



JAN 15 2002

MR

RECORD AND RETURN TO:

John F. O'Donnell, Esq.
414 Eagle Rock Avenue
West Orange, NJ 07052

3

DEED

THIS DEED is made on November 26 2001
BETWEEN STANLEY CZERWINSKI, SINGLE

COUNTY OF MONMOUTH	
CONSIDERATION	200,000
RTF	892.50 add'l RTF 157.50
DATE	1-15-02 BY

whose post office address is 1225 Oakwood Road, Belmar, New Jersey 07719
referred to as the Grantor,
AND ANTHONY RUSSO and MICHELE RUSSO, Husband and Wife

NOV 28 2001

whose post office address is about to be 1225 Oakwood Road, Belmar, New Jersey
07719 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 **TWO HUNDRED FIFTY FIVE THOUSAND \$255,000.00 dollars and no cents (\$255,000.00)**

The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of the **Borough of Belmar**, and commonly known as **1225 Oakwood Road, Belmar, New Jersey 07719**

Block No. 235 Lot No. 34 Qualifier No. Account No.

No property tax identification 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 Belmar, 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 GRANTORS BY DEED from John J. Carroll and Marion W. Carroll, married, dated October 1, 1999, recorded November 3, 1999 in the Monmouth County Clerk in Deed Book 5875, page 194.

Prepared By:

RICHARD J. WEBER, ESQ.

FOR RECORDERS USE ONLY

103 Deed-Bargain and Sale Cov. to Grantor's Act-Ind. to Ind. or Corp
Plain Language Rev. 8/97 Print date 10/97

M. CLAIRE FRENCH COUNTY CLERK MONMOUTH COUNTY NEW JERSEY	INSTRUMENT NUMBER 2002010070	RECORDED ON Jan 15, 2002 5:45:57 PM BOOK:OR-8075 PAGE:6752	Total Pages: 3	COUNTY RECORDING FEES \$20.00	DEDICATED TRUST FUND COMMISSION \$2.00	COUNTY REALTY TRANSFER FEES \$255.26	STATE REALTY TRANSFER FEES \$637.24	REALTY TRANSFER FEES - NP/R \$157.50	TOTAL \$1,072.00
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**SCHEDULE A
Legal Description**

All that certain Lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Belmar, County of Monmouth State of New Jersey:

BEING known and designated as Lot part of Lots 11 & 13 as shown on a certain map entitled, "Map of Building Lots Belonging to The Heirs of Charlotte G. Jeffrey on the South Side of Shark River West of Belmar Station" which map was filed on October 22, 1891 in the Office of the Clerk of Monmouth County as Filed Map No. 36 Sheet 20.

NOTE: Being Lot(s) 34, Block 235, Tax Map of the Borough of Belmar, County of Monmouth.

NOTE : Lot and Block shown for informational purposes only.

NOT CERTIFIED COPY

The street address of the Property is: **1228 Oakwood Road, NJ 07712**

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).

Witnessed by:

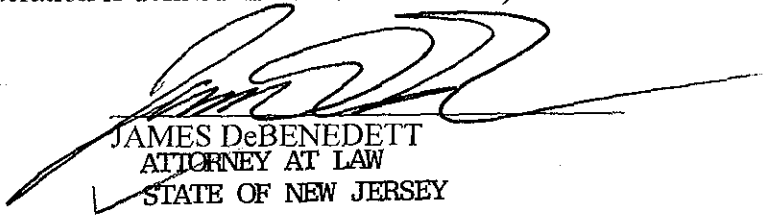

JAMES DeBENEDETT

 (Seal)
STANLEY CZERWINSKI

STATE OF NEW JERSEY, COUNTY OF MONMOUTH

I CERTIFY that on November 26, 2001, STANLEY CZERWINSKI, 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;
- (b) executed this Deed as his or her own act; and
- (c) made this Deed for **\$255,000.00** as 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).


JAMES DeBENEDETT
ATTORNEY AT LAW
STATE OF NEW JERSEY

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JOHN F. O'DONNELL, ESQ.
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West Orange, NJ 07052