed and delivered
the same as their voluntary act and deed, for the uses and purposes therein expressed.

Paul R. Cranmer
Paul R. Cranmer
Attorney at Law of New Jersey.

Received and Recorded Nov. 22nd A.D. 1950 at 3 P.M.

J. Russell Woolley,

Clerk.

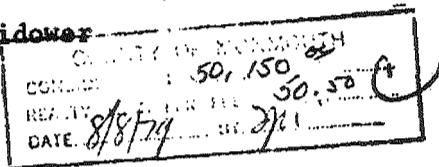
Comp'd. Dr. K.L.

93

This Deed, made the 3rd day of August 1979,

Between

FRANKLIN C. MARTYNOWSKI, widower



residing at 808 Oak Road in the Borough of Brielle in the County of Monmouth and State of New Jersey herein designated as the Grantors,
And

PAUL J. IARUSSI, single

residing or located at 1112 Aileen Road in the Borough of Brielle in the County of Monmouth and State of New Jersey herein designated as the Grantees;

Witnesseth, that the Grantors, for and in consideration of \$50,150.00

FIFTY THOUSAND ONE HUNDRED FIFTY and no/100

lawful money of the United States of America, to the Grantors in hand well and truly paid by the Grantees, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, and the Grantors being therewith fully satisfied, do by these presents grant, bargain, sell and convey unto the Grantees forever,

certain lots,

All those/ tracts or parcels of land and premises, situate, lying and being in the Borough of Brielle in the County of Monmouth and State of New Jersey, more particularly described herein.

Tax Map
Reference

{ (NJS 46:15-2.1) Municipality of: Brielle Account No.
Block No. 4 Lot No. 44, 45 & 46
 No property tax identification number is available on date of this deed. (Check box if applicable.)

BEING also known and designated as Lots Numbers Forty Four (44) Forty Five (45) and Forty Six (46) in Block Number Forty Two (42) on Map of Manasquan Shores, Hills Section F, Borough of Brielle and Township of Wall, Monmouth County, New Jersey, made by Sincerbeauz, Moore & Shinn, Civil Engineers, filed in the Monmouth County Clerk's Office on August 17, 1931 in Case 34, sheet 12.

BEING also known as 808 Oak Road, Brielle, New Jersey.

BEING the same premises conveyed to Franklin C. Martynowski and Mildred M. Martynowski, his wife, by deed of William A. Bischoff and Ethel Bischoff, his wife, dated November 21, 1950 and recorded November 22, 1950 in Deed Book 2285, page 91. Mildred M. Martynowski died a resident of Monmouth County on September 5, 1978.

DEED BOOK 4186 PAGE 802

R 8/8/79

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION OR EXEMPTION

(c. 49, P.L. 1968)

ALL-STATE LEGAL SUPPLY CO.
209 Sheffield St., Mountainide, N.J. 07042
ADGRV

OR
PARTIAL EXEMPTION
(c. 176, P.L. 1975)

To Be Recorded With Deed Pursuant to c. 49, P.L. 1968 (N.J.S.A. 46:15-5 et seq.)

STATE OF NEW JERSEY
COUNTY OF Monmouth

{ss.

FOR RECORDER'S USE ONLY	
Consideration \$	50,150 ⁰⁰
Realty Transfer Fee \$	3050 ⁰⁰
Date	8/9/79
By [Signature]	

*Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See instruction #3)

FRANKLIN C. MARTYNOWSKI
according to law upon his oath deposes and say that he is the

Grantor

(State whether Grantor, Grantee or Legal Representative; if Legal Representative, specify in what capacity)

in the deed between

FRANKLIN C. MARTYNOWSKI, 808 Oak Road, Brielle, N.J.

(Name and Address of Grantor)

PAUL J. IARUSSI, 1112 Aileen Road, Brielle, N.J.

(Name and Address of Grantee)

dated August 3rd and annexed hereto.

(2) OFFICER OF CORPORATE GRANTOR OR CORPORATE GRANTEE (See Instruction #4)

Deponent states that he is the _____ of

of _____, and that he is fully acquainted with the business of said corporation and knows the actual and full consideration paid or to be paid for the transfer of title to the premises described in the deed annexed hereto.

(3) OFFICER OF TITLE COMPANY OR LENDING INSTITUTION (See Instruction #5)

Deponent states that he is the _____ of

participating in the deed transaction herein described and that he knows the actual and full consideration paid or to be paid for the transfer of title to the premises described in the deed annexed hereto.

(4) CONSIDERATION (See Instruction #6)

Deponent states that, with respect to deed hereto annexed, the actual amount of money and the monetary value of any other thing of value constituting the entire compensation paid or to be paid for the transfer of title to the lands, tenements or other realty, including the remaining amount of any prior mortgage to which the transfer is subject or which is to be assumed and agreed to be paid by the grantee and any other lien or encumbrance thereon not paid, satisfied or removed in connection with the transfer of title is \$ 50,150.00

(5) LOCATION OF PROPERTY

Deponent states that the real property transferred by the deed annexed hereto is located in

Borough of Brielle

(Taxing District(s))

and County of Ocean

(County(s))

(6) EXEMPTION FROM FEE (Complete only if exemption from fee or any part thereof is claimed.)

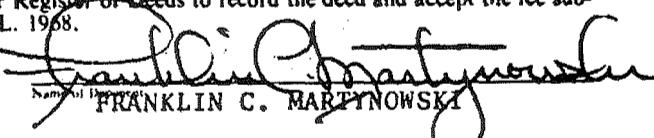
CHECK APPROPRIATE BLOCK BELOW.

Deponent claims that this deed transaction was exempt from the realty transfer fee imposed by c. 49, P.L. 1968 (See instruction #7) or is exempt from the increased fee imposed by c. 176, P.L. 1975 (See instruction #8) for the following reason(s): Deponent is over the age of 62 years old, a senior citizen

Deponent makes affidavit to induce the County Clerk or Register of Deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of c. 49, P.L. 1968.

Subscribed and Sworn to before me

this 13 day of August 1979


Name _____

FRANKLIN C. MARTYNOWSKI

Address of Deponent
808 Oak Road, Manasquan, N.J. 08736

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.

Instrument Number _____ County _____

Deed Number _____ Book _____ Page _____

Deed Dated _____ Date Recorded _____

IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HEREOF.

This form is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered or amended without the approval of the Director.

ORIGINAL - White copy to be retained by County.

DUPLICATE - Yellow copy to be forwarded by County to Division of Taxation, pursuant to N.J.A.C. 18:16-8.12.

TRIPPLICATE - Pink copy is your file copy.

SUJ 4186 PAGE 803

Together with all and singular the buildings, improvements, ways, woods, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances to the same belonging or in anywise appertaining; and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and of every part and parcel thereof; And also all the estate, right, title, interest, use, possession, property, claim and demand whatsoever, of the Grantors both in law and in equity, of, in and to the premises herein described, and every part and parcel thereof, with the appurtenances. To Have and to Hold all and singular, the premises herein described, together with the appurtenances, unto the Grantees and to Grantees' proper use and benefit forever.

And the Grantors covenant that they have not done or executed, or knowingly suffered to be done or executed, any act, deed or thing whatsoever whereby or by means whereof the premises conveyed herein, or any part thereof, now are or at any time hereafter, will or may be charged or encumbered in any manner or way whatsoever.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

Wherever in this instrument any party shall be designated or referred to by name or general reference, such designation is intended to and shall have the same effect as if the words "heirs, executors, administrators, personal or legal representatives, successors and assigns" had been inserted after each and every such designation.

In Witness Whereof, the Grantors have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered
in the presence of

FRANKLIN C. MARTYNOWSKI

(L.S.)

State of New Jersey, County of Monmouth | ss.: Be it Remembered,
that on August 3rd 1979, before me, the subscriber,
an Attorney at Law of New Jersey
personally appeared

FRANKLIN C. MARTYNOWSKI

who, I am satisfied, is the person named in and who executed the within Instrument,
and thereupon he acknowledged that he signed, sealed and delivered the same as
his act and deed, for the uses and purposes therein expressed, and that the full and actual con-
sideration paid or to be paid for the transfer of title to realty evidenced by the within deed, as such
consideration is defined in P.L. 1968, c. 49, Sec. 1 (c), is \$ 50,150.00

Prepared by:

C. Keith Henderson, Esq.

WORKS 4186 PAGE 804

027203

RECORDED

J.P.C. REC'D.
MONMOUTH COUNTY CLERK
AUG 3 9 66 AM '74

Deed

FRANKLIN C. MARTYNOWSKI,
widower

TO

PAUL J. IARUSSI, single

Dated August 3, 1979

SHIELD & STEIGER
COUNSELORS AT LAW
2619 BRUNNICK ST. #2
MANASQUAN, N.J. 08736
201/542-0402

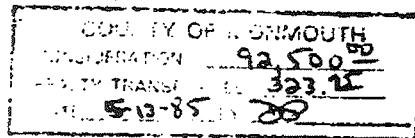
Y.T.R.S.C. PL/10
TRUEX ABSTRACT CO., INC.
P.O. BOX 188
BRIELLE, N.J. 08730

TA - 123

4186 PAGE 805

END OF DOCUMENT

D e e d



This Indenture, made this 3rd day
of May 1985

Between

PAUL J. IARUSSI and DEBRA D. IARUSSI, his wife

hereinafter designated the Grantor;

And

RICHARD F. QUINN and MAUREEN T. QUINN, his wife
residing at 808 Oak Road, Brielle, New Jersey 08730

hereinafter designated the Grantee;

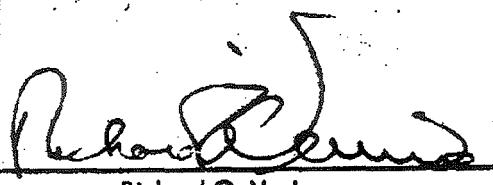
Witnesseth: That in consideration of lawful money of the United States of America in the sum of NINETY TWO THOUSAND FIVE HUNDRED AND 00/100 - - - (\$92,500.00) - - Dollars the Grantor does grant and convey unto the Grantee forever;

All that certain tract or parcel of land and premises situate, lying and being in the Borough of Brielle in the County of Monmouth and State of New Jersey

See separate description attached.

DEED 5-13-85 PAGE 875

Prepared by:


Richard O. Venino

R 5/13/85

ALL that certain tract or parcel of land and premises situate, lying or being in the Borough of Brielle in the County of Monmouth and State of New Jersey known and designated as Lots 44, 45 and 46 in Block 42 as shown on a map entitled "Manasquan Shores, Hills Section F, located in Borough of Brielle; Township of Wall, Monmouth County, N.J." filed in the Office of the Clerk of Monmouth County in Map File Case 34 as Sheet 12, and more particluarly described as follows:

BEGINNING at a point in the northerly line of Oak Road, distant 400 feet on a course of South 79 degrees 28 minutes 40 seconds East from the corner formed by the intersection of the northerly line of Oak Road extended westerly, with the easterly line of Algonkin Trail extended southerly, and from said beginning point running (1) North 10 degrees 31 minutes 20 seconds East, at right angles to the northerly line of Oak Road, 100 feet to a point in the centerline of the block; thence (2) South 79 degrees 28 minutes 40 seconds East, along the centerline of the block and parallel to the northerly line of Oak Road, 75 feet to a point; thence (3) South 10 degrees 31 minutes 20 seconds West, again running at right angles to the northerly line of Oak Road, 100 feet to a point therein; thence (4) North 79 degrees 28 minutes 40 seconds West, along the northerly line of Oak Road, 75 feet to the point and place of beginning.

The aforesaid description is in accordance with a survey made by George W. Edwards, Licensed Land Surveyor, dated March 30, 1985.

The above described lands and premises are also known and designated as Lots 44, 45 and 46 in Block 4 on the Tax Map of the Borough of Brielle; also known as 808 Oak Road.

BEING and intended to be the same lands and premises conveyed to Paul J. Iarussi by Franklin C. Martynowski, widower, by deed dated August 3, 1979 and recorded in the Office of the Clerk of Monmouth County in Deed Book 4186 at page 802 &c.

BOOK 4560 PAGE 876

To have and to hold, all and singular, the lands and premises herein described, together with the appurtenances, unto the Grantee forever. Subject, however, to restrictive covenants and utility easements of record affecting said lands and premises.

And the said Grantor ~~Covenants~~, except as may be herein set forth, that the Grantor has done no act to encumber the said lands.

Singular words herein or in the acknowledgment may be considered plural.

In Witness Whereof, the Grantor has caused these presents to be signed and sealed the date first above written.

Signed, Sealed & Delivered
in the presence of

Richard O. Venino
Richard O. Venino

Paul J. Iarussi (L.S.)
Paul J. Iarussi

Debra D. Iarussi (L.S.)
Debra D. Iarussi

State of NEW JERSEY }
County of MONMOUTH } ss.

Richard O. Venino
COUNSELLOR AT LAW
700 BOSTON BOULEVARD
SEA GIRT, NEW JERSEY 08750

Be it remembered, that on this 3rd day of May 1985
before me, the subscriber, personally appeared PAUL J. IARUSSI and DEBRA D. IARUSSI,
his wife,
who, I am satisfied, is the Grantor who executed the within deed and acknowledged that the same
was signed, sealed and delivered as and for the voluntary act and deed of the Grantor for the uses
and purposes therein expressed. The full and actual consideration paid for the transfer of title to
realty evidenced by the within deed is \$92,500.00.

Richard O. Venino
Richard O. Venino
Attorney at Law of the State of
New Jersey

4560 PAGE 877

023811

MONMOUTH COUNTY
May 13 8 59 AM '85
Jane G. Chapman
COUNTY CLERK

150

023811 EXPEDITION

023811 180784

023811 180783

323.73

023811

023811

023811 180784

4560 PAGE 878

END OF DOCUMENT

Deed

This Indenture, made this 5th day
of February 1993

Between RICHARD F. QUINN and
MAUREEN T. QUINN, his wife

hereinafter designated the Grantor;

And BARBARA L. ROSS
residing at 808 Oak Road
Brielle, New Jersey 08730

hereinafter designated the Grantee;

COUNTY OF MONMOUTH	
CONSIDERATION 164,000	
RTF 574	add'l RTF 21
DATED 2/16/93 BY 50	

Witnesseth: That in consideration of lawful money of the United States of America in the sum of ONE HUNDRED SIXTY-FOUR THOUSAND AND 00/100 ---- (\$164,000.00) ---Dollars the Grantor does grant and convey unto the Grantee forever;

All that certain tract or parcel of land and premises situate, lying and being in the Borough of Brielle in the County of Monmouth and State of New Jersey .

Description attached.

Prepared by: 
Richard O. Venino

DB5200-0192

R 2/16/93

ALL that certain tract or parcel of land and premises situate, lying or being in the Borough of Brielle in the County of Monmouth and State of New Jersey known and designated as Lots 44, 45 and 46 in Block 42 as shown on a map entitled "Manasquan Shores, Hills Section F, located in Borough of Brielle, Township of Wall, Monmouth County, N.J." filed in the Office of the Clerk of Monmouth County in Map File Case 34 as Sheet 12, and more particluarly described as follows:

BEGINNING at a point in the northerly line of Oak Road, distant 400 feet on a course of South 79 degrees 28 minutes 40 seconds East from the corner formed by the intersection of the northerly line of Oak Road extended westerly, with the easterly line of Algonkin Trail extended southerly, and from said beginning point running (1) North 10 degrees 31 minutes 20 seconds East, at right angles to the northerly line of Oak Road, 100 feet to a point in the centerline of the block; thence (2) South 79 degrees 28 minutes 40 seconds East, along the centerline of the block and parallel to the northerly line of Oak Road, 75 feet to a point; thence (3) South 10 degrees 31 minutes 20 seconds West, again running at right angles to the northerly line of Oak Road, 100 feet to a point therein; thence (4) North 79 degrees 28 minutes 40 seconds West, along the northerly line of Oak Road, 75 feet to the point and place of beginning.

The above description is in accordance with a survey made by Charles V. Bell Associates, Inc., Professional Surveyors and Planners, 10 West Bergen Place, Red Bank, New Jersey 07701, dated January 26, 1993.

The above described lands and premises are also known and designated as Lots 44, 45 and 46 in Block 4 on the Tax Map of the Borough of Brielle; also known as 808 Oak Road.

BEING and intended to be the same lands and premises conveyed to Richard F. Quinn and Maureen T. Quinn, his wife, by Paul J. Iarussi and Debra D. Iarussi, his wife, by deed dated May 3, 1985 and recorded in the Office of the Clerk of Monmouth County in Deed Book 4560 at page 875 &c.

DB5200-0193

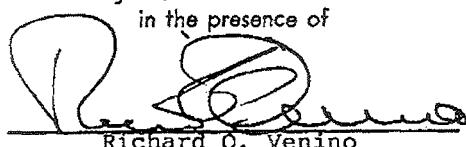
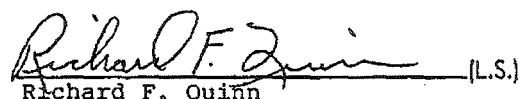
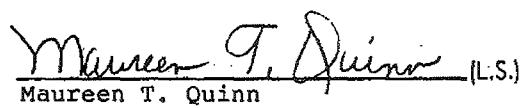
To have and to hold, all and singular, the lands and premises herein described, together with the appurtenances, unto the Grantee forever. Subject, however, to restrictive covenants and utility easements of record affecting said lands and premises.

And the said Grantor Covenants, except as may be herein set forth, that the Grantor has done no act to encumber the said lands.

Singular words herein or in the acknowledgment may be considered plural.

In Witness Whereof, the Grantor has caused these presents to be signed and sealed the date first above written.

Signed, Sealed & Delivered
in the presence of


Richard O. Venino
Richard F. Quinn (L.S.)
Maureen T. Quinn (L.S.)

State of NEW JERSEY } ss.
County of MONMOUTH }

Richard O. Venino
COUNSELLOR AT LAW
700 BOSTON BOULEVARD
SEA GIRT, NEW JERSEY 08750

Be it remembered, that on this 5th day of February 1993
before me, the subscriber, personally appeared RICHARD F. QUINN and
MAUREEN T. QUINN, his wife
who, I am satisfied, is the Grantor who executed the within deed and acknowledged that the same
was signed, sealed and delivered as and for the voluntary act and deed of the Grantor for the uses
and purposes therein expressed. The full and actual consideration paid for the transfer of title to
realty evidenced by the within deed is \$ 164,000.00.


Richard O. Venino
Attorney at law of the State of New Jersey

R&R:

Affid 595- P22

Jay R. Schmerler, Esq.
602 Main Street
Belmar, NJ 07719

093763

RECORDED
FEB 16 1993 9:48 AM
MONMOUTH COUNTY CLERK
JANE G. CLAYTON

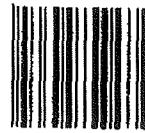
085200-0194

End of Document

APR 18 2007

4

Deed



This Deed is made on
BETWEEN
BARBARA L. ROSS

APR 13 2007

192050

Single
whose post office address is
808 Oak Road
Brielle, NJ 08730

referred to as the Grantor,
AND NED HOLDINGS, L.L.C.

COUNTY OF MONMOUTH	
CONSIDERATION	<u>378,000</u>
RTF	<u>3003.80</u> add'l RTF
DATE	<u>4/20/07</u> BY <u>NJ</u>

whose post office address is
711 Brooklyn Avenue
Sea Girt, NJ 08750

referred to as the Grantee.

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

1. **Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of **\$378,000.00**

Three Hundred Seventy-Eight Thousand Dollars and No Cents
The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of **Brielle**

Block No. **4.01** Lot No. **7** Qualifier No. Account No.

No lot and block or account number is available on the date of this Deed. (Check box if applicable.)

3. **Property.** The Property consists of the land and all the buildings and structures on the land in
the **Borough** of **Brielle**
County of **Monmouth** and State of New Jersey. The legal description is:

Please see attached Legal Description annexed hereto and made a part hereof. (Check Box if Applicable.)

Being the same premises conveyed to the Grantor named herein by Deed from Richard F. Quinn and Maureen T. Quinn, his wife, dated February 5, 1993, recorded February 16, 1993, in the Clerk's Office of the County of Monmouth in Deed Book 5200, Page 192.

M CLAIRE FRENCH, CTY CLK
MONMOUTH COUNTY, NJ

INSTRUMENT NUMBER
2007056097
RECORDED ON
Apr 20, 2007
12:43:15 PM
BOOK = **OR-8645**
PAGE = **5713**
Total Pages: 4

REALTY TRANSFER \$3,003.80
FEES
COUNTY RECORDING \$70.00
FEES
TOTAL PAID \$3,073.80

(Prepared by: (print signer's name below signature))

(For Recorder's Use Only)

THOMAS N. PANEPINTO, ESQ.

REVISED SCHEDULE C

Order No. PT-07-9264

ALL that certain lot, parcel or tract of land, situate and lying in the Borough of Brielle, County of Monmouth, State of New Jersey, and being more particularly described as follows:

BEGINNING at an iron pipe in the northerly line of Oak Drive, (50' R.O.W.), where the same is intersected by the common line dividing Lots 7 & 8, said point also being the southwesterly corner of Lot 8 lands n/f Carol & Henry Lozar (Deed Book 8104 Page 7091) and thence

- (1) North 10 degrees 31 minutes 20 seconds East, 100.00 feet to an iron pipe and thence,
- (2) North 79 degrees 28 minutes 40 seconds West, 75.00 feet to a point and thence,
- (3) South 10 degrees 31 minutes 20 seconds West, 100.00 feet to a point in the northerly line of Oak Drive and thence,
- (4) Along the same, South 79 degrees 28 minutes 40 seconds East, 75.00 feet to the point or place of BEGINNING.

KNOWN as Lots 44, 45 & 46 in Block 42 as shown on a certain map entitled "Manasquan Shores Hills, Section F", filed in the Monmouth County Clerk's Office on 8/17/1931 as Case No. 34-12.

The above description was prepared in accordance with a survey made by Brunswick West, Inc., Licensed Land Surveyors, dated March 23, 2007.

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot 7 in Block 4.01 on the Borough of Brielle Tax Map.

For Informational Purposes Only: Being commonly known as 808 Oak Road, Brielle, NJ 08730.

State of New Jersey

Seller's Residency Certification/Exemption

(C.55, P.L. 2004)

(Please Print or Type)

SELLER(S) INFORMATION (See Instructions, page 2):

Name(s) Barbara L. Ross

Current Resident Address 1647 Viscaya Blvd.

City, Town, Post Office St. Augustine State FL Zip Code 32084

PROPERTY INFORMATION (Brief Property Description):

Block(s) 4.01 Lot(s) 7 Qualifier _____

Street Address 808 Oak Road

City, Town, Post Office Brielle State NJ Zip Code 08730

Seller's Percentage of Ownership 100% Consideration \$385,000.00 Closing Date APR 16 2007

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to NON-residents):

1. I am a resident taxpayer (individual, estate or trust) of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
2. The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
3. I am 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 as such not required to make an estimated payment pursuant to N.J.S.A.54A:5-1-1 et seq.
6. The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.
7. The gain from the sale will not be recognized for federal income tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION.) If such 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.
8. Transfer 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.

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 could 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.

APR 13 2007

Date

Barbara L. Ross
BARBARA L. ROSS

Signature

(Seller) Please indicate if Power of Attorney or Attorney in Fact

Date

Signature

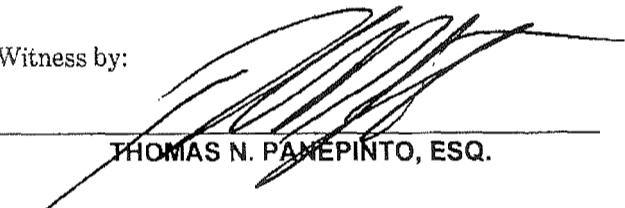
(Seller) Please indicate if Power of Attorney or Attorney in Fact

The street address of the Property is:
808 Oak Road, Brielle, NJ 08730

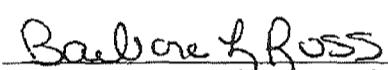
4. Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the Property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the Property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

5. Signatures. The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature.)

Witness by:



THOMAS N. PANEPINTO, ESQ.



BARBARA L. ROSS

(Seal)

(Seal)

STATE OF NEW JERSEY, COUNTY OF MONMOUTH
I CERTIFY that on

APR 13 2007

SS:

BARBARA L. ROSS

personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of this Deed; and,
- (b) executed this Deed as his or her own act; and
- (c) made this Deed for \$ **378,000.00**

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.)

RECORD AND RETURN TO:
William S. Nixon, Esq.
309 Morris Avenue, Suite F
Spring Lake, NJ 07762

RtP



**THOMAS N. PANEPINTO, AN ATTORNEY AT LAW
OF THE STATE OF NEW JERSEY**

Print name and title below signature

THE STATE CAPITAL TITLE & ABSTRACT CO.
HEREBY CERTIFIES TO

JUDGMENT SEARCH
SUPERIOR COURT OF NEW JERSEY
US DISTRICT COURT OF NJ
US BANKRUPTCY COURT OF NJ

REF: RWS-309

R.W. SCHRADER TITLE AGENCY, LLC
1401 BAY AVE., UNIT A
POINT PLEASANT, NJ 087424556

THAT IT HAS SEARCHED THE INDEX OF THE CIVIL JUDGMENT AND ORDER DOCKET OF THE SUPERIOR COURT OF NEW JERSEY AND THE INDICES OF THE UNITED STATES DISTRICT COURT AND UNITED STATES BANKRUPTCY COURT, DISTRICT OF NEW JERSEY, AND FINDS THERE TO BE NO JUDGMENT OR OTHER DOCKETED RECORD REFERRED TO WITHIN THE AFORESAID COURT INDICES, CONSTITUTING A GENERAL LIEN ON REAL PROPERTY IN NEW JERSEY, WHICH REMAINS UNSATISFIED OF RECORD, NOR DOES IT FIND ANY CERCLA LIEN ON SPECIFIC REAL PROPERTY WITHIN NEW JERSEY, NOR ANY PETITION COMMENCING PROCEEDINGS IN A BANKRUPTCY ACTION, AGAINST THE NAMES SEARCHED, ENTERED OR FILED DURING THE PERIOD SEARCHED, EXCEPT AS FOLLOWS:

	FROM	TO
LAURA MYERS *	12-11-1998	12-11-2018
(INDIVIDUAL)		
GEOFFREY MYERS *	12-11-1998	12-11-2018
(INDIVIDUAL)		

*** WITH JUDGMENTS ***

See Attached 11 Pages

DATED: 12/11/2018
TIME: 11:50 AM

FEE: \$ 20.00
TAX: \$ 0.00
TOTAL: \$ 20.00

352 3925054 4377464

The State Capital Title & Abstract Co.
P.O. Box 1477
Trenton, NJ 08607
(800) 876-8994
www.statecapital.net

NAME SEARCHED: LAURA MYERS (INDIVIDUAL)

SEARCHED FROM: 12/11/1998 THROUGH: 12/11/2018

DOCKET NUMBER	PAGE	DOCKET NUMBER	PAGE	DOCKET NUMBER	PAGE
DJ01769404	4	02-53704	8	05-30401	9
DJ20624613	4	03-43368	8	17-25812	11
99-15678	7				

NAME SEARCHED: GEOFFREY MYERS (INDIVIDUAL)

SEARCHED FROM: 12/11/1998 THROUGH: 12/11/2018

DOCKET NUMBER	PAGE	DOCKET NUMBER	PAGE	DOCKET NUMBER	PAGE
J 11597507	1	DJ13999400	3	PD05625217	6
J 07472708 *	1	DJ23636007	4	99-13136	7
J 01861113	2	DJ09556014	5	10-17542	9
J 01861213	2	DJ17478918	5	13-12062	10
J 01861313	3	PD22897710	6	15-22886	10
DJ17451299	3				

* Indicates a Child Support Judgment. Debt amount can vary daily. For more information, visit <http://www.statecapital.net/nj-child-support>

ABSTRACTS OF THE ABOVE CASE NUMBERS BEGIN NEXT PAGE

4377464

REF: RWS-309

SUPERIOR COURT OF NEW JERSEY
 JUDGMENT: J-115975-2007 ACTION TYPE: CRIMINAL
 CASE NUMBER: 04 090311 1 VENUE: ESSEX
 ENTERED: 05/03/2007
 SIGNED: 05/03/2007

CREDITOR(S): AWARD: \$2,830.00
 STATE OF NEW JERSEY TREASURER
 ATTORNEY: ESSEX CO PROB

DEBTOR(S): JEFFREY A MYERS, SSN: XXX-XX-7681, DOB: 05/27/1956
 414 SOUTH MUNN AVE., EAST ORANGE, NJ 07018

NOTE: LEOTEF SSN FORENSIC OTHER

CREDITOR(S): AWARD: \$100.00
 VIOLENT CRIMES COMP BOARD
 ATTORNEY: ESSEX CO PROB

DEBTOR(S): JEFFREY A MYERS, SSN: XXX-XX-7681, DOB: 05/27/1956
 414 SOUTH MUNN AVE., EAST ORANGE, NJ 07018

NOTE: VCCB

* * * End of Abstract * * *

SUPERIOR COURT OF NEW JERSEY
 JUDGMENT: *J-074727-2008 ACTION TYPE: CHILD SUPPORT
 CASE NUMBER: CS 540676 34B VENUE: CUMBERLAND
 ENTERED: 04/02/2008
 SIGNED: 04/02/2008

CREDITOR(S):
 STATE OF NEW JERSEY
 ATTORNEY: PRO SE

DEBTOR(S): JEFFREY MYERS, DOB: 10/02/1957
 1783 PENNSYLVANIA AVE., VINELAND, NJ 08361-0000
 ATTORNEY: PRO SE

NOTE: ORIGINAL DOCKET - FD-06-001281-08

* Indicates a Child Support Judgment. Debt may vary daily.
 Details may be obtained by calling the probation dep't where CSJ was entered, or visit <http://www.statecapital.net/nj-child-support>

* * * End of Abstract * * *

4377464

REF: RWS-309

SUPERIOR COURT OF NEW JERSEY
JUDGMENT: J-018611-2013 ACTION TYPE: PROBATION
CASE NUMBER: PS 001038 13 VENUE: MERCER
ENTERED: 01/25/2013
SIGNED: 01/25/2013

CREDITOR(S): AWARD: \$375.00

PROBATION SERVICES

ATTORNEY: PRO SE

DEBTOR(S):

JEFFREY A MYERS, DOB: 03/15/1956

850 S. ORANGE AVE, APT 2, NEWARK, NJ 07106-0000

ATTORNEY: PRO SE

NOTE: CONTACT PROBATION SERVICES AT YOUR LOCAL COUNTY

COMMENTS: CONTACT PROBATION SERVICES AT YOUR LOCAL COUNTY

* * * End of Abstract * * *

SUPERIOR COURT OF NEW JERSEY
JUDGMENT: J-018612-2013 ACTION TYPE: PROBATION
CASE NUMBER: PS 001039 13 VENUE: MERCER
ENTERED: 01/25/2013
SIGNED: 01/25/2013

CREDITOR(S): AWARD: \$155.00

PROBATION SERVICES

ATTORNEY: PRO SE

DEBTOR(S):

JEFFREY A MYERS, DOB: 03/15/1956

850 S. ORANGE AVE, APT 2, NEWARK, NJ 07106-0000

ATTORNEY: PRO SE

NOTE: CONTACT PROBATION SERVICES AT YOUR LOCAL COUNTY

COMMENTS: CONTACT PROBATION SERVICES AT YOUR LOCAL COUNTY

* * * End of Abstract * * *

4377464

REF: RWS-309

SUPERIOR COURT OF NEW JERSEY
 JUDGMENT: J-018613-2013 ACTION TYPE: PROBATION
 CASE NUMBER: PS 001040 13 VENUE: MERCER
 ENTERED: 01/25/2013
 SIGNED: 01/25/2013

CREDITOR(S): AWARD: \$2,357.00
 PROBATION SERVICES

ATTORNEY: PRO SE

DEBTOR(S):

JEFFREY A MYERS, DOB: 03/15/1956
 850 S. ORANGE AVE, APT 2, NEWARK, NJ 07106-0000
 ATTORNEY: PRO SE

NOTE: CONTACT PROBATION SERVICES AT YOUR LOCAL COUNTY

COMMENTS: CONTACT PROBATION SERVICES AT YOUR LOCAL COUNTY

* * * End of Abstract * * *

SUPERIOR COURT OF NEW JERSEY
 JUDGMENT: DJ-174512-1999 ACTION TYPE: CERT DEBT
 DOCKETED: 07/20/1999 VENUE: MERCER

CREDITOR(S): AWARD: \$250.00
 DIV OF MOTOR VEHICLES

DEBTOR(S):

JEFFREY MYERS, DOB: 09/01/1959
 551 FREEMAN ST, ORANGE, NJ 07050

* * * End of Abstract * * *

SUPERIOR COURT OF NEW JERSEY
 JUDGMENT: DJ-139994-2000 ACTION TYPE: CERT DEBT
 DOCKETED: 07/18/2000 VENUE: MERCER

CREDITOR(S): AWARD: \$250.00
 DIV OF MOTOR VEHICLES

DEBTOR(S):

JEFFREY MYERS, DOB: 09/01/1959
 551 FREEMAN ST, ORANGE, NJ 07050

* * * End of Abstract * * *

4377464

REF: RWS-309

SUPERIOR COURT OF NEW JERSEY
 JUDGMENT: DJ-017694-2004 ACTION TYPE: CONTRC-REG
 CASE NUMBER: DC 001246 01 VENUE: OCEAN
 DOCKETED: 02/04/2004

CREDITOR(S): AWARD: \$431.60
 MON OCN COLLECTION
 SURGEON ASSOCIATES
 17-19 MAIN STREET, ASBURY PARK, NJ 07712-0000
 ATTORNEY: FURMAN & JENNINGS

DEBTOR(S):
 LAUREL A MYERS
 A/K/A LAUREL MYERS
 623 WOODBINE LANE, LAKEWOOD, NJ 08701-0000
 ATTORNEY: PRO SE

NOTE: AMOUNT DOCKETED IN SUPERIOR COURT, ADDL \$\$ MAY APPLY.

* * * End of Abstract * * *

SUPERIOR COURT OF NEW JERSEY
 JUDGMENT: DJ-236360-2007 ACTION TYPE: CONTRC-REG
 CASE NUMBER: DC 027802 05 VENUE: ESSEX
 DOCKETED: 08/24/2007

CREDITOR(S): AWARD: \$10,650.23
 GIBBS COLLEGE
 ATTORNEY: FEIN SUCH KAHN & SHE PARD PC

DEBTOR(S):
 JEFFREY MYERS
 14 22ND STREET, IRVINGTON, NJ 07111-0000
 ATTORNEY: PRO SE

NOTE: AMOUNT DOCKETED IN SUPERIOR COURT, ADDL \$\$ MAY APPLY.

* * * End of Abstract * * *

SUPERIOR COURT OF NEW JERSEY
 JUDGMENT: DJ-206246-2013 ACTION TYPE: CONTRC-REG
 CASE NUMBER: DC 001795 11 VENUE: HUNTERDON
 DOCKETED: 10/09/2013

CREDITOR(S): AWARD: \$15,047.76
 AMERICAN TRADING COM PANY
 PO BOX 6448, LAWRENCEVILLE, NJ 08648-0000
 ATTORNEY: LENOX SOCEY FORMIDON I B G C C

DEBTOR(S):
 LORA MYERS
 37 WOODENS LANE, LAMBERTVILLE, NJ 08530-0000
 ATTORNEY: PRO SE

NOTE: AMOUNT DOCKETED IN SUPERIOR COURT, ADDL \$\$ MAY APPLY.

* * * End of Abstract * * *

4377464

REF: RWS-309

SUPERIOR COURT OF NEW JERSEY
 JUDGMENT: DJ-095560-2014 ACTION TYPE: CONTRC-REG
 CASE NUMBER: DC 005394 13 VENUE: SOMERSET
 DOCKETED: 06/04/2014

CREDITOR(S): AWARD: \$6,822.28
 CONDOR CAPITAL CORP.

165 OSER AVENUE, HAUPPAUGE, NY 11788-0000
 ATTORNEY: WIRKMAA ANDRES

DEBTOR(S):
 JEFFREY R MYERS
 P O BOX 5704, SOMERSET, NJ 08875-5704
 ATTORNEY: PRO SE

NOTE: AMOUNT DOCKETED IN SUPERIOR COURT, ADDL \$\$ MAY APPLY.

COMMENTS: PER COURT ORDER

* * * End of Abstract * * *

SUPERIOR COURT OF NEW JERSEY
 JUDGMENT: DJ-174789-2018 ACTION TYPE: CONTRC-REG
 CASE NUMBER: DC 011817 17 VENUE: MIDDLESEX
 DOCKETED: 10/09/2018

CREDITOR(S): AWARD: \$5,925.88
 EQUITY RESIDENTIAL MANAGEMENT
 LLC, 1300 COOK LANE, SOUTH PALINFIELD, NJ 07080-0000
 ATTORNEY: HUDSON LAW OFFICES P C

DEBTOR(S):
 DEBORAH MYERS
 3300 NESHAMINY BLVD., APT 557, BENSALEM, PA 19020-0000
 ATTORNEY: PRO SE

JEFF MYERS
 4225 US 1, MONMOUTH JNCTN, NJ 08543-0000
 ATTORNEY: PRO SE

NOTE: AMOUNT DOCKETED IN SUPERIOR COURT, ADDL \$\$ MAY APPLY.

* * * End of Abstract * * *

4377464

REF: RWS-309

SUPERIOR COURT OF NEW JERSEY
 JUDGMENT: PD-228977-2010 ACTION TYPE: PD LIEN
 CASE NUMBER: PD 047819 10 VENUE: MERCER
 DATE ENTERED: 09/08/2010

CREDITOR: AWARD: \$277.25
 OFFICE OF THE PUBLIC DEFENDER
 ATTORNEY: PRO SE

DEBTOR(S):
 MR JEFFREY MYERS, DOB: 03/15/1956

A/K/A JAMES ALLEN
 A/K/A ALLEN JAMES
 A/K/A ANTHONY MYERS
 A/K/A JEFFERY MYERS
 850 SO ORANGE AVE APT 2, NEWARK, NJ 07106-0000
 ATTORNEY: PRO SE

NOTE: ORIGINAL DOCKET - 1004512532

* * * End of Abstract * * *

SUPERIOR COURT OF NEW JERSEY
 JUDGMENT: PD-056252-2017 ACTION TYPE: PD LIEN
 CASE NUMBER: PD 011720 17 VENUE: MERCER
 DATE ENTERED: 04/20/2017

CREDITOR: AWARD: \$150.00
 OFFICE OF THE PUBLIC DEFENDER
 ATTORNEY: PRO SE

DEBTOR(S):
 MR JEFFREY S JOHNSON, DOB: 12/19/1956
 A/K/A JEFFRIES HARRIS
 A/K/A JEFFREY MYERS
 A/K/A JEFF WILLIAMS
 3004 CONGRESS ROAD, CAMDEN, NJ 08104-0000
 ATTORNEY: PRO SE

NOTE: ORIGINAL DOCKET - 1005161718

* * * End of Abstract * * *

4377464

REF: RWS-309

UNITED STATES BANKRUPTCY COURT

BANKRUPTCY NUMBER: BK-13136-1999 VOLUNTARY
 PETITION FILED: 04/05/99 CHAPTER
 ORDER FOR RELIEF: 04/05/99

7

IN THE MATTER OF:

JEFFREY MYERS, SSN: XXX-XX-7636
 641 UNION ROAD, VINELAND, NJ 08361
 ATTORNEY: THOMAS E. DOWEY
 1401 TILTON ROAD, SUITE 101, NORTHFIELD, NJ 08225
 SHERRY MYERS, SSN: XXX-XX-2163
 A/K/A SHERRY VAUGHN
 641 UNION ROAD, VINELAND, NJ 08361
 ATTORNEY: THOMAS E. DOWEY
 (SEE ABOVE FOR ADDRESS)

TRUSTEE: BARRY R. SHARER
 DISCHARGE OF DEBTOR: 07/19/1999
 FINAL DECREE: 07/20/1999

* * * End of Abstract * * *

UNITED STATES BANKRUPTCY COURT

BANKRUPTCY NUMBER: BK-15678-1999 VOLUNTARY
 PETITION FILED: 06/18/99 CHAPTER
 ORDER FOR RELIEF: 06/18/99

7

IN THE MATTER OF:

BRIAN HERBERT MYERS, SSN: XXX-XX-0300
 A/K/A BRIAN H MYERS
 1017 SOUTH CHURCH ST., MOUNT LAUREL, NJ 08054
 ATTORNEY: JOSEPH S. CHIZIK
 1155 ROUTE 73, SUITE 17, LAUREL, NJ 08054
 LORA ANN MYERS, SSN: XXX-XX-8315
 A/K/A LAURA ANN VALOCIK
 A/K/A LORA A MYERS
 1017 SOUTH CHURCH ST., MOUNT LAUREL, NJ 08054
 ATTORNEY: JOSEPH S. CHIZIK
 (SEE ABOVE FOR ADDRESS)

TRUSTEE: JAMES ONEILL, III
 DISCHARGE OF DEBTOR: 11/16/1999
 FINAL DECREE: 11/22/1999

* * * End of Abstract * * *

4377464

REF: RWS-309

UNITED STATES BANKRUPTCY COURT
 BANKRUPTCY NUMBER: BK-53704-2002 VOLUNTARY
 PETITION FILED: 04/02/02 CHAPTER
 ORDER FOR RELIEF: 04/02/02

7

IN THE MATTER OF:

KIM G. MYERS, SSN: XXX-XX-3025
 255 SHORE DRIVE, APT. 22, HIGHLANDS, NJ 07732
 ATTORNEY: THOMAS V. GREALIS
 JUMAN, JUMAN & HEDESH
 1981 HWY. 27, EDISON, NJ 08818
 LAURA A. MYERS, SSN: XXX-XX-8297
 255 SHORE DRIVE, APT. 22, HIGHLANDS, NJ 07732
 ATTORNEY: THOMAS V. GREALIS
 (SEE ABOVE FOR ADDRESS)

TRUSTEE: PEGGY STALFORD
 DISCHARGE OF DEBTOR: 06/30/2002
 FINAL DECREE: 10/15/2002

* * * End of Abstract * * *

UNITED STATES BANKRUPTCY COURT
 BANKRUPTCY NUMBER: BK-43368-2003 VOLUNTARY
 PETITION FILED: 10/08/03 CHAPTER
 ORDER FOR RELIEF: 10/08/03

7

IN THE MATTER OF:

BRIAN E. MYERS, SSN: XXX-XX-7763
 37 WOODENS LANE, LAMBERTVILLE, NJ 08530
 ATTORNEY: CATHERINE A. ROSS
 LAW OFFICE OF CATHERINE A. ROSS
 88 LAKEDALE DRIVE, LAWRENCEVILLE, NJ 08648
 LORA A. MYERS, SSN: XXX-XX-4108
 A/K/A LORA A WOODEN
 37 WOODENS LANE, LAMBERTVILLE, NJ 08530
 ATTORNEY: CATHERINE A. ROSS
 (SEE ABOVE FOR ADDRESS)

TRUSTEE: BARRY FROST
 DISCHARGE OF DEBTOR: 01/09/2004
 FINAL DECREE: 01/12/2004

* * * End of Abstract * * *

4377464

REF: RWS-309

UNITED STATES BANKRUPTCY COURT

BANKRUPTCY NUMBER:	BK-30401-2005	VOLUNTARY	
PETITION FILED:	06/21/05	CHAPTER	7
ORDER FOR RELIEF:	06/21/05	PREV CHAPTER	13

IN THE MATTER OF:

ALBERT J MYERS, SSN: XXX-XX-1573
 2726 2ND STREET, MILLVILLE, NJ 08332
 ATTORNEY: SEYMOUR WASSERSTRUM
 SEYMOUR WASSERSTRUM & ASSOCIATES
 205 LANDIS AVENUE, VINELAND, NJ 08360
 ATTORNEY: MOSHE ROTHENBERG
 SEYMOUR WASSERSTRUM & ASSOCIATES
 205 LANDIS AVENUE, VINELAND, NJ 08360

LAURIE A. MYERS, SSN: XXX-XX-5903
 2726 2ND STREET, MILLVILLE, NJ 08332
 ATTORNEY: SEYMOUR WASSERSTRUM
 (SEE ABOVE FOR ADDRESS)
 ATTORNEY: MOSHE ROTHENBERG
 (SEE ABOVE FOR ADDRESS)

TRUSTEE: JOHN CASAROW
 TRUSTEE APPOINTED: 07/03/2008
 DISCHARGE OF DEBTOR: 10/10/2008
 FINAL DECREE: 10/22/2008

* * * End of Abstract * * *

BANKRUPTCY NUMBER:	BK-17542-2010	VOLUNTARY	
PETITION FILED:	03/15/10	CHAPTER	7
ORDER FOR RELIEF:	03/15/10	PREV CHAPTER	13

IN THE MATTER OF:

JEFFREY ROBERT MYERS, SSN: XXX-XX-7636
 33A PLEASANTVIEW DRIVE, PISCATAWAY, NJ 08854
 ATTORNEY: FRANCIS LANDGREBE
 LAW OFFICE OF FRANCIS LANDGREBE
 71 COOPER ST., WOODBURY, NJ 08096

DEBORAH ANN MYERS, SSN: XXX-XX-1633
 A/K/A DEBORAH ANN DEMEO
 33A PLEASANTVIEW DRIVE, PISCATAWAY, NJ 08854
 ATTORNEY: FRANCIS LANDGREBE
 (SEE ABOVE FOR ADDRESS)

TRUSTEE: DOUGLAS S. STANGER
 TRUSTEE APPOINTED: 11/07/2011
 DISCHARGE OF DEBTOR: 02/10/2012
 FINAL DECREE: 02/27/2012

* * * End of Abstract * * *

4377464

REF: RWS-309

UNITED STATES BANKRUPTCY COURT
BANKRUPTCY NUMBER: BK-12062-2013 VOLUNTARY
PETITION FILED: 01/31/13 CHAPTER
ORDER FOR RELIEF: 01/31/13

7

IN THE MATTER OF:

JEFFREY V. MYERS, SSN: XXX-XX-8622
619 ELM TER, RIVERTON, NJ 08077
ATTORNEY: LEE MARTIN PERLMAN
LEE M. PERLMAN
1926 GREENTREE ROAD, SUITE 100, CHERRY HILL, NJ 08003
DARLENE L. MYERS, SSN: XXX-XX-6499
A/K/A DARLENE L. JONES
619 ELM TER, RIVERTON, NJ 08077
ATTORNEY: LEE MARTIN PERLMAN
(SEE ABOVE FOR ADDRESS)

TRUSTEE: JOSEPH MARCHAND
TRUSTEE APPOINTED: 02/01/2013
DISCHARGE OF DEBTOR: 05/31/2013
FINAL DECREE: 05/31/2013

* * * End of Abstract * * *

UNITED STATES BANKRUPTCY COURT
BANKRUPTCY NUMBER: BK-22886-2015 VOLUNTARY
PETITION FILED: 07/09/15 CHAPTER
ORDER FOR RELIEF: 07/09/15

7

IN THE MATTER OF:

JEFFERY MYERS, SSN: XXX-XX-7953
14 SO. 22ND STREET, 2ND FLOOR, IRVINGTON, NJ 07111
ATTORNEY: SHARON HENDERSON
ESSEX-NEWARK LEGAL SERVICES
5 COMMERCE ST., NEWARK, NJ 07102

TRUSTEE: NANCY ISAACSON
TRUSTEE APPOINTED: 07/13/2015
DISCHARGE OF DEBTOR: 10/22/2015
FINAL DECREE: 10/22/2015

* * * End of Abstract * * *

4377464

REF: RWS-309

UNITED STATES BANKRUPTCY COURT
BANKRUPTCY NUMBER: BK-25812-2017 VOLUNTARY
PETITION FILED: 08/03/17 CHAPTER
ORDER FOR RELIEF: 08/03/17 13

IN THE MATTER OF:

ALBERT J MYERS, SSN: XXX-XX-1573
A/K/A ALBERT J MYERS JR
212 N SIXTH ST, MILLVILLE, NJ 08332
ATTORNEY: TERRY TUCKER
TERRY GLEN TUCKER, P.C.
80 WEST BROAD STREET, BRIDGETON, NJ 08302

LAURIE A MYERS, SSN: XXX-XX-5903

A/K/A LAURIE A ALLEN
A/K/A LAURIE A SUTTER
212 N SIXTH ST, MILLVILLE, NJ 08332
ATTORNEY: TERRY TUCKER
(SEE ABOVE FOR ADDRESS)

TRUSTEE: ISABEL C. BALBOA

TRUSTEE APPOINTED: 08/04/2017

* * * End of Abstract * * *

NAME SEARCHED: LAURA MYERS (INDIVIDUAL)

SEARCHED FROM: 12/11/1998 THROUGH: 12/11/2018

UNIQUE NAME	DOCKET NUMBER	PAGE
LAURA A. MYERS	02-53704	8
LAUREL A MYERS	DJ01769404	4
LAURIE A MYERS	17-25812	11
LAURIE A. MYERS	05-30401	9
LORA A. MYERS	03-43368	8
LORA ANN MYERS	99-15678	7
LORA MYERS	DJ20624613	4

NAME SEARCHED: GEOFFREY MYERS (INDIVIDUAL)

SEARCHED FROM: 12/11/1998 THROUGH: 12/11/2018

UNIQUE NAME	DOCKET NUMBER	PAGE
JEFF MYERS	DJ17478918	5
JEFFERY MYERS	15-22886	10
JEFFREY A MYERS	J 11597507	1
	J 01861113	2
	J 01861213	2
	J 01861313	3
JEFFREY MYERS	J 07472708	1
	DJ17451299	3
	DJ13999400	3
	DJ23636007	4
	PD22897710	6
	PD05625217	6
	99-13136	7
JEFFREY R MYERS	DJ09556014	5
JEFFREY ROBERT MYERS	10-17542	9
JEFFREY V. MYERS	13-12062	10

THIS INDEX IS PROVIDED FOR YOUR CONVENIENCE ONLY AND SHOULD NOT BE RELIED UPON FOR TITLE PURPOSES. EACH JUDGMENT SHOULD BE REVIEWED INDEPENDENTLY.

THE STATE CAPITAL TITLE & ABSTRACT CO.

HEREBY CERTIFIES TO

JUDGMENT SEARCH
SUPERIOR COURT OF NEW JERSEY
US DISTRICT COURT OF NJ
US BANKRUPTCY COURT OF NJ

REF: RWS-309

R.W. SCHRADER TITLE AGENCY, LLC
1401 BAY AVE., UNIT A
POINT PLEASANT, NJ 087424556

THAT IT HAS SEARCHED THE INDEX OF THE CIVIL JUDGMENT AND ORDER DOCKET OF THE SUPERIOR COURT OF NEW JERSEY AND THE INDICES OF THE UNITED STATES DISTRICT COURT AND UNITED STATES BANKRUPTCY COURT, DISTRICT OF NEW JERSEY, AND FINDS THERE TO BE NO JUDGMENT OR OTHER DOCKETED RECORD REFERRED TO WITHIN THE AFORESAID COURT INDICES, CONSTITUTING A GENERAL LIEN ON REAL PROPERTY IN NEW JERSEY, WHICH REMAINS UNSATISFIED OF RECORD, NOR DOES IT FIND ANY CERCLA LIEN ON SPECIFIC REAL PROPERTY WITHIN NEW JERSEY, NOR ANY PETITION COMMENCING PROCEEDINGS IN A BANKRUPTCY ACTION, AGAINST THE NAMES SEARCHED, ENTERED OR FILED DURING THE PERIOD SEARCHED, EXCEPT AS FOLLOWS:

	FROM	TO
PETER DONNELLY *	12-11-1998	12-11-2018
(INDIVIDUAL)		

*** WITH JUDGMENTS ***

See Attached 1 Pages

DATED: 12/11/2018

TIME: 11:50 AM

FEE: \$ 10.00
TAX: \$ 0.00
TOTAL: \$ 10.00

352 3925053 4377462

The State Capital Title & Abstract Co.
P.O. Box 1477
Trenton, NJ 08607
(800) 876-8994
www.statecapital.net

NAME SEARCHED: PETER DONNELLY (INDIVIDUAL)
SEARCHED FROM: 12/11/1998 THROUGH: 12/11/2018
DOCKET NUMBER PAGE DOCKET NUMBER PAGE
DJ12962611 1 DJ04540615 1

ABSTRACTS OF THE ABOVE CASE NUMBERS BEGIN NEXT PAGE

4377462

REF: RWS-309

SUPERIOR COURT OF NEW JERSEY
JUDGMENT: DJ-129626-2011 ACTION TYPE: PENALTY
CASE NUMBER: HI 000232 11 VENUE: MERCER
DOCKETED: 05/07/2011

CREDITOR(S): AWARD: \$6,737.00
BUREAU OF HOUSING INSPECTION

ATTORNEY: PRO SE

DEBTOR(S):
PETER DONNELLY

2300 5TH AV APT 8L, NEW YORK, NY 10037-0000
ATTORNEY: PRO SE

MARYANN RIODAIN
2300 5TH AV APT 8L, NEW YORK, NY 10037-0000
ATTORNEY: PRO SE

NOTE: ORIGINAL DOCKET -

* * * End of Abstract * * *

SUPERIOR COURT OF NEW JERSEY
JUDGMENT: DJ-045406-2015 ACTION TYPE: CERT DEBT
CASE NUMBER: 12 9143 VENUE: MERCER
DOCKETED: 03/16/2015

CREDITOR(S): AWARD: \$8,686.00
DIV CODES&STNDRDS BU R HSNG IN S

DEBTOR(S):
PETER DONNELLY

555 LENOX AV #1C, NEW YORK, NY 10037

MARYANN RIODAIN
555 LENOX AV #1C, NEW YORK, NY 10037

* * * End of Abstract * * *

NAME SEARCHED: PETER DONNELLY (INDIVIDUAL)

SEARCHED FROM: 12/11/1998 THROUGH: 12/11/2018

UNIQUE NAME	DOCKET NUMBER	PAGE
PETER DONNELLY	DJ12962611	1
	DJ04540615	1

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PATRIOT SEARCH

UNITED STATES PATRIOT NAME SEARCH
U.S. Department of the Treasury

R.W. SCHRADER TITLE AGENCY, LLC
1401 Bay Ave., Unit A
Point Pleasant, NJ 087424556

ORDER NUMBER: 3925053
REPORT CONTROL NO: 4377463
REPORT RUN: 12/18/2018

REFERENCE: RWS-309

FEE: \$ 2.00
TAX: \$ 0.00
TOTAL: \$ 2.00

THE STATE CAPITAL TITLE & ABSTRACT CO. hereby certifies to R.W. SCHRADER TITLE AGENCY, LLC that it has searched the Foreign Sanctions Evaders, Specially Designated Nationals and Blocked Persons lists maintained by the United States Department of the Treasury, Office of Foreign Assets Control and finds in the record the following:

NAME SEARCHED: **PETER DONNELLY** (INDIVIDUAL)
THROUGH: **12/11/2018**
SEARCH FOR ABOVE NAME HAS COME BACK CLEAR

PLEASE NOTE: PURSUANT TO SANCTIONS IMPOSED BY THE U.S. DEPARTMENT OF TREASURY, NO U.S. PERSON MAY DEAL WITH ANY LIBYAN OR IRAQI GOVERNMENT OFFICIAL WHETHER OR NOT THEIR NAME APPEARS ON THE SPECIALLY DESIGNATED NATIONALS LIST.

PATRIOT SEARCH

UNITED STATES PATRIOT NAME SEARCH
U.S. Department of the Treasury

R.W. SCHRADER TITLE AGENCY, LLC
1401 Bay Ave., Unit A
Point Pleasant, NJ 087424556

ORDER NUMBER: 3925054
REPORT CONTROL NO: 4377465
REPORT RUN: 12/18/2018

REFERENCE: RWS-309

FEE: \$ 4.00
TAX: \$ 0.00
TOTAL: \$ 4.00

THE STATE CAPITAL TITLE & ABSTRACT CO. hereby certifies to R.W. SCHRADER TITLE AGENCY, LLC that it has searched the Foreign Sanctions Evaders, Specially Designated Nationals and Blocked Persons lists maintained by the United States Department of the Treasury, Office of Foreign Assets Control and finds in the record the following:

NAME SEARCHED: **LAURA MYERS** (INDIVIDUAL)
THROUGH: **12/11/2018**
SEARCH FOR ABOVE NAME HAS COME BACK CLEAR

NAME SEARCHED: **GEOFFREY MYERS** (INDIVIDUAL)
THROUGH: **12/11/2018**
SEARCH FOR ABOVE NAME HAS COME BACK CLEAR

PLEASE NOTE: PURSUANT TO SANCTIONS IMPOSED BY THE U.S. DEPARTMENT OF TREASURY, NO U.S. PERSON MAY DEAL WITH ANY LIBYAN OR IRAQI GOVERNMENT OFFICIAL WHETHER OR NOT THEIR NAME APPEARS ON THE SPECIALLY DESIGNATED NATIONALS LIST.

LOAN COMMITMENT

DATE: November 6, 2018

LOAN NUMBER: 1290001013

BORROWER(S): Laura Myers, Geoffrey Myers

PROPERTY ADDRESS: 808 Oak Rd, Brielle, New Jersey 08730

Dear Applicant(s):

We, Finance Of America Mortgage LLC , are pleased to inform you that your loan to be secured by a mortgage on the above captioned property, has been conditionally approved, subject to the following:

TERMS

Mortgage Product: GN30FCN203 - FHA 203K Standard 30 Year Fixed Rate

Loan Term: 30 years

Amortization: 30 years

Mortgage Amount: \$439,706.00

Purchase Price: \$275,000.00

Interest Rate: Floating

Lock Expires:

Total Points: 1.500

Initial Monthly Payment: Floating

Is Escrow Required: Yes

The initial monthly payment consists of the following components:

Principal & Interest:	\$2,496.60
Homeowner's Insurance:	\$100.00
Mortgage Insurance:	\$304.23
Property Taxes:	\$520.83
Other:	\$0.00

(Please Note: If the interest rate and principal and interest payment are listed as "Prevailing", the actual rate, total points, and principal and interest payment will be determined prior to the scheduled loan closing date as of the date of lock-in. The rate may be locked by you at any time up to five (5) business days prior to settlement. Should the loan not close on or before the lock expiration date, the interest rate and points will be established at the higher of the locked terms or those existing five (5) days prior to closing. The maximum qualifying rate is 5.500 %. Your loan request was underwritten in accordance with the rate of interest rate locked or in effect at the time of underwriting. We reserve the right, in our sole discretion, to reduce your loan amount and/or require that additional conditions be satisfied in the event market conditions, on the date your rate of interest is established, require us to do so.)

Your loan is a fixed payment loan.

Your loan is not a fixed payment loan. The monthly principal and interest payment and the interest rate given above are for the first _____ of your loan. They may change in later years.

FEDERAL DISCLOSURES

Please refer to the attached **Federal Truth-in-Lending Disclosure Statement or Closing Disclosure (as applicable)** (the terms of which are incorporated herein by this reference) for the annual percentage rate, finance charge, amount financed, total amount of all payments, number of payments, and amount and timing of each payment scheduled to repay your loan. These figures are for illustrative purposes only. They reflect the rate now in effect, NOT necessarily the rate you will pay at closing, which will be established as indicated in this commitment.

Please refer to the attached **Good Faith Estimate or Loan Estimate** (as applicable), or **Itemization of Amount Financed** (the terms of which are incorporated herein by this reference) for the itemization of prepaid finance charges, warehouse fees and amount of discount points, if any, and the itemized costs of any credit report, appraisal, title report, title insurance policy, mortgage insurance, escrow fee, property tax, insurance, structural or pest inspection and any other third party provider's costs associated with your loan.

PREPAY

You may prepay your loan at any time during its term. If you prepay, you will will not be subject to a penalty for doing so.

DOCUMENTATION

The mortgage loan shall be governed by terms and conditions of standard mortgage loan documents, which you will execute at closing.

ESCROWS

The escrowing of real estate taxes and homeowners insurance (also flood insurance and mortgage insurance if applicable) is **MANDATORY**.

1/12 of the annual real estate taxes and 1/12 of the annual premium for homeowners and flood insurance (if applicable)

1/12 of the annual renewal premium for Mortgage Insurance (PMI or MIP).

ESCROWS (con't)

I/We request an escrow for real estate taxes and homeowners insurance (also flood insurance if applicable). I/We understand the interim bills for new construction will not be paid from the escrow account.

I/We do not request an escrow for real estate taxes and homeowners insurance (also flood insurance if applicable). I/We will provide the lender with paid receipts for our taxes by December 31 annually, and evidence of current homeowner's insurance upon request.

REQUIREMENTS TO BE MET PRIOR TO LOAN CLOSING:

The following conditions must be met to our satisfaction. All certifications must be current. All conditions must be in our office no later than five (5) business days prior to the scheduled settlement date. If these conditions are not received within this specified time frame, or if the conditions do not meet our underwriting guidelines we reserve the right to postpone or cancel settlement.

1. Hazard Insurance declaration page with adequate coverage & typed paid receipt
2. Verbal verification of employment to be completed by Lender 7 business days prior to closing
3. Closing Protection Letter (CPL) with Wiring Instructions, Title report showing 24-month chain of title, Tax Certification and preliminary HUD.
4. Processed IRS 4506-T form for all borrowers for past 2 years.
5. THE FOLLOWING VERBIAGE MUST BE ADDED TO THE SALES CONTRACT: The borrower has applied for Section 203k financing and the contract is contingent upon mortgage approval and the Borrower's acceptance of additional required improvements as determined by the Mortgagee.
6. SELLER ASSIST OF \$0
7. IF THIS LOAN DOES NOT CLOSE BY 11/30, A SALES CONTRACT ADDENDUM MUST BE OBTAINED EXTENDING CLOSING DATE THROUGH THE ACTUAL DATE OF CLOSING.
8. BORROWER'S NAME(S) ON THE APP, CASE #ASSIGNMENT, HOI, AND TITLE MUST MATCH THE NAME(S) ON THE PURCHASE CONTRACT.
9. The following screens must be completed prior to sending loan for final approval: Loan Contacts, GWF Insurance Info, Realtor Contact, Property Seller, Critical Loan Info & GWF Closing Review
10. If this loan fails HPML, the borrower must receive ALL valuation/appraisal reports with accepted value at least 3 days prior to consummation regardless of any choice made on the Appraisal Receipt/Waiver disclosure.
11. PROCESSOR TO UPLOAD PROOF OF APPRAISAL DELIVERY TO XDOC.
12. SUBJECT TO SIGNED FINAL RATE LOCK AGREEMENT AND LOAN COMMITMENT
13. FUNDS TO CLOSE NOT TO EXCEED: (required) + (10% of reserves) otherwise, UW to review & re-run DU. Total verified liquid assets is (available)
14. 203K: CONTRACTOR PROFILE, REFERENCES, AND LIABILITY INSURANCE ARE REQUIRED. PROCESSOR TO VERIFY CONTRACTOR REFERENCES.
15. 203K: CONTRACTOR BIDS MUST BE SIGNED AND DATED BY THE BORROWER AND CONTRACTOR, AND ITEMIZED BY MATERIAL LABOR AND COST. SCOPE OF WORK MUST BE W/N PROGRAM GUIDELINES.
16. 203K: IF THE SUBJECT PROPERTY WAS BUILT PRIOR TO 1978, AND PAINTING IS LISTED ON THE WWU/BID, VERIFY THAT THE CONTRACTOR HAS A LEAD BASED PAINT CERTIFICATION
17. 203K: HOMEOWNER-CONTRACTOR AGREEMENT MUST BE FULLY EXECUTED AND IN FILE. AMOUNT OF WORK MUST MATCH COST ON CONTRACTOR BID.
18. 203K: CONSULTANT AGREEMENT TO BE SIGNED/DATED BY THE BORROWER AND CONSULTANT, AND SHOW CORRECT FEES CHARGED
19. 203K: CONSULTANT IDENTITY-OF-INTEREST FORM
20. 203K: DRAW REQUEST
21. OBTAIN CREDIT SUPP TO SHOW THE FOLLOWING DEBTS AS PAID IN FULL: WELLS FARGO DEALER SVC #6862 AND #3680, WEICHERT FINANCE #3932, SYNC/GAPD/C #447994, CHASE CARD #414720, CITI #542418, CAP1/L&T #4936, AMEX #09663, AMEX #52813, BK OF AMER #2333, CHASE CARD #414740. DOCUMENT THE SOURCE OF FUNDS USED TO PAY OFF THESE ACCOUNTS
22. COPY OF GEOFFREY'S DRIVER'S LICENSE OR OTHER GOVT ISSUED PHOTO ID MUST BE IN FILE
23. OBTAIN WRITTEN VOE FROM WEST LONG BRANCH SCHOOL DISTRICT
24. OBTAIN ADDITIONAL MONTH'S BANK STATEMENT FROM BANK OF AMERICA #8393. DOCUMENT THE SOURCE OF ANY LARGE DEPOSITS
25. DOCUMENT THE \$5000 EARNEST MONEY DEPOSIT

REQUIREMENTS TO BE MET AT LOAN CLOSING:

The following conditions/information will be required at the time of settlement. The closing agent will be required to obtain these items. Failure to supply satisfactory information/documentation required may result in the cancellation of your loan settlement.

1. Survey/Survey Affidavit if applicable per state guidelines
2. Please return marked-up title binder and original copy of homeowners policy with disbursement package.
3. FoAM closer to confirm a completed Verbal Confirmation of Employment 5 calendar days prior to closing is in file
4. Satisfactory clear Use and Occupancy, if applicable.
5. Attn Title Agent: Do not disburse this loan without faxing and obtaining our approval of: (1) MBFG Closing Instruction/Escrow Instructions Letter (2) Final HUD1, (3) Copy of Driver's License or Photo ID, and (4) Fully completed Tax Information Sheet.
6. Attn Correspondent: Original collateral documents must be received at least 1 business day prior to loan purchase. Please forward original collateral documents (including the assignment and allonge, if applicable) to Finance of America LLC, 2500 N Dallas Pkwy, Ste 424, Plano, TX 75093
7. Borrower's minimum investment must be in the amount of 3.5% of the purchase price + total cost of rehab: \$ 15674

LENDER MAY CANCEL THIS CONDITIONAL COMMITMENT FOR CERTAIN REASONS.

We reserve the right to cancel this commitment for any of the following reasons:

- Your financial condition or employment status changes.
- If there is any meaningful change in the condition of the property from time of appraisal.
- If any statement which you have made to us in your application or otherwise is found to be false in any material way.
- If there is any change in the borrower(s)' information.
- If you fail to comply with any of the conditions contained in this commitment;
- If the financing and the approved subordinate financing is insufficient to satisfy outstanding property items.

GENERAL TERMS

We may require that credit information in your mortgage application be updated prior to settlement. All information on which we based our decision to approve this application must be re-verified to within 30 days prior to settlement. Should your documents exceed this time frame, you must advise us no later than thirty (30) days prior to your anticipated closing so that we can complete reprocessing, if necessary.

- This commitment is not transferable to any other property or person.
- This replaces all previous commitment letters.
- You may not alter the terms and conditions of this commitment in any way.
- The terms will continue in effect after you sign the Note and Mortgage, Deed of Trust or Security Deed at settlement.

CONDITIONAL COMMITMENT EXPIRATION

Your commitment expiration date is 1/21/2019. Your commitment is valid only until then. That means that you must be sure your mortgage loan settles by that date.

This commitment is valid only when signed and dated by you within 10 days from the date of this letter and returned to:

Finance Of America Mortgage LLC
2520 Highway 35, Suite 203, Manasquan, New Jersey 08736

If you have any questions concerning the above, please do not hesitate to contact our office.

Very truly yours,



Stephanie Jeffers
1-800-355-5626

By signing below, I acknowledge that I have received copies of all appraisals and/or valuations at no cost according to my selection of either (1) receiving three days prior to my closing/settlement date OR (2) receiving on my closing/settlement date.

Borrower Laura Myers	Date	Borrower Geoffrey Myers	Date
----------------------	------	-------------------------	------

Borrower	Date	Borrower	Date
----------	------	----------	------

NOTICE

TO BUYER AND SELLER

READ THIS NOTICE BEFORE SIGNING THE CONTRACT

The Law requires real estate brokers to give you the following information before you sign this contract. It requires us to tell you that you must read all of it before you sign. The purpose is to help you in this purchase or sale.

- 1) As a real estate broker, I represent: the seller, not the buyer; the buyer, not the seller;
 both the seller and the buyer; neither the seller nor the buyer.

The title company does not represent either the seller or the buyer.

2) You will not get any legal advice unless you have your own lawyer. Neither I nor anyone from the title company can give legal advice to either the buyer or the seller. If you do not hire a lawyer, no one will represent you in legal matters now or at the closing. Neither I nor the title company will represent you in those matters.

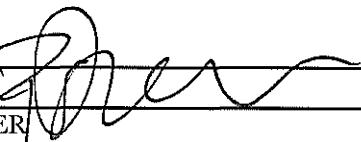
3) The contract is the most important part of the transaction. It determines your rights, risks, and obligations. Signing the contract is a big step. A lawyer would review the contract, help you to understand it, and to negotiate its terms.

4) The contract becomes final and binding unless your lawyer cancels it within the following three business days. If you do not have a lawyer, you cannot change or cancel the contract unless the other party agrees. Neither can the real estate broker nor the title insurance company change the contract.

5) Another important service of a lawyer is to order a survey, title report, or other important reports. The lawyer will review them and help to resolve any questions that may arise about the ownership and condition of the property. These reports and survey can cost you a lot of money. A lawyer will also prepare the documents needed to close title and represent you at the closing.

6) A buyer without a lawyer runs special risks. Only a lawyer can advise a buyer about what to do if problems arise concerning the purchase of this property. The problems may be about the seller's title, the size and shape of the property, or other matters that may affect the value of the property. If either the broker or the title company knows about the problems, they should tell you. But they may not recognize the problem, see it from your point of view, or know what to do. Ordinarily, the broker and the title company have an interest in seeing that the sale is completed, because only then do they usually receive their commissions. So, their interests may differ from yours.

7) Whether you retain a lawyer is up to you. It is your decision. The purpose of this notice is to make sure that you have the information needed to make your decision.



SELLER	DATE
--------	------

Laura Myers	dotloop verified 10/24/18 7:11PM EDT SMZQ-DCQC-HRH8-ZRNM
BUYER	DATE

SELLER	DATE
--------	------

Geoffrey Myers	dotloop verified 10/24/18 8:22PM EDT PNEC-4JUM-6ZE4-WPSG
BUYER	DATE

SELLER	DATE
--------	------

BUYER	DATE
-------	------

SELLER	DATE
--------	------

BUYER	DATE
-------	------

Listing Broker	
----------------	--

Larry Schmidt	dotloop verified 10/24/18 6:58PM EDT GBK1-0U25-OTTG-POBU
Selling Broker	

Prepared by: Larry Schmidt

Name of Real Estate Licensee



STATEWIDE NEW JERSEY REALTORS® STANDARD FORM
OF REAL ESTATE SALES CONTRACT

©2018 New Jersey REALTORS®, Inc.

THIS FORM MAY BE USED ONLY IN THE SALE OF A ONE TO FOUR-FAMILY RESIDENTIAL PROPERTY
OR VACANT ONE-FAMILY LOTS. THIS FORM IS SUITABLE FOR USE ONLY WHERE THE SELLER HAS
PREVIOUSLY EXECUTED A WRITTEN LISTING AGREEMENT.

THIS IS A LEGALLY BINDING CONTRACT THAT WILL BECOME FINAL WITHIN THREE BUSINESS DAYS.
DURING THIS PERIOD YOU MAY CHOOSE TO CONSULT AN ATTORNEY WHO CAN REVIEW AND CANCEL THE
CONTRACT. SEE SECTION ON ATTORNEY REVIEW FOR DETAILS.

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2. PURCHASE PRICE	16. INSPECTION CONTINGENCY CLAUSE	30. BROKERS' INFORMATION AND COMMISSION
3. MANNER OF PAYMENT	17. MEGAN'S LAW STATEMENT	31. EQUITABLE LIEN
4. SUFFICIENT ASSETS	18. MEGAN'S LAW REGISTRY	32. DISCLOSURE THAT BUYER OR SELLER IS A REAL ESTATE LICENSEE
5. ACCURATE DISCLOSURE OF SELLING PRICE	19. NOTIFICATION REGARDING OFF- SITE CONDITIONS	33. BROKERS TO RECEIVE CLOSING DISCLOSURE AND OTHER DOCUMENTS
6. ITEMS INCLUDED IN SALE	20. AIR SAFETY AND ZONING NOTICE	34. PROFESSIONAL REFERRALS
7. ITEMS EXCLUDED FROM SALE	21. BULK SALES	35. ATTORNEY-REVIEW CLAUSE
8. DATES AND TIMES FOR PERFORMANCE	22. NOTICE TO BUYER CONCERNING INSURANCE	36. NOTICES
9. CERTIFICATE OF OCCUPANCY AND ZONING COMPLIANCE	23. MAINTENANCE AND CONDITION OF PROPERTY	37. NO ASSIGNMENT
10. MUNICIPAL ASSESSMENTS	24. RISK OF LOSS	38. ELECTRONIC SIGNATURES AND DOCUMENTS
11. QUALITY AND INSURABILITY OF TITLE	25. INITIAL AND FINAL WALK- THROUGHS	39. CORPORATE RESOLUTIONS
12. POSSESSION, OCCUPANCY AND TENANCIES	26. ADJUSTMENTS AT CLOSING	40. ENTIRE AGREEMENT; PARTIES LIABLE
13. LEAD-BASED PAINT AND/OR LEAD- BASED PAINT HAZARD	27. FAILURE OF BUYER OR SELLER TO CLOSE	41. APPLICABLE LAWS
14. POINT OF ENTRY TREATMENT SYSTEMS	28. CONSUMER INFORMATION STATEMENT ACKNOWLEDGEMENT	42. ADDENDA
		43. ADDITIONAL CONTRACTUAL PROVISIONS

1. PARTIES AND PROPERTY DESCRIPTION:

Laura Myers ("Buyer"), Geoffrey Myers ("Buyer"),

_____ ("Buyer"), _____ ("Buyer"),

whose address is/are 362 Briar Rd. Point Pleasant, NJ 08742

AGREES TO PURCHASE FROM

Peter Donnelly ("Seller"), ("Seller"),

_____ ("Seller"), ("Seller"),

whose address is/are 411 Melrose Ave. Brielle, NJ 08730

THROUGH THE BROKER(S) NAMED IN THIS CONTRACT AT THE PRICE AND TERMS STATED BELOW, THE
FOLLOWING PROPERTY:

Property Address: 808 Oak rd, Brielle, NJ 08730

shown on the municipal tax map of _____ County Monmouth

as Block 341 Lot 46 (the "Property").

THE WORDS "BUYER" AND "SELLER" INCLUDE ALL BUYERS AND SELLERS LISTED ABOVE.

2. PURCHASE PRICE:

TOTAL PURCHASE PRICE	\$ 275,000
INITIAL DEPOSIT	\$ 5,000
ADDITIONAL DEPOSIT	\$ _____
MORTGAGE	\$ 265,375
BALANCE OF PURCHASE PRICE	\$ 4,625



51 **3. MANNER OF PAYMENT:**

52 (A) **INITIAL DEPOSIT** to be paid by Buyer to Listing Broker Participating Broker Buyer's Attorney Title Company
53 Other _____, on or before _____ (date) (if left blank, then within five (5)
54 business days after the fully signed Contract has been delivered to both the Buyer and the Seller).

55 (B) **ADDITIONAL DEPOSIT** to be paid by Buyer to the party who will be responsible for holding the escrow who is identified below
56 on or before _____ (date) (if left blank, then within ten (10) calendar days after the fully signed Contract has been
57 delivered to both the Buyer and the Seller).

58 (C) **ESCROW: All initial and additional deposit monies paid by Buyer shall be held in escrow in the NON-INTEREST
59 BEARING TRUST ACCOUNT of Buyers Attorney _____, ("Escrowee"), until the Closing, at which time all
60 monies shall be paid over to Seller.** The deposit monies shall not be paid over to Seller prior to the Closing, unless otherwise agreed
61 in writing by both Buyer and Seller. If Buyer and Seller cannot agree on the disbursement of these escrow monies, the Escrowee may
62 place the deposit monies in Court requesting the Court to resolve the dispute.

63 (D) **IF PERFORMANCE BY BUYER IS CONTINGENT UPON OBTAINING A MORTGAGE:**

64 If payment of the purchase price requires a mortgage loan other than by Seller or other than assumption of Seller's mortgage,
65 Buyer shall apply for the loan through any lending institution of Buyer's choice in writing on lender's standard form within ten (10)
66 calendar days after the attorney-review period is completed or, if this Contract is timely disapproved by an attorney as provided in the
67 Attorney-Review Clause Section of this Contract, then within ten (10) calendar days after the parties agree to the terms of this Contract,
68 and use best efforts to obtain it. Buyer shall supply all necessary information and fees required by the proposed lender and shall authorize
69 the lender to communicate with the real estate brokers(s) and involved attorney(s). Buyer shall obtain a written commitment from the
70 lending institution to make a loan on the property under the following terms:

71 Principal Amount \$265,375 Type of Mortgage: VA FHA Conventional Other _____
72 Term of Mortgage: 30 years, with monthly payments based on a 30 year payment schedule.

73 The written mortgage commitment must be delivered to Seller's agent, who is the Listing Broker identified in Section 30, and Seller's
74 attorney, if applicable, no later than _____ (date) (if left blank, then within thirty (30) calendar days after
75 the attorney-review period is completed or, if this Contract is timely disapproved by an attorney as provided in the Attorney-Review
76 Clause Section of this Contract, then within thirty (30) calendar days after the parties agree to the terms of this Contract). Thereafter,
77 if Buyer has not obtained the commitment, then either Buyer or Seller may void this Contract by written notice to the other party and
78 Broker(s) within ten (10) calendar days of the commitment date or any extension of the commitment date, whichever is later. If this
79 Contract is voided, the deposit monies paid by Buyer shall be returned to Buyer notwithstanding any other provision in this Contract,
80 provided, however, if Seller alleges in writing to Escrowee within said ten (10) calendar days of the commitment date or any extension of
81 the commitment date, whichever is later, that the failure to obtain the mortgage commitment is the result of Buyer's bad faith, negligence,
82 intentional conduct or failure to diligently pursue the mortgage application, then Escrowee shall not return the deposit monies to Buyer
83 without the written authorization of Seller.

84 (E) **BALANCE OF PURCHASE PRICE:** The balance of the purchase price shall be paid by Buyer in cash, or by certified, cashier's
85 or trust account check.

86 Payment of the balance of the purchase price by Buyer shall be made at the closing, which will take place on 11/30/18
87 (date) at the office of Buyer's closing agent or such other place as Seller
88 and Buyer may agree ("the Closing").

89 **4. SUFFICIENT ASSETS:**

90 Buyer represents that Buyer has or will have as of the Closing, all necessary cash assets, together with the mortgage loan proceeds, to
91 complete the Closing. Should Buyer not have sufficient cash assets at the Closing, Buyer will be in breach of this Contract and Seller shall
92 be entitled to any remedies as provided by law.

93 **5. ACCURATE DISCLOSURE OF SELLING PRICE:**

94 Buyer and Seller certify that this Contract accurately reflects the gross sale price as indicated in Section 2 of this Contract. Buyer and
95 Seller understand and agree that this information shall be disclosed to the Internal Revenue Service and other government agencies as
96 required by law.

97 **6. ITEMS INCLUDED IN SALE:**

98 The Property includes all fixtures permanently attached to the building(s), and all shrubbery, plantings and fencing, gas and electric
99 fixtures, cooking ranges and ovens, hot water heaters, flooring, screens, storm sashes, shades, blinds, awnings, radiator covers, heating
100 apparatus and sump pumps, if any, except where owned by tenants, are included in this sale. All of the appliances shall be in working
101 order.

111 order as of the Closing. Seller does not guarantee the condition of the appliances after the Deed and affidavit of title have been delivered
112 to Buyer at the Closing. The following items are also specifically included (If reference is made to the MLS Sheet and/or any other
113 document, then the document(s) referenced should be attached): _____
114 _____
115 _____
116 _____
117 _____

118 **7. ITEMS EXCLUDED FROM SALE:** (If reference is made to the MLS Sheet and/or any other document, then the document(s)
119 referenced should be attached): _____
120 _____
121 _____
122 _____
123 _____

124 **8. DATES AND TIMES FOR PERFORMANCE:**

125 Seller and Buyer agree that all dates and times included in this Contract are of the essence. This means that Seller and Buyer must satisfy
126 the terms of this Contract within the time limits that are set in this Contract or will be in default, except as otherwise provided in this
127 Contract or required by applicable law, including but not limited to if the Closing has to be delayed either because a lender does not timely
128 provide documents through no fault of Buyer or Seller or for three (3) business days because of the change of terms as required by the
129 Consumer Financial Protection Bureau.
130

131 **(A) Additional documents from lenders or other property owners:**

132 If a lender or other property owner requires that any addendum or other document be signed for a property it owns in connection with
133 this Contract, "final execution date," "acknowledgement date," or similar language that sets the time period for the completion of any
134 conditions or contingencies, including but not limited to inspections and financing, shall mean that the time will begin to run after the
135 attorney-review period is completed or, if this Contract is timely disapproved by an attorney as provided in the Attorney-Review Clause
136 Section of this Contract, then from the date the parties agree to the terms of this Contract.
137

138 **9. CERTIFICATE OF OCCUPANCY AND ZONING COMPLIANCE:**

139 Seller makes no representations concerning existing zoning ordinances, except that Seller's use of the Property is not presently in violation
140 of any zoning ordinances.
141

142 Some municipalities may require a Certificate of Occupancy or Housing Code Letter to be issued. If any is required for this Property,
143 Seller shall obtain it at Seller's expense and provide to Buyer prior to Closing and shall be responsible to make and pay for any repairs
144 required in order to obtain the Certificate or Letter. However, if this expense exceeds \$ _____ (if left blank, then 1.5% of the
145 purchase price) to Seller, then Seller may terminate this Contract and refund to Buyer all deposit monies plus Buyer's reasonable expenses,
146 if any, in connection with this transaction unless Buyer elects to make repairs in excess of said amount at Buyer's expense, in which event
147 Seller shall not have the right to terminate this Contract. In addition, Seller shall comply with all New Jersey laws, and local ordinances,
148 including but not limited to smoke detectors, carbon monoxide detectors, fire extinguishers and indoor sprinklers, the cost of which shall
149 be paid by Seller and not be considered as a repair cost.
150

151 **10. MUNICIPAL ASSESSMENTS:** (Seller represents that Seller has has not been notified of any such municipal assessments as
152 explained in this Section.)
153

154 Title shall be free and clear of all assessments for municipal improvements, including but not limited to municipal liens, as well as
155 assessments and liabilities for future assessments for improvements constructed and completed. All confirmed assessments and all
156 unconfirmed assessments that have been or may be imposed by the municipality for improvements that have been completed as of the
157 Closing are to be paid in full by Seller or credited to Buyer at the Closing. A confirmed assessment is a lien against the Property. An
158 unconfirmed assessment is a potential lien that, when approved by the appropriate governmental entity, will become a legal claim against
159 the Property.
160

161 **11. QUALITY AND INSURABILITY OF TITLE:**

162 At the Closing, Seller shall deliver a duly executed Bargain and Sale Deed with Covenant as to Grantor's Acts or other Deed satisfactory
163 to Buyer. Title to the Property will be free from all claims or rights of others, except as described in this Section and Section 12 of this
164 Contract. The Deed shall contain the full legal description of the Property.
165

166 This sale will be subject to utility and other easements and restrictions of record, if any, and such state of facts as an accurate survey
167 might disclose, provided such easement or restriction does not unreasonably limit the use of the Property. Generally, an easement is a
168 right of a person other than the owner of property to use a portion of the property for a special purpose. A restriction is a recorded
169 limitation on the manner in which a property owner may use the property. Buyer does not have to complete the purchase, however,
170 if any easement, restriction or facts disclosed by an accurate survey would substantially interfere with the use of the Property for

residential purposes. A violation of any restriction shall not be a reason for Buyer refusing to complete the Closing as long as the title company insures Buyer against loss at regular rates. The sale also will be made subject to applicable zoning ordinances, provided that the ordinances do not render title unmarketable.

Title to the Property shall be good, marketable and insurable, at regular rates, by any title insurance company licensed to do business in New Jersey, subject only to the claims and rights described in this Section and Section 12. Buyer agrees to order a title insurance commitment (title search) and survey, if required by Buyer's lender, title company or the municipality where the Property is located, and to furnish copies to Seller. If Seller's title contains any exceptions other than as set forth in this Section, Buyer shall notify Seller and Seller shall have thirty (30) calendar days within which to eliminate those exceptions. Seller represents, to the best of Seller's knowledge, that there are no restrictions in any conveyance or plans of record that will prohibit use and/or occupancy of the Property as a Single family residential dwelling. Seller represents that all buildings and other improvements on the Property are within its boundary lines and that no improvements on adjoining properties extend across boundary lines of the Property.

If Seller is unable to transfer the quality of title required and Buyer and Seller are unable to agree upon a reduction of the purchase price, Buyer shall have the option to either void this Contract, in which case the monies paid by Buyer toward the purchase price shall be returned to Buyer, together with the actual costs of the title search and the survey and the mortgage application fees in preparing for the Closing without further liability to Seller, or to proceed with the Closing without any reduction of the purchase price.

12. POSSESSION, OCCUPANCY AND TENANCIES:

(A) Possession and Occupancy.

Possession and occupancy will be given to Buyer at the Closing. Buyer shall be entitled to possession of the Property, and any rents or profits from the Property, immediately upon the delivery of the Deed and the Closing. Seller shall pay off any person with a claim or right affecting the Property from the proceeds of this sale at or before the Closing.

(B) Tenancies. Applicable Not Applicable

Occupancy will be subject to the tenancies listed below as of the Closing. Seller represents that the tenancies are not in violation of any existing Municipal, County, State or Federal rules, regulations or laws. Seller agrees to transfer all security deposits to Buyer at the Closing and to provide to Brokers and Buyer a copy of all leases concerning the tenancies, if any, along with this Contract when it is signed by Seller. Seller represents that such leases can be assigned and that Seller will assign said leases, and Buyer agrees to accept title subject to these leases.

TENANT'S NAME	LOCATION	RENT	SECURITY DEPOSIT	TERM
---------------	----------	------	------------------	------

13. LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARD: (This section is applicable only to all dwellings built prior to 1978.) Applicable Not Applicable

(A) Document Acknowledgement.

Buyer acknowledges receipt of the EPA pamphlet entitled "Protect Your Family From Lead In Your Home." Moreover, a copy of a document entitled "Disclosure of Information and Acknowledgement Lead-Based Paint and Lead-Based Paint Hazards" has been fully completed and signed by Buyer, Seller and Broker(s) and is appended to and made a part of this Contract.

(B) Lead Warning Statement.

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

(C) Inspection.

The law requires that, unless Buyer and Seller agree to a longer or shorter period, Seller must allow Buyer a ten (10) calendar day period within which to complete an inspection and/or risk assessment of the Property as set forth in the next paragraph. Buyer, however, has the right to waive this requirement in its entirety.

This Contract is contingent upon an inspection and/or risk assessment (the "Inspection") of the Property by a certified inspector/risk assessor for the presence of lead-based paint and/or lead-based paint hazards. The Inspection shall be ordered and obtained by Buyer at

Buyer's expense within ten (10) calendar days after the attorney-review period is completed or, if this Contract is timely disapproved by an attorney as provided in the Attorney-Review Clause Section of this Contract, then within ten (10) calendar days after the parties agree to the terms in this Contract ("Completion Date"). If the Inspection indicates that no lead-based paint or lead-based paint hazard is present at the Property, this contingency clause shall be deemed null and void. If the Inspection indicates that lead-based paint or lead-based paint hazard is present at the Property, this contingency clause will terminate at the time set forth above unless, within five (5) business days from the Completion Date, Buyer delivers a copy of the inspection and/or risk assessment report to Seller and Brokers and (1) advises Seller and Brokers, in writing that Buyer is voiding this Contract; or (2) delivers to Seller and Brokers a written amendment (the "Amendment") to this Contract listing the specific existing deficiencies and corrections required by Buyer. The Amendment shall provide that Seller agrees to (a) correct the deficiencies; and (b) furnish Buyer with a certification from a certified inspector/risk assessor that the deficiencies have been corrected, before the Closing. Seller shall have _____ (if left blank, then 3) business days after receipt of the Amendment to sign and return it to Buyer or send a written counter-proposal to Buyer. If Seller does not sign and return the Amendment or fails to offer a counter-proposal, this Contract shall be null and void. If Seller offers a counter-proposal, Buyer shall have _____ (if left blank, then 3) business days after receipt of the counter-proposal to accept it. If Buyer fails to accept the counter-proposal within the time limit provided, this Contract shall be null and void.

14. POINT-OF-ENTRY TREATMENT ("POET") SYSTEMS: Applicable Not Applicable

A point-of-entry treatment ("POET") system is a type of water treatment system used to remove contaminants from the water entering a structure from a potable well, usually through a filtration process. Seller represents that a POET system has been installed to an existing well on the Property and the POET system was installed and/or maintained using funds received from the New Jersey Spill Compensation Fund Claims Program, N.J.S.A. 58:10-23.11, et seq. The Buyer understands that Buyer will not be eligible to receive any such funds for the continued maintenance of the POET system. Pursuant to N.J.A.C. 7:1J-2.5(c), Seller agrees to notify the Department of Environmental Protection within thirty (30) calendar days of executing this Contract that the Property is to be sold.

15. CESSPOOL REQUIREMENTS: Applicable Not Applicable

(This section is applicable if the Property has a cesspool, except in certain limited circumstances set forth in N.J.A.C. 7:9A-3.16.) Pursuant to New Jersey's Standards for Individual Subsurface Sewage Disposal Systems, N.J.A.C. 7:9A (the "Standards"), if this Contract is for the sale of real property at which any cesspool, privy, outhouse, latrine or pit toilet (collectively "Cesspool") is located, the Cesspool must be abandoned and replaced with an individual subsurface sewage disposal system at or before the time of the real property transfer, except in limited circumstances.

(A) Seller represents to Buyer that no Cesspool is located at or on the Property, or one or more Cesspools are located at or on the Property. [If there are one or more Cesspools, then also check EITHER Box 1 or 2 below.]

1. Seller agrees that, prior to the Closing and at its sole cost and expense, Seller shall abandon and replace any and all Cesspools located at or on the Property and replace such Cesspools with an individual subsurface sewage disposal system ("System") meeting all the requirements of the Standards. At or prior to the Closing, Seller shall deliver to Buyer a certificate of compliance ("Certificate of Compliance") issued by the administrative authority ("Administrative Authority") (as those terms are defined in N.J.A.C. 7:9A-2.1) with respect to the System. Notwithstanding the foregoing, if the Administrative Authority determines that a fully compliant system cannot be installed at the Property, then Seller shall notify Buyer in writing within three (3) business days of its receipt of the Administrative Authority's determination of its intent to install either a nonconforming System or a permanent holding tank, as determined by the Administrative Authority ("Alternate System"), and Buyer shall then have the right to void this Contract by notifying Seller in writing within seven (7) business days of receipt of the notice from Seller. If Buyer fails to timely void this Contract, Buyer shall have waived its right to cancel this Contract under this paragraph, and Seller shall install the Alternate System and, at or prior to the Closing, deliver to Buyer such Certificate of Compliance or other evidence of approval of the Alternate System as may be issued by the Administrative Authority. The delivery of said Certificate of Compliance or other evidence of approval shall be a condition precedent to the Closing; or

2. Buyer agrees that, at its sole cost and expense, Buyer shall take all actions necessary to abandon and replace any and all Cesspools located at or on the Property and replace such Cesspools with a System meeting all the requirements of the Standards or an Alternate System. Buyer shall indemnify and hold Seller harmless for any and all costs, damages, claims, fines, penalties and assessments (including but not limited to reasonable attorneys' and experts' fees) arising from Buyer's violation of this paragraph. This paragraph shall survive the Closing.

(B) If prior to the Closing, either Buyer or Seller becomes aware of any Cesspool at or on the Property that was not disclosed by Seller at or prior to execution of this Contract, the party with knowledge of the newly identified Cesspool shall promptly, but in no event later than three (3) business days after receipt of such knowledge, advise the other party of the newly identified Cesspool in writing. In such event, the parties in good faith shall agree, no later than seven (7) business days after sending or receiving the written notice of the newly identified Cesspool, or the day preceding the scheduled Closing, whichever is sooner, to proceed pursuant to subsection (A) 1 or 2 above or such other agreement as satisfies the Standards, or either party may terminate this Contract.

291 **16. INSPECTION CONTINGENCY CLAUSE:**

292 **(A) Responsibilities of Home Ownership.**

293 Buyer and Seller acknowledge and agree that, because the purchase of a home is one of the most significant investments a person can
294 make in a lifetime, all aspects of this transaction require considerable analysis and investigation by Buyer before closing title to the
295 Property. While Brokers and salespersons who are involved in this transaction are trained as licensees under the New Jersey Licensing Act
296 they readily acknowledge that they have had no special training or experience with respect to the complexities pertaining to the multitude
297 of structural, topographical and environmental components of this Property. For example, and not by way of limitation, Brokers and
298 salespersons have no special training, knowledge or experience with regard to discovering and/or evaluating physical defects, including
299 structural defects, roof, basement, mechanical equipment, such as heating, air conditioning, and electrical systems, sewage, plumbing,
300 exterior drainage, termite, and other types of insect infestation or damage caused by such infestation. Moreover, Brokers and salespersons
301 similarly have no special training, knowledge or experience with regard to evaluation of possible environmental conditions which might
302 affect the Property pertaining to the dwelling, such as the existence of radon gas, formaldehyde gas, airborne asbestos fibers, toxic
303 chemicals, underground storage tanks, lead, mold or other pollutants in the soil, air or water.

304 **(B) Radon Testing, Reports and Mitigation.**

305 **(Radon is a radioactive gas which results from the natural breakdown of uranium in soil, rock and water. It has been**
306 **found in homes all over the United States and is a carcinogen. For more information on radon, go to www.epa.gov/radon/pubs/citguide.html and www.nj.gov/dep/rpp/radon or call the NJ Radon Hot Line at 800-648-0394 or 609-984-5425.)**

310 If the Property has been tested for radon prior to the date of this Contract, Seller agrees to provide to Buyer, at the time of the execution
311 of this Contract, a copy of the result of the radon test(s) and evidence of any subsequent radon mitigation or treatment of the Property.
312 In any event, Buyer shall have the right to conduct a radon inspection/test as provided and subject to the conditions set forth in paragraph
313 (D) below. If any test results furnished or obtained by Buyer indicate a concentration level of 4 picocuries per liter (4.0 pCi/L) or more in
314 the subject dwelling, Buyer shall then have the right to void this Contract by notifying Seller in writing within seven (7) business days of the
315 receipt of any such report. For the purposes of this Section 16, Seller and Buyer agree that, in the event a radon gas concentration level
316 in the subject dwelling is determined to be less than 4 picocuries per liter (4.0 pCi/L) without any remediation, such level of radon gas
317 concentration shall be deemed to be an acceptable level ("Acceptable Level") for the purposes of this Contract. Under those circumstances,
318 Seller shall be under no obligation to remediate, and this contingency clause as it relates to radon shall be deemed fully satisfied.

320 If Buyer's qualified inspector reports that the radon gas concentration level in the subject dwelling is four picocuries per liter (4.0 pCi/L)
321 or more, Seller shall have a seven (7) business day period after receipt of such report to notify Buyer in writing that Seller agrees to
322 remediate the gas concentration to an Acceptable Level (unless Buyer has voided this Contract as provided in the preceding paragraph).
323 Upon such remediation, the contingency in this Contract which relates to radon shall be deemed fully satisfied. If Seller fails to notify
324 Buyer of Seller's agreement to so remediate, such failure to so notify shall be deemed to be a refusal by Seller to remediate the radon level
325 to an Acceptable Level, and Buyer shall then have the right to void this Contract by notifying Seller in writing within seven (7) calendar
326 days thereafter. If Buyer fails to void this Contract within the seven (7) business day period, Buyer shall have waived Buyer's right to cancel
327 this Contract and this Contract shall remain in full force and effect, and Seller shall be under no obligation to remediate the radon gas
328 concentration. If Seller agrees to remediate the radon to an Acceptable Level, such remediation and associated testing shall be completed
329 by Seller prior to the Closing.

331 **(C) Infestation and/or Damage By Wood Boring Insects.**

332 Buyer shall have the right to have the Property inspected by a licensed exterminating company of Buyer's choice, for the purpose of
333 determining if the Property is free from infestation and damage from termites or other wood destroying insects. If Buyer chooses to make
334 this inspection, Buyer shall pay for the inspection unless Buyer's lender prohibits Buyer from paying, in which case Seller shall pay. The
335 inspection must be completed and written reports must be furnished to Seller and Broker(s) within _____ (if left blank, then 14) calendar
336 days after the attorney-review period is completed or, if this Contract is timely disapproved by an attorney as provided in the Attorney-
337 Review Clause Section of this Contract, then within _____ (if left blank, then 14) calendar days after the parties agree to the terms of this
338 Contract. This report shall state the nature and extent of any infestation and/or damage and the full cost of treatment for any infestation.
339 Seller agrees to treat any infestation and cure any damage at Seller's expense prior to Closing, provided, however, if the cost to cure exceeds
340 1% of the purchase price of the Property, then either party may void this Contract provided they do so within _____ (if left blank, then 7)
341 business days after the report has been delivered to Seller and Brokers. If Buyer and Seller are unable to agree upon who will pay for the
342 cost to cure and neither party timely voids this Contract, then Buyer will be deemed to have waived its right to terminate this Contract
343 and will bear the cost to cure that is over 1% of the purchase price, with Seller bearing the cost that is under 1% of the purchase price.

344 **(D) Buyer's Right to Inspections.**

345 Buyer acknowledges that the Property is being sold in an "as is" condition and that this Contract is entered into based upon the knowledge
346 of Buyer as to the value of the land and whatever buildings are upon the Property, and not on any representation made by Seller, Brokers
347 or their agents as to character or quality of the Property. Therefore, Buyer, at Buyer's sole cost and expense, is granted the right to have
348 the dwelling and all other aspects of the Property, inspected and evaluated by "qualified inspectors" (as the term is defined in subsection G
349 below) for the purpose of determining the existence of any physical defects or environmental conditions such as outlined above. If Buyer
350

chooses to make inspections referred to in this paragraph, such inspections must be completed, and written reports including a list of repairs Buyer is requesting must be furnished to Seller and Brokers within ____ (if left blank, then 14) calendar days after the attorney-review period is completed or, if this Contract is timely disapproved by an attorney as provided in the Attorney-Review Clause Section of this Contract, then within ____ (if left blank, then 14) calendar days after the parties agree to the terms of this Contract. If Buyer fails to furnish such written reports to Seller and Brokers within the ____ (if left blank, then 14) calendar days specified in this paragraph, this contingency clause shall be deemed waived by Buyer; and the Property shall be deemed acceptable by Buyer. The time period for furnishing the inspection reports is referred to as the "Inspection Time Period." Seller shall have all utilities in service for inspections.

(E) Responsibility to Cure.

If any physical defects or environmental conditions (other than radon or woodboring insects) are reported by the qualified inspectors to Seller within the Inspection Time Period, Seller shall then have seven (7) business days after the receipt of such reports to notify Buyer in writing that Seller shall correct or cure any of the defects set forth in such reports. If Seller fails to notify Buyer of Seller's agreement to so cure and correct, such failure to so notify shall be deemed to be a refusal by Seller to cure or correct such defects. If Seller fails to agree to cure or correct such defects within the seven (7) business day period, or if the environmental condition at the Property (other than radon) is incurable and is of such significance as to unreasonably endanger the health of Buyer, Buyer shall then have the right to void this Contract by notifying Seller in writing within seven (7) business days thereafter. If Buyer fails to void this Contract within the seven (7) business day period, Buyer shall have waived Buyer's right to cancel this Contract and this Contract shall remain in full force, and Seller shall be under no obligation to correct or cure any of the defects set forth in the inspections. If Seller agrees to correct or cure such defects, all such repair work shall be completed by Seller prior to the closing of title. Radon at the Property shall be governed by the provisions of subsection (B), above.

(F) Flood Hazard Area (if applicable).

The federal and state governments have designated certain areas as flood areas. If the Property is located in a flood area, the use of the Property may be limited. If Buyer's inquiry reveals that the Property is in a flood area, Buyer may cancel this Contract within ten (10) calendar days after the attorney-review period is completed or, if this Contract is timely disapproved by an attorney as provided in the Attorney-Review Clause Section of this Contract, then within ten (10) calendar days after the parties agree to the terms of this Contract. If the mortgage lender requires flood insurance, then Buyer shall be responsible for obtaining such insurance on the Property. For a flood policy to be in effect immediately, there must be a loan closing. There is a thirty (30) calendar day wait for flood policies to be in effect for cash transactions. Therefore, cash buyers are advised to make application and make advance payment for a flood policy at least thirty (30) calendar days in advance of closing if they want coverage to be in effect upon transfer of title.

Buyer's mortgage lender may require Buyer to purchase flood insurance in connection with Buyer's purchase of this Property. The National Flood Insurance Program ("NFIP") provides for the availability of flood insurance but also establishes flood insurance policy premiums based on the risk of flooding in the area where properties are located. Due to amendments to federal law governing the NFIP, those premiums are increasing and, in some cases, will rise by a substantial amount over the premiums previously charged for flood insurance for the Property. As a result, Buyer should not rely on the premiums paid for flood insurance on this Property previously as an indication of the premiums that will apply after Buyer completes the purchase. In considering Buyer's purchase of this Property, Buyer is therefore urged to consult with one or more carriers of flood insurance for a better understanding of flood insurance coverage, the premiums that are likely to be required to purchase such insurance and any available information about how those premiums may increase in the future.

(G) Qualifications of Inspectors.

Where the term "qualified inspectors" is used in this Contract, it is intended to refer to persons or businesses that are licensed or certified by the State of New Jersey for such purpose.

17. MEGAN'S LAW STATEMENT:

Under New Jersey law, the county prosecutor determines whether and how to provide notice of the presence of convicted sex offenders in an area. In their professional capacity, real estate licensees are not entitled to notification by the county prosecutor under Megan's Law and are unable to obtain such information for you. Upon closing, the county prosecutor may be contacted for such further information as may be disclosable to you.

18. MEGAN'S LAW REGISTRY:

Buyer is notified that New Jersey law establishes an Internet Registry of Sex Offenders that may be accessed at www.njsp.org. Neither Seller nor any real estate broker nor salesperson make any representation as to the accuracy of the registry.

19. NOTIFICATION REGARDING OFF-SITE CONDITIONS: (Applicable to all resale transactions.)

Pursuant to the New Residential Construction Off-Site Conditions Disclosure Act, N.J.S.A. 46:3C-1, et. seq., the clerks of municipalities in New Jersey maintain lists of off-site conditions which may affect the value of residential properties in the vicinity of the off-site condition. Buyers may examine the lists and are encouraged to independently investigate the area surrounding this property in order

411 to become familiar with any off-site conditions which may affect the value of the property. In cases where a property is located near the
412 border of a municipality, buyers may wish to also examine the list maintained by the neighboring municipality.
413

414 **20. AIR SAFETY AND ZONING NOTICE:**

415 Any person who sells or transfers a property that is in an airport safety zone as set forth in the New Jersey Air Safety and Zoning Act of
416 1983, N.J.S.A. 6:1-80, et seq., and appearing on a municipal map used for tax purposes, as well as Seller's agent, shall provide notice to
417 a prospective buyer that the property is located in an airport safety zone prior to the signing of the contract of sale. The Air Safety and
418 Zoning Act also requires that each municipality in an airport safety zone enact an ordinance or ordinances incorporating the standards
419 promulgated under the Act and providing for their enforcement within the delineated areas in the municipality. Buyer acknowledges
420 receipt of the following list of airports and the municipalities that may be affected by them and that Buyer has the responsibility to
421 contact the municipal clerk of any affected municipality concerning any ordinance that may affect the Property.

Municipality	Airport(s)	Municipality	Airport(s)
Alexandria Tp.	Alexandria & Sky Manor	Manalapan Tp. (Monmouth Cty.)	Old Bridge
Andover Tp.	Aeroflex-Andover & Newton	Mansfield Tp.	Hackettstown
Bedminster Tp.	Somerset	Manville Bor.	Central Jersey Regional
Berkley Tp.	Ocean County	Medford Tp.	Flying W
Berlin Bor.	Camden County	Middle Tp.	Cape May County
Blairstown Tp.	Blairstown	Millville	Millville Municipal
Branchburg Tp.	Somerset	Monroe Tp. (Gloucester Cty.)	Cross Keys & Southern Cross
Buena Bor. (Atlantic City)	Vineland-Downtown	Monroe Tp. (Middlesex Cty.)	Old Bridge
Dennis Tp.	Woodbine Municipal	Montgomery Tp.	Princeton
Eagleswood Tp.	Eagles Nest	Ocean City	Ocean City
Ewing Tp.	Trenton-Mercer County	Old Bridge Tp.	Old Bridge
E. Hanover Tp.	Morristown Municipal	Oldmans Tp.	Oldmans
Florham Park Bor.	Morristown Municipal	Pemberton Tp.	Pemberton
Franklin Tp. (Gloucester Cty.)	Southern Cross & Vineland Downtown	Pequannock Tp.	Lincoln Park
Franklin Tp. (Hunterdon Cty.)	Sky Manor	Readington Tp.	Solberg-Hunterdon
Franklin Tp. (Somerset Cty.)	Central Jersey Regional	Rocky Hill Boro.	Princeton
Green Tp.	Trinca	Southampton Tp.	Red Lion
Hammonton Bor.	Hammonton Municipal	Springfield Tp.	Red Wing
Hanover Tp.	Morristown Municipal	Upper Deerfield Tp.	Bucks
Hillsborough Tp.	Central Jersey Regional	Vineland City	Kroelinger & Vineland Downtown
Hopewell Tp. (Mercer Cty.)	Trenton-Mercer County	Wall Tp.	Monmouth Executive
Howell Tp.	Monmouth Executive	Wantage Tp.	Sussex
Lacey Tp.	Ocean County	Robbinsville	Trenton-Robbinsville
Lakewood Tp.	Lakewood	West Milford Tp.	Greenwood Lake
Lincoln Park Bor.	Lincoln Park	Winslow Tp.	Camden County
Lower Tp.	Cape May County	Woodbine Bor.	Woodbine Municipal
Lumberton Tp.	Flying W & South Jersey Regional		

452 The following airports are not subject to the Airport Safety and Zoning Act because they are subject to federal regulation or within the
453 jurisdiction of the Port of Authority of New York and New Jersey and therefore are not regulated by New Jersey: Essex County Airport,
454 Linden Airport, Newark Liberty Airport, Teterboro Airport, Little Ferry Seaplane Base, Atlantic City International Airport, and
455 McGuire Airforce Base and NAEC Lakhurst.

456 **21. BULK SALES:**

457 The New Jersey Bulk Sales Law, N.J.S.A. 54:50-38, (the "Law") applies to the sale of certain residential property. Under the Law,
458 Buyer may be liable for taxes owed by Seller if the Law applies and Buyer does not deliver to the Director of the New Jersey Division
459 of Taxation (the "Division") a copy of this Contract and a notice on a form required by the Division (the "Tax Form") at least ten
460 (10) business days prior to the Closing. If Buyer decides to deliver the Tax Form to the Division, Seller shall cooperate with Buyer by
461 promptly providing Buyer with any information that Buyer needs to complete and deliver the Tax Form in a timely manner. Buyer
462 promptly shall deliver to Seller a copy of any notice that Buyer receives from the Division in response to the Tax Form.

463 The Law does not apply to the sale of a simple dwelling house, or the sale or lease of a seasonal rental property, if Seller is an
464 individual, estate or trust, or any combination thereof, owning the simple dwelling house or seasonal rental property as joint tenants,
465 tenants in common or tenancy by the entirety. A simple dwelling house is a one or two family residential building, or a cooperative or
466 condominium unit used as a residential dwelling, none of which has any commercial property. A seasonal rental property is a time
467 share, or a dwelling unit that is rented for residential purposes for a term of not more than 125 consecutive days, by an owner that has a
468 permanent residence elsewhere.

If, prior to the Closing, the Division notifies Buyer to withhold an amount (the "Tax Amount") from the purchase price proceeds for possible unpaid tax liabilities of Seller, Buyer's attorney or Buyer's title insurance company (the "Escrow Agent") shall withhold the Tax Amount from the closing proceeds and place that amount in escrow (the "Tax Escrow"). If the Tax Amount exceeds the amount of available closing proceeds, Seller shall bring the deficiency to the Closing and the deficiency shall be added to the Tax Escrow. If the Division directs the Escrow Agent or Buyer to remit funds from the Tax Escrow to the Division or some other entity, the Escrow Agent or Buyer shall do so. The Escrow Agent or Buyer shall only release the Tax Escrow, or the remaining balance thereof, to Seller (or as otherwise directed by the Division) upon receipt of written notice from the Division that it can be released, and that no liability will be asserted under the Law against Buyer.

22. NOTICE TO BUYER CONCERNING INSURANCE:

Buyer should obtain appropriate casualty and liability insurance for the Property. Buyer's mortgage lender will require that such insurance be in place at Closing. Occasionally, there are issues and delays in obtaining insurance. Be advised that a "binder" is only a temporary commitment to provide insurance coverage and is not an insurance policy. Buyer is therefore urged to contact a licensed insurance agent or broker to assist Buyer in satisfying Buyer's insurance requirements.

23. MAINTENANCE AND CONDITION OF PROPERTY:

Seller agrees to maintain the grounds, buildings and improvements, in good condition, subject to ordinary wear and tear. The premises shall be in "broom clean" condition and free of debris as of the Closing. Seller represents that all electrical, plumbing, heating and air conditioning systems (if applicable), together with all fixtures included within the terms of the Contract now work and shall be in proper working order at the Closing. Seller further states, that to the best of Seller's knowledge, there are currently no leaks or seepage in the roof, walls or basement. Seller does not guarantee the continuing condition of the premises as set forth in this Section after the Closing.

24. RISK OF LOSS:

The risk of loss or damage to the Property by fire or otherwise, except ordinary wear and tear, is the responsibility of Seller until the Closing.

25. INITIAL AND FINAL WALK-THROUGHS:

In addition to the inspections set forth elsewhere in this Contract, Seller agrees to permit Buyer or Buyer's duly authorized representative to conduct an initial and a final walk-through inspection of the interior and exterior of the Property at any reasonable time before the Closing. Seller shall have all utilities in service for the inspections.

26. ADJUSTMENTS AT CLOSING:

Seller shall pay for the preparation of the Deed, realty transfer fee, lien discharge fees, if any, and one-half of the title company charges for disbursements and attendance allowed by the Commissioner of Insurance; but all searches, title insurance premium and other conveyancing expenses are to be paid for by Buyer.

Seller and Buyer shall make prorated adjustments at Closing for items which have been paid by Seller or are due from Seller, such as real estate taxes, water and sewer charges that could be claims against the Property, rental and security deposits, association and condominium dues, and fuel in Seller's tank. Adjustments of fuel shall be based upon physical inventory and pricing by Seller's supplier. Such determination shall be conclusive.

If Buyer is assuming Seller's mortgage loan, Buyer shall credit Seller for all monies, such as real estate taxes and insurance premiums paid in advance or on deposit with Seller's mortgage lender. Buyer shall receive a credit for monies, which Seller owes to Seller's Mortgage lender, such as current interest or a deficit in the mortgage escrow account.

If the Property is used or enjoyed by not more than four families and the purchase price exceeds \$1,000,000, then pursuant to N.J.S.A. 46:15-7.2, Buyer will be solely responsible for payment of the fee due for the transfer of the Property, which is the so-called "Mansion Tax", in the amount of one (1%) percent of the purchase price.

Unless an exemption applies, non-resident individuals, estates, or trusts that sell or transfer real property in New Jersey are required to make an estimated gross income tax payment to the State of New Jersey on the gain from a transfer/sale of real property (the so-called "Exit Tax,") as a condition of the recording of the deed.

If Seller is a foreign person (an individual, corporation or entity that is a non-US resident) under the Foreign Investment in Real Property Tax Act of 1980, as amended ("FIRPTA"), then with a few exceptions, a portion of the proceeds of sale may need to be withheld from Seller and paid to the Internal Revenue Service as an advance payment against Seller's tax liability.

Seller agrees that, if applicable, Seller will (a) be solely responsible for payment of any state or federal income tax withholding amount(s) required by law to be paid by Seller (which Buyer may deduct from the purchase price and pay at the Closing); and (b) execute and deliver to Buyer at the Closing any and all forms, affidavits or certifications required under state and federal law to be filed in

531 connection with the amount(s) withheld.
532 There shall be no adjustment on any Homestead Rebate due or to become due.

534 **27. FAILURE OF BUYER OR SELLER TO CLOSE:**

535 If Seller fails to close title to the Property in accordance with this Contract, Buyer then may commence any legal or equitable action
536 to which Buyer may be entitled. If Buyer fails to close title in accordance with this Contract, Seller then may commence an action
537 for damages it has suffered, and, in such case, the deposit monies paid on account of the purchase price shall be applied against such
538 damages. If Buyer or Seller breach this Contract, the breaching party will nevertheless be liable to Brokers for the commissions in the
539 amount set forth in this Contract, as well as reasonable attorneys' fees, costs and such other damages as are determined by the Court.

541 **28. CONSUMER INFORMATION STATEMENT ACKNOWLEDGMENT:**

542 By signing below, Seller and Buyer acknowledge they received the Consumer Information Statement on New Jersey Real Estate
543 Relationships from the Broker(s) prior to the first showing of the Property.

545 **29. DECLARATION OF BROKER(S)'S BUSINESS RELATIONSHIP(S):**

546 (A) Keller Williams Realty Ocean Point, (name of firm) and its authorized
547 representative(s) Larry Schmidt

549 (name(s) of licensee(s))

551 ARE OPERATING IN THIS TRANSACTION AS A (indicate one of the following)

552 SELLER'S AGENT BUYER'S AGENT DISCLOSED DUAL AGENT TRANSACTION BROKER.

554 (B) (If more than one firm is participating, provide the following.) INFORMATION SUPPLIED BY _____

555 The Gallery (es. Brokerage) (name of other firm.) HAS INDICATED THAT IT IS

556 OPERATING IN THIS TRANSACTION AS A (indicate one of the following)

557 SELLER'S AGENT BUYER'S AGENT TRANSACTION BROKER.

559 **30. BROKERS' INFORMATION AND COMMISSION:**

560 The commission, in accord with the previously executed listing agreement, shall be due and payable at the Closing and payment by Buyer
561 of the purchase consideration for the Property. Seller hereby authorizes and instructs whomever is the disbursing agent to pay the full
562 commission as set forth below to the below-mentioned Brokerage Firm(s) out of the proceeds of sale prior to the payment of any such
563 funds to Seller. Buyer consents to the disbursing agent making said disbursements. The commission shall be paid upon the purchase price
564 set forth in Section 2 and shall include any amounts allocated to, among other things, furniture and fixtures.

566 The Gallery Residential Brokerage

1751105

567 Listing Firm

REC License ID

568 John Meechan

0448924

569 Listing Agent

REC License ID

571 1903 Atlantic Ave, Building A, Wall, NJ 08736

572 Address

732-904-0614

Agent Cell Phone

574 Office Telephone

Fax

(Per Listing Agreement)

576 meechanbroker@gmail.com

577 E-mail

Commission due Listing Firm

578 Keller Williams Realty Ocean Point

1751309

579 Participating Firm

REC License ID

581 Larry Schmidt

1753229

582 Participating Agent

REC License ID

583 1513 Richmond Avenue, Point Pleasant, NJ 08742

584 Address

9082478117

Agent Cell Phone

585 848-241-6955

586 Office Telephone

Fax

588 lwschmidtjr@gmail.com

589 E-mail

2% -\$100

Commission due Participating Firm

591 **31. EQUITABLE LIEN:**

592 Under New Jersey law, brokers who bring the parties together in a real estate transaction are entitled to an equitable lien in the amount
593 of their commission. This lien attaches to the property being sold from when the contract of sale is signed until the closing and then to
594 the funds due to seller at closing, and is not contingent upon the notice provided in this Section. As a result of this lien, the party who
595 disburses the funds at the Closing in this transaction should not release any portion of the commission to any party other than Broker(s)
596 and, if there is a dispute with regard to the commission to be paid, should hold the disputed amount in escrow until the dispute with
597 Broker(s) is resolved and written authorization to release the funds is provided by Broker(s).
598

599 **32. DISCLOSURE THAT BUYER OR SELLER IS A REAL ESTATE LICENSEE:** Applicable Not Applicable

600 A real estate licensee in New Jersey who has an interest as a buyer or seller of real property is required to disclose in the sales contract
601 that the person is a licensee. _____ therefore discloses that he/she is licensed in New Jersey as
602 a real estate broker broker-salesperson salesperson referral agent.
603

604 **33. BROKERS TO RECEIVE CLOSING DISCLOSURE AND OTHER DOCUMENTS:**

605 Buyer and Seller agree that Broker(s) involved in this transaction will be provided with the Closing Disclosure documents and any
606 amendments to those documents in the same time and manner as the Consumer Financial Protection Bureau requires that those
607 documents be provided to Buyer and Seller. In addition, Buyer and Seller agree that, if one or both of them hire an attorney who
608 disapproves this Contract as provided in the Attorney-Review Clause Section, then the attorney(s) will notify the Broker(s) in writing when
609 either this Contract is finalized or the parties decide not to proceed with the transaction.
610

611 **34. PROFESSIONAL REFERRALS:**

612 Seller and Buyer may request the names of attorneys, inspectors, engineers, tradespeople or other professionals from their Brokers
613 involved in the transaction. Any names provided by Broker(s) shall not be deemed to be a recommendation or testimony of competency of
614 the person or persons referred. Seller and Buyer shall assume full responsibility for their selection(s) and hold Brokers and/or salespersons
615 harmless for any claim or actions resulting from the work or duties performed by these professionals.
616

617 **35. ATTORNEY-REVIEW CLAUSE:**

618 **(1) Study by Attorney.**

619 Buyer or Seller may choose to have an attorney study this Contract. If an attorney is consulted, the attorney must complete his or her
620 review of the Contract within a three-day period. This Contract will be legally binding at the end of this three-day period unless an
621 attorney for Buyer or Seller reviews and disapproves of the Contract.
622

623 **(2) Counting the Time.**

624 You count the three days from the date of delivery of the signed Contract to Buyer and Seller. You do not count Saturdays, Sundays or
625 legal holidays. Buyer and Seller may agree in writing to extend the three-day period for attorney review.
626

627 **(3) Notice of Disapproval.**

628 If an attorney for the Buyer or Seller reviews and disapproves of this Contract, the attorney must notify the Broker(s) and the other party
629 named in this Contract within the three-day period. Otherwise this Contract will be legally binding as written. The attorney must send
630 the notice of disapproval to the Broker(s) by fax, email, personal delivery, or overnight mail with proof of delivery. Notice by overnight
631 mail will be effective upon mailing. The personal delivery will be effective upon delivery to the Broker's office. The attorney may also,
632 but need not, inform the Broker(s) of any suggested revision(s) in the Contract that would make it satisfactory.
633

634 **36. NOTICES:**

635 All notices shall be by certified mail, fax, email, recognized overnight courier or electronic document (except for notices under the
636 Attorney-Review Clause Section) or by delivering it personally. The certified letter, email, reputable overnight carrier, fax or electronic
637 document will be effective upon sending. Notices to Seller and Buyer shall be addressed to the addresses in Section 1, unless otherwise
638 specified in writing by the respective party.
639

640 **37. NO ASSIGNMENT:**

641 This Contract shall not be assigned without the written consent of Seller. This means that Buyer may not transfer to anyone else Buyer's
642 rights under this Contract to purchase the Property.
643

644 **38. ELECTRONIC SIGNATURES AND DOCUMENTS:**

645 Buyer and Seller agree that the New Jersey Uniform Electronic Transaction Act, N.J.S.A. 12A:12-1 to 26, applies to this transaction,
646 including but not limited to the parties and their representatives having the right to use electronic signatures and electronic documents that
647 are created, generated, sent, communicated, received or stored in connection with this transaction. Since Section 11 of the Act provides
648 that acknowledging an electronic signature is not necessary for the signature of such a person where all other information required to
649 be included is attached to or logically associated with the signature or record, such electronic signatures, including but not limited to an
650 electronic signature of one of the parties to this Contract, do not have to be witnessed.

651 **39. CORPORATE RESOLUTIONS:**

652 If Buyer or Seller is a corporate or other entity, the person signing below on behalf of the entity represents that all required corporate
653 resolutions have been duly approved and the person has the authority to sign on behalf of the entity.

654 **40. ENTIRE AGREEMENT; PARTIES LIABLE:**

655 This Contract contains the entire agreement of the parties. No representations have been made by any of the parties, the Broker(s) or its
656 salespersons, except as set forth in this Contract. This Contract is binding upon all parties who sign it and all who succeed to their rights
657 and responsibilities and only may be amended by an agreement in writing signed by Buyer and Seller.
658

659 **41. APPLICABLE LAWS:**

660 This Contract shall be governed by and construed in accordance with the laws of the State of New Jersey and any lawsuit relating to
661 this Contract or the underlying transaction shall be venued in the State of New Jersey.
662

663 **42. ADDENDA:**

664 The following additional terms are included in the attached addenda or riders and incorporated into this Contract (check if applicable):

- 665 Buyer's Property Sale Contingency Private Well Testing
666 Condominium/Homeowner's Associations Properties With Three (3) or More Units
667 FHA/VA Loans Seller Concession
668 Lead Based Paint Disclosure (Pre-1978) Short Sale
669 New Construction Underground Fuel Tank(s)
670 Private Sewage Disposal (Other than Cesspool)

671 **43. ADDITIONAL CONTRACTUAL PROVISIONS:**
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685 **WITNESS:**

686  dotloop verified
10/24/18 7:11PM EDT
TTBM-XDQE-VYNA-BKY8

687 BUYER Date

688  dotloop verified
10/24/18 8:22PM EDT
GISY-TMCE-V8KZ-WEXC

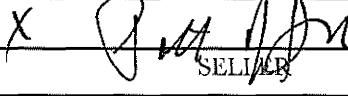
689 BUYER Date

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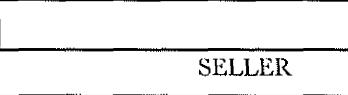
691 BUYER Date

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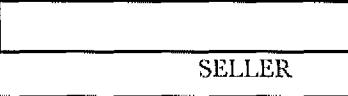
693 BUYER Date

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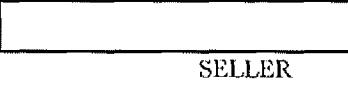
695 SELLER Date

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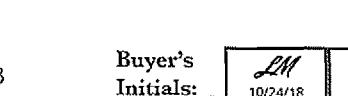
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10/24/18 8:22PM EDT
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705 SELLER Date

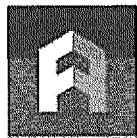
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707 SELLER Date

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10/24/18 8:22PM EDT
GISY-TMCE-V8KZ-WEXC

709 SELLER Date

710 SELLER Date



FINANCE of AMERICA
- MORTGAGE -
A BLACKSTONE COMPANY

October 25, 2018

Laura Myers and Geoffrey Myers

Pre-Approved

Sales Price: \$275,000.00

This letter will serve as notice that you have been pre-approved for a FHA mortgage up to the amount of
\$265,375.00

The pre-approval process consists of an analysis of income, credit, assets, and compliance with standard underwriting guidelines. Based on my review, you are an excellent candidate to receive an approval for a mortgage.

This letter is not to be construed as a mortgage commitment.

This Pre Approval is not subject to the sale of existing real estate.

Should you or anyone relying on this letter have any questions, please do not hesitate to call me. I can always be reached on my cell phone, 732.539.1255.

Sincerely,

Ford Grigg

Ford Grigg
Branch Manager
Finance of America Mortgage LLC
2520 Highway 35, Suite 203
Manasquan, NJ 08730



NEW JERSEY REALTORS®
ADDENDUM REGARDING FHA/VA LOANS

©2016 NEW JERSEY REALTORS®, INC.

1 This Addendum is attached to and made a part of the New Jersey Realtors® Standard Form of Real Estate Sales Contract,
2 Form 118 (the "Contract"). If this Addendum conflicts with the Contract, then this Addendum shall control.
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If Buyer is applying for a VA guaranteed mortgage loan or an FHA insured mortgage loan, then the FHA/VA form of Amendatory Clause and Certifications is attached, except that, if Buyer's lender requires a different form, then Buyer and Seller agree to execute and deliver that form.

15 WITNESS:

	Laura Myers	dotloop verified 10/24/18 12:21PM EDT 84KH-RRSV-0YPS-HCOV
	BUYER	Date
	Geoffrey Myers	dotloop verified 10/24/18 12:55PM EDT
	BUYER	Date
	BUYER	Date
	BUYER	Date
	X P.M.	SELLER
	SELLER	Date
	SELLER	Date
	SELLER	Date
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FHA/VA Amendatory Clause and Certifications

Date: 10/24/18

Purchaser(s) Name(s): Laura Myers and Geoffrey Myers

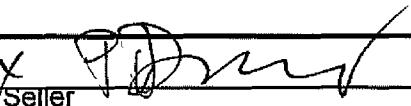
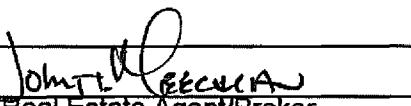
Property Address: 808 Oak rd, Brielle, NJ 08730

IT IS EXPRESSLY AGREED THAT, NOTWITHSTANDING ANY OTHER PROVISIONS OF THIS CONTRACT, THE PURCHASER SHALL NOT BE OBLIGATED TO COMPLETE THE PURCHASE OF THE PROPERTY DESCRIBED HEREIN OR TO INCUR ANY PENALTY BY FORFEITURE OF EARNEST MONEY DEPOSITS OR OTHERWISE UNLESS THE PURCHASER HAS BEEN GIVEN IN ACCORDANCE WITH HUD/FHA OR VA REQUIREMENTS A WRITTEN STATEMENT ISSUED BY THE FEDERAL HOUSING COMMISSIONER, DEPARTMENT OF VETERANS AFFAIRS, OR A DIRECT ENDORSEMENT LENDER, SETTING FORTH THE APPRAISED VALUE OF THE PROPERTY OF NOT LESS THAN \$ 275,000.

THE PURCHASER SHALL HAVE THE PRIVILEGE AND OPTION OF PROCEEDING WITH CONSUMMATION OF THE CONTRACT WITHOUT REGARD TO THE AMOUNT OF THE APPRAISED VALUATION. THE APPRAISED VALUATION IS ARRIVED AT TO DETERMINE THE MAXIMUM MORTGAGE THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT WILL INSURE. HUD DOES NOT WARRANT THE VALUE OR THE CONDITION OF THE PROPERTY. THE PURCHASER SHOULD SATISFY HIMSELF/HERSELF THAT THE PRICE AND CONDITION OF THE PROPERTY ARE ACCEPTABLE.

Certification of Borrower, Seller, Agent:

We, the undersigned seller(s), borrower(s) and real estate agent(s)/broker(s) involved in this loan transaction do certify that the terms of the sales contract are true to the best of our knowledge and belief. All agreements entered into by any of the following parties are fully disclosed and attached to the sales contract.

Laura Myers Purchaser	dotloop verified 10/24/18 12:21PM EDT GGGY-1JDR-BTOI-LOG3		Date
Geoffrey Myers Purchaser	dotloop verified 10/24/18 12:55PM EDT ALRI-DYBR-AT8B-WA6W		Date
Larry Schmidt Real Estate Agent/Broker	dotloop verified 10/24/18 11:32AM EDT XENI-BXQX-KCVJ-CZIA		10-25-18 Date

Warning: It is a crime to knowingly make false statements to the United States on this or any similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010. This form is required by HUD Handbook 4155.1 Rev-4 paragraph 1-22 for Sales Agreements intended to be financed by an FHA-Insured Mortgage and by VA Lender's Handbook Section 36.4303(j) for Sales Agreements intended to be financed by a VA-guaranteed Mortgage.

JEANNETTE C. KELLINGTON
Attorney at Law
516 Bay Avenue
Point Pleasant Beach, New Jersey 08742

732/892-9330
jck@jkellingtonlaw.com

October 30, 2018

Darren O'Toole, Esq.
1312 Atlantic Avenue
Manasquan, NJ 08736

Via email

Re: Myers from Donnelly

Dear Mr. O'Toole:

I have reviewed your letter of even date. Please be advised as follows.

- J* 1. Your paragraph 2 is unacceptable. Sellers have not provided a seller disclosure statement.
- D* 2. Your paragraph 4 is unacceptable. I will agree to indicate the buyers have no obligation to complete the purchase if the mortgage commitment, once issued, is withdrawn through no fault of the buyers.
- D* 3. Your paragraph 8 is unacceptable. It would be acceptable if the phrase from "of the form" through "or environmental conditions" is deleted.

If the above is acceptable to the seller, please return a signed copy of this letter.

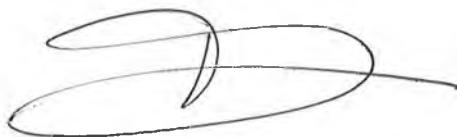
Thank you.

11/1/18

Very truly yours,

*attorney review
concluded*

JCK:HW
C: Laura and Geoffrey Myers
Larry Schmidt, Jr.
John Meechan


Darren O'Toole



STATEWIDE NEW JERSEY REALTORS® STANDARD FORM
OF REAL ESTATE SALES CONTRACT

©2018 New Jersey REALTORS®, Inc.

THIS FORM MAY BE USED ONLY IN THE SALE OF A ONE TO FOUR-FAMILY RESIDENTIAL PROPERTY
OR VACANT ONE-FAMILY LOTS. THIS FORM IS SUITABLE FOR USE ONLY WHERE THE SELLER HAS
PREVIOUSLY EXECUTED A WRITTEN LISTING AGREEMENT.

THIS IS A LEGALLY BINDING CONTRACT THAT WILL BECOME FINAL WITHIN THREE BUSINESS DAYS.
DURING THIS PERIOD YOU MAY CHOOSE TO CONSULT AN ATTORNEY WHO CAN REVIEW AND CANCEL THE
CONTRACT. SEE SECTION ON ATTORNEY REVIEW FOR DETAILS.

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11. QUALITY AND INSURABILITY OF TITLE	25. INITIAL AND FINAL WALK- THROUGHS	39. CORPORATE RESOLUTIONS
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13. LEAD-BASED PAINT AND/OR LEAD- BASED PAINT HAZARD	27. FAILURE OF BUYER OR SELLER TO CLOSE	41. APPLICABLE LAWS
14. POINT OF ENTRY TREATMENT SYSTEMS	28. CONSUMER INFORMATION STATEMENT ACKNOWLEDGEMENT	42. ADDENDA
		43. ADDITIONAL CONTRACTUAL PROVISIONS

1. PARTIES AND PROPERTY DESCRIPTION:

Laura Myers ("Buyer"), Geoffrey Myers ("Buyer"),

_____ ("Buyer"), _____ ("Buyer"),

whose address is/are 362 Briar Rd. Point Pleasant, NJ 08742

AGREES TO PURCHASE FROM

Peter Donnelly ("Seller"), ("Seller"),

_____ ("Seller"), ("Seller"),

whose address is/are 411 Melrose Ave. Brielle, NJ 08730

THROUGH THE BROKER(S) NAMED IN THIS CONTRACT AT THE PRICE AND TERMS STATED BELOW, THE
FOLLOWING PROPERTY:

Property Address: 808 Oak rd, Brielle, NJ 08730

shown on the municipal tax map of _____ County Monmouth

as Block 341 Lot 46 (the "Property").

THE WORDS "BUYER" AND "SELLER" INCLUDE ALL BUYERS AND SELLERS LISTED ABOVE.

2. PURCHASE PRICE:

TOTAL PURCHASE PRICE	\$ 275,000
INITIAL DEPOSIT	\$ 5,000
ADDITIONAL DEPOSIT	\$ _____
MORTGAGE	\$ 265,375
BALANCE OF PURCHASE PRICE	\$ 4,625

