

AFFIDAVIT

STATE OF NEW JERSEY

COUNTY OF OCEAN

Jeffrey R. Jerman, of full age, says:

1. I am the owner of Block 1,252 Lot 36, where Lots 36 and 38 are the subject of a pending Minor Subdivision.

2. I acquired Lot 36 via Deed from Breckenridge Properties, LLC recorded June 30, 2023 in OR Book 19419 Page 531 (**copy attached "A"**).

2. Breckenridge Properties, LLC acquired the property via Tax Sale Foreclosure which resulted in a Final Judgment recorded July 28, 2014 in OR Book 15858 Page 954 (**copy attached "B"**). The prior owner, Henry G. Becker, acquired the lot from L.T. Russell, Trustee in 1928 via Deed Book 774 Page 114, and never owned adjoining property (**copy attached "C"**).

3. Since 1928, there was no change in ownership until I acquired the lot in 2023. I have never owned adjoining property, Breckenridge Properties never owned adjoining property, and taxes have been paid to date.

4. To further show the this lot has been an isolated lot, the adjoiners titles were

researched. The title to Lot 32 (formerly lots 32 thru 35), is in Sherri Netikos, who acquired it from George L. Netikos via Deed recorded December 15, 1999 in Book 5767 Page 0842 (**copy attached "D"**). George L. Netikos acquired the property from John C. and Joyce E. Kaczinski via Deed recorded January 26, 1988 in Deed Book 4633 Page 0927 (**copy attached**

"E"). John C. and Joyce E. Kaczinski acquired the property from Charles M. and Jeanne P. Fingerman recorded January 17, 1985 via Deed Book 4272 Page 848 (**copy attached "F"**).

Charles M. and Jeanne P. Fingerman acquired the property from Paul M. and Pearl Finkel via Deed recorded September 21, 1971 in Deed Book 3155 Page 362 (**copy attached "G"**). Paul M. and Pearl Finkel acquired the property from Emma Petracaro and James Petracaro via

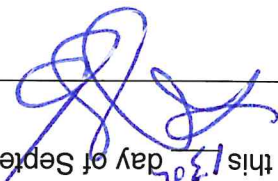
Deed recorded January 21, 1971 in Deed Book 3093 Page 238 (**copy attached "H"**). Emma Petracaro acquired the property from the Township of Manchester via Deed recorded December 17, 1968 in Deed Book 2842 Page 199 (**copy attached "I"**).

5. Lot 38 is owned by Lori D'Allessandro, who acquired the property from the Township of Manchester via Deed Book 4815 Page 0520 (see copy attached "J"). Manchester Township acquire the property via Final Judgment in 1967 in Deed Book 2759 Page 127 (see copy attached "K"), foreclosing the original owner Frank E. Wright, who acquired the property in 1928 in Deed Book 786 Page 257.

6. This Affidavit is made as part of the Planning Board's Subdivision Application, requiring proof of ownership, and proof of taxes paid.

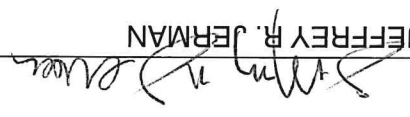
7. The Affidavit is also made to show this is a single isolated lot which has never been in common ownership with adjoining property.

Sworn to and subscribed before me this 13th day of September, 2023.



Lisa J. Shaily
 NOTARY PUBLIC
 STATE OF NEW JERSEY
 MY COMMISSION EXPIRES JUNE 15, 2025

JEFFREY R. JERMAN



"A"

Please do not detach this page from the original document as it contains important recording information and is part of the permanent record.

OCEAN COUNTY CLERK'S OFFICE RECORDING DOCUMENT COVER SHEET

ORIGINAL BOOK:	ORIGINAL PAGE:
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THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY

Mailing Address of Grantee: (Enter Street Address, Town, State, Zip Code)	Point Pleasant Borough	NJ	Zip	08742
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CONSIDERATION: 100 -

MUNICIPALITY: (Select Municipality from Drop-Down Box) MANCHESTER


BLOCK: 1.252 LOT: 36

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY

ALL ADDITIONAL PARTIES: (Enter Last Name, First Name)	RETURN NAME AND ADDRESS:
	Jeffrey R. Jerman P O Box 922 Point Pleasant Borough, NJ 08742

FIRST PARTY NAME: (Enter Last Name, First Name)	SECOND PARTY NAME: (Enter Last Name, First Name)
Breckenridge Properties, LLC	Jerman, Jeffrey R.

DATE OF DOCUMENT: (Enter Date as follows: 00/00/0000)	TYPE OF DOCUMENT: (Select Doc Type from Drop-Down Box)
06/02/2023	DEED

 <p>OCEAN COUNTY CLERK'S OFFICE RECORDING DOCUMENT COVER SHEET</p> <p>SCOTT M. COLABELLA OCEAN COUNTY CLERK P.O. BOX 2191 TOMS RIVER, NJ 08754-2191 (732) 929-2110 www.oceancountyclerk.com</p>	<p>OFFICIAL USE ONLY</p> <div data-bbox="332 1480 714 1638" style="border: 1px solid black; padding: 5px;"> <p>COUNTY OF OCEAN CONSIDERATION 100 - REALTY TRANSFER FEE 2 - DATE 06/02/23 BY OC</p> </div> <p>OFFICIAL USE ONLY - REALTY TRANSFER FEE</p>
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Qu @ 100 cash

INSTR # 2023048906
OR BK 19419 PG 531
RECORDED 06/30/2023 10:21:42 AM
SCOTT M. COLABELLA, COUNTY CLERK
OCEAN COUNTY, NEW JERSEY
RTF TOTAL TAX \$2.00



DEED

COUNTY OF OCEAN
CONSIDERATION
REALETY TRANSFER FEE
DATE 06/23/23
BY [Signature]

THIS DEED is made on this 2nd day of June, 2023

Between BRECKENRIDGE PROPERTIES, LLC, whose address is P O Box 925, Point Pleasant Borough, NJ 08742

herein designated as the **grantor**

And JEFFREY R. JERMAN, whose address is P O Box 922, Point Pleasant Borough, NJ 08742

herein designated as the **grantee**

WITNESSETH

That the grantor, in consideration of the sum of **ONE HUNDRED DOLLARS (\$100.00)** lawful money of the United States, receipt whereof is hereby acknowledged, grants and conveys unto the grantee and the heirs, successors and assigns of the grantee, forever

ALL of the following tract or parcel of land situate, lying in and being in the Township of Manchester, in the County of Ocean and State of New Jersey, more particularly described as follows:

BEING known and designated as Lot Nos. Thirty-Six (36) and Thirty-Seven (37) in Block No. Two Hundred and Fifty-Two (252), Subdivision "F", as laid down on a certain map entitled "Pine Lake Park Estates" and filed in the office of the Clerk of the County of Ocean at Toms River, New Jersey:

BEING ALSO known as Lot 36 in Block 1.252, as shown on the current tax assessment map of the Township of Manchester, Ocean County, New Jersey.

BEING the same premises conveyed to the Grantor herein by Final Judgment, dated 07/15/2014 and recorded on 07/28/2014 in the Ocean County Clerk's Office in Deed Book 15858, Page 954.

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 grantor covenants, that the grantor has done no act to encumber the land. This promise is called a "covenant against grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed any 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).

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.

BRECKENRIDGE PROPERTIES, LLC, by:

[Signature]
JEFFREY R. JERMAN, Manager

STATE OF NEW JERSEY

COUNTY OF OCEAN

I CERTIFY that on June 2nd, 2023, JEFFREY R. JERMAN, personally came before me and stated to my

satisfaction that he:
(a) was the maker of this Deed;
(b) was authorized to and did execute this Deed as Manager and Officer of Breckenridge Properties, L.L.C., the entity named in this Deed; and
(c) made this Deed for \$100.00 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).

NOTARY PUBLIC OF NEW JERSEY

Lisa J. Shalry
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES JUNE 15, 2025

Prepared by/Record and Return to:
Jeffrey R. Jerman
P O Box 922
Point Pleasant Borough, NJ 08742

**State of New Jersey
Seller's Residency Certification/Exemption**

Seller's Information

Name(s) Breckenridge Properties, LLC
Current Street Address P O Box 925
City, Town, Post Office Point Pleasant Borough
State NJ ZIP Code 08742

Property Information

Block(s) 1.252
Lot(s) 36 (30-37)
Qualifier

Street Address Vacant Land - 1217 Twelfth Avenue
City, Town, Post Office Toms River, Manchester Township
State NJ ZIP Code 08757

Seller's Percentage of Ownership	Total Consideration	Owner's Share of Consideration	Closing Date
100	\$100.00	\$100.00	6-2-23

Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 apply to Residents and Nonresidents)

1. Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, and will file a resident Gross Income Tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. Seller, transferee, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. Seller is not an individual, estate, or trust and is not required to make an estimated Gross Income Tax payment.
6. The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated Gross Income Tax payment.
7. The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey Income Tax return for the year of the sale and report the recognized gain.
8. Seller did not receive non-like kind property.
9. The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
10. The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
11. The deed is dated prior to August 1, 2004, and was not previously recorded.
12. The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
13. The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
14. The property transferred is a cemetery plot.
15. The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.
16. The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.

Seller's Declaration
The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

Date 6-2-23
Signature (Seller) *[Signature]*
Indicate if Power of Attorney or Attorney in Fact

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

"B"

JOHN W. TUCKER, his heirs, devisees and
 personal representatives and his, hers, their or
 any of their successors in right, title and interest;
 MRS. JOHN W. TUCKER, wife of John W.
 TUCKER; LIVINGSTON VILLAGE ESTATES;
 MARK L. MCKISSIC, his heirs, devisees and
 personal representatives and his, hers, their, or
 any of their, successors in right, title and interest;
 MRS. MARK L. MCKISSIC, wife of Mark L.
 MCKISSIC; LUCY E. MCKISSIC, her heirs,
 devisees and personal representatives and his,
 hers, their, or any of their, successors in right,
 title and interest; JOHN DOE, husband of Lucy
 E. MCKISSIC, said name of John Dge being
 fictitious; MRS. GEORGE S. SIPP, her heirs,
 devisees and personal representatives and his,

FINAL JUDGMENT

CIVIL ACTION

vs.

BRECKENRIDGE PROPERTIES, L.L.C.,
 a limited liability company of the State of
 New Jersey
 Plaintiff,

SUPERIOR COURT OF NEW JERSEY
 CHANCERY DIVISION
 OCEAN COUNTY
 DOCKET NO. F-18710-13

DAVID B. VENINO, ESQ.
 (NJ Attorney ID# 002022005)
 700 Boston Boulevard
 Sea Girt, New Jersey 08750-0024
 (732) 449-2153
 FAX (732) 974-9179
 Attorney for the Plaintiff

INSTR # 2014064871
 OR BK 15858 PG 954
 RECORDED 07/28/2014 09:08:56 AM
 SCOTT M. COLABELLA, COUNTY CLERK
 OCEAN COUNTY, NEW JERSEY



FILED May 27, 2014

RECEIVED Tuesday 5/27/2014 11:21:36 AM 15858

This is not an official document

33 N
282-2014

R&R

hers, their, or any of their, successors in right, title and interest; GEORGE S. SIPP; JOHN DOE, husband of Mrs. George S. Sipp, said name of John Doe being fictitious; TOWNSHIP OF MANCHESTER, a municipal corporation of the State of New Jersey; HARRY KATZ, his heirs, devisees and personal representatives and his, hers, their, or any of their, successors in right, title and interest; MRS. HARRY KATZ, wife of Harry Katz; SAMUEL SIMON, his heirs, devisees and personal representatives and his, hers, their, or any of their, successors in right, title and interest; MRS. SAMUEL SIMON, wife of Samuel Simon; HENRY G. BECKER, his heirs, and interest; MRS. HENRY G. BECKER, wife of Henry G. Becker; GEORGE MIZELL, his heirs, devisees and personal representatives and his, hers, their, or any of their, successors in right, title and interest; MRS. GEORGE MIZELL, wife of George Mizell; ELBRIDGE F. MITCHELL, his heirs, devisees and personal representatives and his, hers, their, or any of their, successors in right, title and interest; MRS. ELBRIDGE F. MITCHELL, wife of Elbridge F. Mitchell; H.E. MORRISSETT a/k/a H.E. MORRISSETT, his or her heirs, devisees and personal representatives and his, hers, their, or any of their, successors in right, title and interest; MRS. H.E. MORRISSETT a/k/a MRS. H.E. MORRISSETT, wife of H.E. MORRISSETT a/k/a H.E. MORRISSETT; JOHN DOE, husband of H.E. MORRISSETT a/k/a H.E. MORRISSETT, said name of John Doe being fictitious; C.L. PARKER, his or her heirs, devisees and personal representatives and his, hers, their, or any of their, successors in right, title and interest; MRS. C.L. PARKER, wife of C.L. PARKER; JOHN DOE, husband of C.L. PARKER, said name of John Doe being fictitious; EVA GERTRUDE SARGENT, her heirs, devisees and personal representatives and his, hers, their, or any of their, successors in right, title and interest; JOHN DOE, husband of Eva Gertrude Sargent, said name of John Doe being fictitious; JOSEPH E. HILTON, his heirs, devisees and personal representatives and his, hers, their, or any of their, successors in right, title and interest; M. AGNES HILTON, her heirs, devisees and personal representatives and his, hers, their, or any of their, successors in right, title and interest; JOHN DOE, husband of M. Agnes Hilton, said name of John Doe being fictitious; NORMAN E. HILTON, his heirs, devisees and personal representatives and his, hers, their, or any of their, successors in right, title and interest; MRS. NORMAN E. HILTON, wife of Norman E. Hilton; LOUISE BEDELL, her heirs, devisees and personal representatives and his, hers, their, or any of their, successors in right, title and interest; JOHN DOE, husband of Louise Bedell, said name of John Doe being fictitious; ROBERT C. NOLAN, his heirs, devisees and personal representatives and his, hers, their, or any of their, successors in right, title and interest; THEODORE KARAS; CHARLES M. LANGHORNE, his heirs, devisees and personal representatives and his, hers, their, or any of their, successors in right, title and interest; MRS. CHARLES M. LANGHORNE, wife of Charles M. Langhorne; UNKNOWN OWNERS OR CLAIMANTS, his or her heirs, devisees and personal representatives and his, hers, their, or any of their successors in right, title and interest; and the STATE OF NEW JERSEY. 72

Defendants.

SCHEDULE "A"

COUNT ONE

All of the following tract or parcel of land situate, lying and being in the Township of Manchester, County of Ocean and State of New Jersey, and known and designated as Lot No. Twenty-Seven (27) in Block No. Three Hundred and Twenty-Six (326), Sub-Division "T", size 25 x 100 feet containing 2500 square feet more or less as laid down on a certain map entitled "Map of Pine Lake Park Estates, Ocean County, New Jersey", surveyed by Benjamin H. Fielder, surveyor and engineer, and filed in the office of the Clerk of the County of Ocean at Toms River, New Jersey on the Thirtieth day of November, 1910.

Said premises are currently known as Lot 27 in Block 1.326 on the current tax assessment map of the Township of Manchester, Ocean County, New Jersey.

COUNT THREE

All of the following tract or parcel of land situate, lying and being in the Township of Manchester, County of Ocean and State of New Jersey, and known and designated as Lot No. 21 (Twenty-One) in Block No. 346 (Three Hundred and Forty-Six, Sub-Division "T", size 25 x 100 feet containing 2500 square feet more or less as laid down on a certain map entitled "Map of Pine Lake Park Estates, Ocean County, New Jersey", surveyed by Benjamin H. Fielder, surveyor and engineer, and filed in the office of the Clerk of the County of Ocean at Toms River, New Jersey on the Thirtieth day of November, 1910.

Said premises are currently known as Lot 21 in Block 1.346 on the current tax assessment map of the Township of Manchester, Ocean County, New Jersey.

COUNT FIVE

All of the following tract or parcel of land situate, lying and being in the Township of Manchester, County of Ocean and State of New Jersey, and known and designated as Lot No. Twenty-Six (26) in Block No. Three Hundred and Twenty-Six (326), Sub-Division "T", size 25 x 100 feet containing 2500 square feet more or less as laid down on a certain map entitled "Map of Pine Lake Park Estates, Ocean County, New Jersey", surveyed by Benjamin H. Fielder, surveyor and engineer, and filed in the office of the Clerk of the County of Ocean at Toms River, New Jersey on the Thirtieth day of November, 1910.

Said premises are currently known as Lot 26 in Block 1.326 on the current tax assessment map of the Township of Manchester, Ocean County, New Jersey.

COUNT SEVEN

All of the following tract or parcel of land situate, lying in and being in the Township of Manchester, County of Ocean and State of New Jersey, and known and designated as Lot No. Seven (7) in Block No. Sixty-Five (65), Sub-Division "A", as laid down on a certain map entitled "Pine Lake Park Estates", and filed in the office of the Clerk of the County of Ocean at Toms River, New Jersey.

Said premises are currently known as Lot 7 in Block 1.65 on the current tax assessment map of the Township of Manchester, Ocean County, New Jersey.

COUNT NINE

All of the following tract or parcel of land situate, lying in and being in the Township of Manchester, County of Ocean and State of New Jersey, and known and designated as Lot No. Six (6) in Block No. Sixty-Five A (65A), Sub-Division "A", as laid down on a certain map entitled "Pine Lake Park Estates", and filed in the office of the Clerk of the County of Ocean at Toms River, New Jersey.

Said premises are currently known as Lot 6 in Block 1.65 on the current tax assessment map of the Township of Manchester, Ocean County, New Jersey.

COUNT ELEVEN

All of the following tract or parcel of land situate, lying in and being in the Township of Manchester, County of Ocean and State of New Jersey, and known and designated as Lots No. Thirty-Six (36) and Thirty-Seven (37) in Block No. Two Hundred and Fifty-Two (252), Sub-Division "F", as laid down on a certain map entitled "Pine Lake Park Estates", and filed in the office of the Clerk of the County of Ocean at Toms River, New Jersey.

Said premises are currently known as Lot 36 in Block 1.252 on the current tax assessment map of the Township of Manchester, Ocean County, New Jersey.

COUNT THIRTEEN

All of the following tract or parcel of land situate, lying and being in the Township of Manchester, County of Ocean and State of New Jersey, and known and designated as Lot No. Twenty (20) in Block No. Three Hundred and Twenty-Nine (329), Sub-Division "T", size 25 x 100 feet containing 2500 square feet more or less as laid down on a certain map entitled "Map of Pine Lake Park Estates, Ocean County, New Jersey", surveyed by Benjamin H. Fielder, surveyor and engineer, and filed in the office of the Clerk of the County of Ocean at Toms River, New Jersey on the Thirtieth day of November, 1910.

Said premises are currently known as Lot 20 in Block 1.329 on the current tax assessment map of the Township of Manchester, Ocean County, New Jersey.

COUNT FIFTEEN

All of the following tract or parcel of land situate, lying and being in the Township of Manchester, County of Ocean and State of New Jersey, and known and designated as Lot No. 13 (Thirteen) in Block No. 328 (Three Hundred and Twenty-Eight), Sub-Division "T", size 25 x 100 feet containing 2500 square feet more or less as laid down on a certain map entitled "Map of Pine Lake Park Estates, Ocean County, New Jersey", surveyed by Benjamin H. Fielder, surveyor and engineer, and filed in the office of the Clerk of the County of Ocean at Toms River, New Jersey on the Thirtieth day of November, 1910.

Said premises are currently known as Lot 13 in Block 1.328 on the current tax assessment map of the Township of Manchester, Ocean County, New Jersey.

COUNT SEVENTEEN

All of the following tract or parcel of land situate, lying and being in the Township of Manchester, County of Ocean and State of New Jersey, and known and designated as Lot No. Twelve (12) in Block No. Three Hundred and Two (302), Sub-Division "T", size 25 x 100 feet containing 2500 square feet more or less as laid down on a certain map entitled "Map of Pine Lake Park Estates, Ocean County, New Jersey", surveyed by Benjamin H. Fielder, surveyor and engineer, and filed in the office of the Clerk of the County of Ocean at Toms River, New Jersey on the Thirtieth day of November, 1910.

Said premises are currently known as Lot 12 in Block 1.302 on the current tax assessment map of the Township of Manchester, Ocean County, New Jersey.

COUNT NINETEEN

All of the following tract or parcel of land situate, lying and being in the Township of Manchester, County of Ocean and State of New Jersey, and known and designated as Lot No. Thirteen (13) in Block No. Three Hundred and Two (302), Sub-Division "T", size 25 x 100 feet containing 2500 square feet more or less as laid down on a certain map entitled "Map of Pine Lake Park Estates, Ocean County, New Jersey", surveyed by Benjamin H. Fielder, surveyor and engineer, and filed in the office of the Clerk of the County of Ocean at Toms River, New Jersey on the Thirtieth day of November, 1910.

Said premises are currently known as Lot 13 in Block 1.302 on the current tax assessment map of the Township of Manchester, Ocean County, New Jersey.

COUNT TWENTY-ONE

All of the following tract or parcel of land situate, lying and being in the Township of Manchester, County of Ocean and State of New Jersey, and known and designated as Lot No. Fifteen (15) in Block No. Three Hundred Twenty-Eight (328), Sub-Division "I", size 25 x 100 feet containing 2500 square feet more or less as laid down on a certain map entitled "Map of Pine Lake Park Estates, Ocean County, New Jersey", surveyed by Benjamin H. Fielder, surveyor and engineer, and filed in the office of the Clerk of the County of Ocean at Toms River, New Jersey on the Thirtieth day of November, 1910.

Said premises are currently known as Lot 15 in Block 1.328 on the current tax assessment map of the Township of Manchester, Ocean County, New Jersey.

COUNT TWENTY-THREE

All of the following tract or parcel of land situate, lying and being in the Township of Manchester, County of Ocean and State of New Jersey, and known and designated as Lots No. Twenty-Two (22), Twenty-Three (23) and Twenty-Four (24) in Block No. Ninety-Three (93), Sub-Division "C", as laid down on a certain map entitled "Pine Lake Park Estates", and filed in the office of the Clerk of the County of Ocean at Toms River, New Jersey on the Thirtieth day of November, 1910.

Said premises are currently known as Lot 22 in Block 1.93 on the current tax assessment map of the Township of Manchester, Ocean County, New Jersey.

COUNT TWENTY-FIVE

All of the following tract or parcel of land situate, lying and being in the Township of Manchester, County of Ocean and State of New Jersey, and known and designated as Lot No. 39 (Thirty-Nine) in Block No. 325 (Three Hundred Twenty-Five), Sub-Division "I", size 25 x 100 feet containing 2500 square feet more or less as laid down on a certain map entitled "Map of Pine Lake Park Estates, Ocean County, New Jersey", surveyed by Benjamin H. Fielder, surveyor and engineer, and filed in the office of the Clerk of the County of Ocean at Toms River, New Jersey on the Thirtieth day of November, 1910.

Said premises are currently known as Lot 39 in Block 1.325 on the current tax assessment map of the Township of Manchester, Ocean County, New Jersey.

It appearing by affidavit filed in this proceeding that the defendants in this action have had notice of the date, time and place fixed for redemption of the premises described in the Complaint filed herein, and that no redemption has been made, all as provided in the Order of this Court dated March 27, 2014;

IT IS thereupon, on this 15th day of July, 2014,

on motion of David B. Vento, attorney for the plaintiff, ORDERED and ADJUDGED that the defendants, JOHN W. TUCKER, his heirs, devisees and personal representatives and his, hers, their or any of their successors in right, title and interest; MRS. JOHN W. TUCKER, wife of JOHN W. TUCKER, his heirs, John W. Tucker; LIVINGSTON VILLAGE ESTATES; MARK L. MCKISSIC, his heirs,

devisees and personal representatives and his, hers, their, or any of their, successors in right, title and interest; MRS. MARK L. MCKISSIC, wife of Mark L. MCKISSIC; LUCY E. MCKISSIC, her heirs, devisees and personal representatives and his, hers, their, or any of their, successors in

right, title and interest; JOHN DOE, husband of Lucy E. McKissic, said name of John Doe being fictitious; MRS. GEORGE S. SIPP, her heirs, devisees and personal representatives and his,

hers, their, or any of their, successors in right, title and interest; GEORGE S. SIPP; JOHN DOE, husband of Mrs. George S. Sipp, said name of John Doe being fictitious; TOWNSHIP OF

MANCHESTER, a municipal corporation of the State of New Jersey; HARRY KATZ, his heirs, devisees and personal representatives and his, hers, their, or any of their, successors in right, title

and interest; MRS. HARRY KATZ, wife of Harry Katz; SAMUEL SIMON, his heirs, devisees and personal representatives and his, hers, their, or any of their, successors in right, title and

interest; MRS. SAMUEL SIMON, wife of Samuel Simon; HENRY G. BECKER, his heirs,

devises and personal representatives and his, hers, their, or any of their, successors in right, title
and interest; MRS. HENRY G. BECKER, wife of Henry G. Becker; GEORGE MIZELL, his
heirs, devisees and personal representatives and his, hers, their, or any of their, successors in
right, title and interest; MRS. GEORGE MIZELL, wife of George Mizell; ELBRIDGE F.
MITCHELL, his heirs, devisees and personal representatives and his, hers, their, or any of their,
successors in right, title and interest; MRS. ELBRIDGE F. MITCHELL, wife of Elbridge F.
Mitchell; H.E. MORRISSETT a/k/a H.E. MORRISSETT, his or her heirs, devisees and personal
representatives and his, hers, their, or any of their, successors in right, title and interest; MRS.
H.E. MORRISSETT a/k/a MRS. H.E. MARRISSETT, wife of H.E. MARRISSETT, wife of H.E. MORRISSETT a/k/a H.E.
Marrissett; JOHN DOE, husband of H.E. Morrissett a/k/a H.E. Marrissett, said name of John
Doe being fictitious; C.L. PARKER, his or her heirs, devisees and personal representatives and
his, hers, their, or any of their, successors in right, title and interest; MRS. C.L. PARKER, wife
of C.L. Parker; JOHN DOE, husband of C.L. Parker, said name of John Doe being fictitious;
EVA GERTRUDE SARGENT, her heirs, devisees and personal representatives and his, hers,
their, or any of their, successors in right, title and interest; JOHN DOE, husband of Eva Gertrude
Sargent, said name of John Doe being fictitious; JOSEPH E. HILTON, his heirs, devisees and
personal representatives and his, hers, their, or any of their, successors in right, title and interest;
M. AGNES HILTON, her heirs, devisees and personal representatives and his, hers, their, or any
of their, successors in right, title and interest; JOHN DOE, husband of M. Agnes Hilton, said
name of John Doe being fictitious; NORMAN E. HILTON, his heirs, devisees and personal
representatives and his, hers, their, or any of their, successors in right, title and interest; MRS.
NORMAN E. HILTON, wife of Norman E. Hilton; LOUISE BEDELL, her heirs, devisees and
personal representatives and his, hers, their, or any of their, successors in right, title and interest;



Michelle M. Smith, Esq.
Clerk of the Superior Court

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said Court at Trenton, this 15th day of July Two Thousand Fourteen.
I, Michelle M. Smith, Clerk of the Superior Court of New Jersey, the same being a Court of Record, do hereby certify that the foregoing is a true copy of the FINAL JUDGMENT now on file in my office.

PAUL INNES, P.J.Ch

Respectfully Recommended
R. 1:34-6 OFFICE OF FORECLOSURE

seq.

of any person protected by the New Jersey Tenant Anti-Eviction Act, N.J.S.A. 2A:18-61.1, et
Notwithstanding anything herein to the contrary, this judgment shall not affect the rights
premises referred to herein being more particularly described in Schedule "A" annexed hereto.
indefeasible estate of inheritance in fee simple is hereby vested in the plaintiff, the said lands and
thereof; and that the plaintiff is entitled to possession of the premises, and an absolute and
from all right and equity of redemption of, in and to the said lands and premises and every part
STATE OF NEW JERSEY, and each of them, stand absolutely debarred and foreclosed of and
representatives and his, hers, their or any of their successors in right, title and interest; and the
UNKNOWN OWNERS OR CLAIMANTS, his or her heirs, devisees and personal
right, title and interest; MRS. CHARLES M. LANGHORNE, wife of Charles M. Langhorne;
his heirs, devisees and personal representatives and his, hers, their, or any of their, successors in
successors in right, title and interest; THEODORE KARRAS; CHARLES M. LANGHORNE,
NOLAN, his heirs, devisees and personal representatives and his, hers, their, or any of their,
JOHN DOE, husband of Louise Bedell, said name of John Doe being fictitious; ROBERT C.

ntioned in the fore-
 and thereupon he
 a his voluntary act
 la
 J. M. J.
 expires Feb. 18, 1932
 ark
 february, 18th the 4th
 lord one thousand
 and twenty-eight
 of Newark Essex Co-
 id to him as such
 of the County of
 ; party of the first
 Jersey City, Hudson
 k Ledger, party of

AND ALSO, all the estate, right, title, in-
 terest, property, possession, claim and demand whatsoever, as well in law as in
 equity, of the said party of the first part in and to the above described premises
 and for 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 forever, and the said party
 of the first part does hereby covenant, promise and agree to and with the said
 party of the second part his heirs and assigns that he has not, as such Trustee
 as aforesaid, done or caused, suffered or procured to be done, any act, matter or
 thing, whereby the said premises or any part thereof, with the appurtenances, are
 or may be charged or encumbered in estate, title or otherwise, and the said party
 of the second part for himself, heirs and assigns, by acceptance of this deed,
 covenants and agrees as a covenant running with the land hereby conveyed, that
 there shall not be erected on said premises, or any part thereof, any business ho-
 use for the manufacture of liquors, nor any slaughter house, brass foundry, nail
 or iron foundry, or any fertilizing manufactory of any kind or any bone boiling
 establishment.
 AND the grantor in said deed to the Trustee
 covenanted as follows: "And the said party of the first part does for itself, its
 successors and assigns, covenant and agree to and with said party of the second
 part, his successors in the trust hereby created and their heirs and assigns; that
 said party of the first part is the true, lawful and right owner of all and sing-
 ular the above described land and premises and of every part and parcel thereof
 with the appurtenances thereto belonging, and that the said land and premises,
 or any part thereof, at the time of the executing and delivery of these presents,
 are not encumbered by any mortgage, judgment or limitation or by any encumbrance
 whatsoever, by which the title of the said party of the second part, hereby made,
 or intended to be made, for the above described land and premises, can or may
 be changed, charged, altered or defeated in any way whatsoever."
 AND ALSO that the said party of the first
 part now has good right, full power, and lawful authority to grant, bargain, sell
 and convey the said land and premises in the manner aforesaid; and also that said
 party of the first part will warrant, secure and forever defend the said land and
 premises, unto the said party of the second part, his successors in the trust here-
 by created and their heirs and assigns forever, against the lawful claims and de-
 mands of all and every person or persons, freely and clearly, freed and dischar-
 ged of and from all manner of encumbrances, whatsoever."
 IN WITNESS WHEREOF, the said party of the
 first part has hereunto set his hand and seal as Trustee, the day and year above
 written.
 SIGNED, SEALED AND DELIVERED)
 IN THE PRESENCE OF)
 Blanche Barzdoski
 L. T. Russell
 As Trustee
 (L.S.)

COUNTY OF OCEAN
CONSIDERATION \$10,000
REALTY TRANSFER FEE
RECORDED BY [Signature]

DB 5767E0842 "D" "11"

REC DEC/15/1999 07:37AM 110119 N DEAN HAINES OCEAN COUNTY CLERK \$25.00

BEING the same premises conveyed to the Grantor herein by deed from John C. Kaczinski and Joyce F. Kaczinski dated January 22, 1988 and recorded in the Ocean County Clerk's Office on January 26, 1988 in Deed Book 4633 page 927 et seq.

BEING commonly known as 1225 12th Avenue, Manchester Township, Toms River, New Jersey.

See Schedule A attached hereto and made a part hereof.

Property. The property consists of the land and all the buildings and structures on the land in the Township of Manchester, County of Ocean and State of New Jersey. The legal description is as follows:

No property tax identification number is available on the date of this deed. (Check box if applicable.)

Tax Map Reference. (N.J.S.A. 46:15-2.1) Township of Manchester, Block No. 1-252, Lot No. 32.

Transfer of Ownership. The Grantor grants and conveys the property described below to the Grantee. This transfer is made for the sum of TEN DOLLARS AND 00/100 (\$10.00). The Grantor acknowledges receipt of this money.

The words "Grantor" and "Grantee" shall mean each Grantor and each Grantee listed above.

referred to as the "Grantee";

whose address is about to be 1225 12th Avenue, Manchester Township, Toms River, New Jersey,

SHERRI NETELKOS,

AND

referred to as "Grantor",

whose address is 1225 12th Avenue, Manchester Township, Toms River, New Jersey,

GEORGE L. NETELKOS,

BETWEEN

This Deed is made on November 17, 1999

Brian K. Suchoff, Esq.

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

DEED

THIS IS NOT AN OFFICIAL DOCUMENT

32-Cook
③

To be recorded with Deed pursuant to c. 49, P.L. 1968, as amended by c. 226, P.L. 1985 (N.J.S.A. 46:15-5 et seq.)
(c. 176, P.L. 1975)
(c. 49, P.L. 1968)

FOR RECORDERS USE ONLY
Consideration \$ _____
Date 12-15-99
By _____
Realty Transfer Fee \$ _____

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3, 4 and 5 on reverse side.)
Deponent _____
George L. Netelkos
(Name)
deposes and says that he/she is the _____
Grantor
(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)
in a deed dated 11/17/99
transferring real property identified as Block No. I-252 Lot No. 32
located at 1225 12th Avenue, Manchester Township, Toms River, Ocean County,
(Street Address, Municipality, County)

(2) 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 \$ _____
Deponent claims that this deed transaction is fully exempt from the Realty Transfer Fee imposed by c. 49, P.L. 1968, for the following reason(s):
not sufficient.
Conveyance is made between father and daughter

(3) FULL EXEMPTION FROM FEE
Deponent claims that this deed transaction is exempt from the increased portion of the Realty Transfer Fee imposed by c. 176, P.L. 1975 for the following reason(s):
NOTE: All boxes below apply to grantor(s) only. FAILURE TO DO APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. (See Instructions #8 and #9.)
(4) PARTIAL EXEMPTION FROM FEE
Deponent claims that this deed transaction is exempt from the increased portion of the Realty Transfer Fee imposed by c. 176, P.L. 1975 for the following reason(s):
A) SENIOR CITIZEN (See Instruction #8.)
 Grantor(s) 62 yrs. of age or over.*
 One- or two-family residential premises.
B) BLIND (See Instruction #8.)
 Grantor(s) legally blind.*
 One- or two-family residential premises.
 Owned and occupied by grantor(s) at time of sale.
 No joint owners other than spouse or other qualified exempt owners.
C) LOW AND MODERATE INCOME HOUSING (See Instruction #9.)
 Affordable according to HUD Standards.
 Meets Income Requirements of Region.
D) NEW CONSTRUCTION (See Instruction #9.)
 Entirely new improvement.
 Not previously used for any purpose.
* IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANTOR NEED QUALIFIED EXEMPT OWNERS.
 No joint owners other than spouse or other qualified exempt owners.
 Not gainfully employed.
 Owned and occupied by grantor(s) at time of sale.
 Receiving disability payments.
 One- or two-family residential premises.
 Grantor(s) permanently and totally disabled.*
(See Instruction #8.)
DISABLED
 Owned and occupied by grantor(s) at time of sale.
 No joint owners other than spouse or other qualified exempt owners.

Deponent makes this 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 _____ day of _____ 1999.

Notary Public for New Jersey
My Commission Expires June 14, 2002
FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds
Instrument Number 110119
County Ocean
Book 5267
Page 849
Date Recorded 12-15-99
Deed Number _____
Deed Dated 11-17-99
Name of Dependent (in above line) George L. Netelkos
Address of Dependent 1225 12th Avenue
Toms River, NJ
Name of Grantor (Type above line) George L. Netelkos
Address of Grantor at Time of Sale 1225 12th Avenue
Toms River, NJ

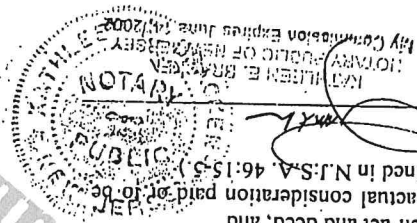
IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HEREOF.
This form is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered without the approval of the Director.
ORIGINAL - To be retained by County.
DUPLICATE - To be forwarded by County to Division of Taxation on partial exemption from fee (N.J.A.C. 18:16-8.12)
TRIPPLICATE - Is your file copy.

ORIGINAL AND DUPLICATE COPY MUST BE SUBMITTED WITH DEED TO COUNTY RECORDING OFFICER

08570790843

08 5767 90844

DEED	
GEORGE L. NETELKOS	
Grantor,	
TO	
SHERRI NETELKOS,	
Grantee.	
Record and return to:	
Brian K. Suchoff, Esq.	
Ross, Suchoff, Hankin, Maidenbaum,	
Handwerker & Mazel, P.C.	
195 Broadway, Suite 2101	
New York, NY 10007	
Dated: 11/17	1999.



I CERTIFY that on NOVEMBER 17, 1999, George L. Netelkos, personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

(a) is named in and personally signed this Deed;

(b) signed, sealed and delivered this Deed as their act and deed; and

(c) made this Deed for \$10,00 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.)

STATE OF NEW JERSEY, COUNTY OF BERGEN, SS.

George L. Netelkos
 (Seal)

Witnessed by:

Signatures. The Grantor signs this Deed as of the date at the top of the first page.

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).

SUBJECT to land use laws, easements, conditions and restrictions of record, and such state of facts as an accurate survey and inspection of the premises would disclose.

Official Document

11 E.

084633-0927

DATE	1-22-88
BY	JAY A. GRUNIN
REALTY TRANSFER FEE	453.50
CONSIDERATION	115,000.00
COUNTY OF OCEAN	

Page 848.
 January A.D. 1985 in the County Clerk's Office of Ocean County in Deed Book 4272,
 his wife, dated the 14th day of December A.D. 1984, recorded the 17th day of
 BEING THE SAME PREMISES conveyed by Deed to John C. Kaczinski and Joyce E. Kaczinski,

Office on October 20, 1948 as filed Map #A-7.
 "Prime Lake Part Estates", said map being filed in the Ocean County Clerk's
 BEING ALSO KNOWN as Lot 32, 33, 34 and 35 in Block 252 as shown on a map entitled
 CONTAINING 10,000.00 sq. ft.

4. South 13 degrees 08 minutes 00 seconds East, between Tax Lots 32 and 30, a distance of 100.00 feet to the POINT OF BEGINNING.
3. North 76 degrees 52 minutes 00 seconds East, a distance of 100.00 feet to a IRON PIN FOUND, thence
2. North 13 degrees 08 minutes 00 seconds West, between Tax Lots 32 and 36, a distance of 100.00 feet to a POINT, thence
1. South 76 degrees 52 minutes 00 seconds West along the Northerly right of way line of Twelfth Avenue, a distance of 100.00 feet to a IRON PIN SET, thence

the following courses and distances:
 of way line of Pemberton Street, 40.00 feet wide, thence from said BEGINNING POINT
 Northerly right of way line of Twelfth Avenue, 40.0 feet wide and the Westerly right
 minutes 00 seconds West, a distance of 150.00 feet from the intersection of the
 BEGINNING at a IRON PIN FOUND, said BEGINNING POINT being South 76 degrees 52

County of Ocean, State of New Jersey and being more particularly described as
 of Twelfth Avenue, 40.00 feet wide and situate in the Township of Manchester,
 ALL THAT CERTAIN PARCEL/TRACT of land lying along the Northerly right of way line

the
 Township of Manchester
 County of Ocean
 and State of New Jersey. The legal description is:

Property. The property consists of the land and all the buildings and structures on the land in
 of Manchester
 Township of Ocean
 and State of New Jersey. The legal description is:
 Block No. 1-252
 Lot No. 32
 Account No.
 Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Manchester Township
 No property tax identification number is available on the date of this deed. (Check box if applicable.)

THOUSAND AND NO/100 (\$115,000.00)-----The Grantor acknowledges receipt of this money.
 Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property
 described below to the Grantee. This transfer is made for the sum of ONE HUNDRED FIFTEEN

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.
 Toms River, New Jersey
 referred to as the Grantee.
 whose post office address is about to be: 1225 12th Avenue, Manchester Township,

AND
 GEORGE I. NETELKOS
 905 South 4th Street, Harrison, New Jersey
 whose address is 1225 12th Avenue, Manchester Township, New Jersey
 referred to as the Grantor.

BETWEEN
 JOHN C. KACZINSKI AND JOYCE E. KACZINSKI, his wife

This Deed is made on January 22, 1988
 Prepared by: (Print signature, name below signature)
 JAY A. GRUNIN, ESQUIRE

084633-0928

JAY A. GRUNITZ, AN ATTORNEY AT LAW OF NEW JERSEY

Jay A. Grunitz

(Print name and the below signature)

John C. Kaczinski and Joyce E. Kaczinski, his wife personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):
(a) is named in and personally signed this Deed;
(b) signed, sealed and delivered this Deed as his or her act and deed; and
(c) made this Deed for \$ 115,000.00 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.)

STATE OF NEW JERSEY, COUNTY OF OCEAN
I CERTIFY that on January 22, 19 88
SS: _____

Witnessed by: *Jay A. Grunitz*

AN ATTORNEY AT LAW OF NEW JERSEY
Signatures: The Grantor signs this Deed as of the date at the top of the first page.
JOHN C. KACZINSKI
John C. Kaczinski
(Seal)
JOYCE E. KACZINSKI
Joyce E. Kaczinski
(Seal)

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).

This is not an official document

084633-0929

<p>DAVID J. CONNELLY, ESQUIRE 212 Hooper Avenue Toms River, New Jersey 08753</p> <p>Record and return to:</p>	<p>Grantor.</p> <p>TO</p> <p>Grantee.</p>
---	---

DEED

Date: January 22, 1988

*Beant
8200
010*

05545
RECORDED
DEAN COUNTY
CLERK'S OFFICE
2:23 PM
JAN 26 1988
H. DEAN HAINES
COUNTY CLERK
TOMS RIVER N.J.

This is not an official document

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11
11

Harvey T. York, Esquire
Attorney at Law of N. J.

Prepared by: *[Signature]*
(N.J.S.A. 46:15-21)
with Grantor's name below signature

The above description was drawn in accordance with a survey prepared by Edward Angster, dated December 5, 1984.

The above premises are further described as follows:
BEGINNING at a point in the Northernly line of Twelfth Avenue (40 feet wide), said point being 150.00 feet on a course of North 85 degrees, 15 minutes, 30 seconds West, from the Northwest corner of Pemberton Street and Twelfth Avenue; thence 1. North 85 degrees 15 minutes 30 seconds West, 100.00 feet along the Northernly line of Twelfth Avenue; thence 2. North 04 degrees 44 minutes, 30 seconds East, 100.00 feet to a point; thence 3. South 85 degrees, 15 minutes 30 seconds East, 100.00 feet to a point; thence 4. South 04 degrees, 44 minutes 30 seconds West, 100.00 feet to the point or place of Beginning.

The above premises are further described as follows:
BEING the same premises conveyed to Charles M. Fingerman and Jeanne P. Fingerman, his wife, by deed dated September 21, 1971 from Paul M. Finkel and Pearl Finkel, his wife, recorded in the Ocean County Clerk's Office on September 21, 1971 in Deed Book 3155 at Page 362.
BEING known and designated as Lots 32, 33, 34 and 35 Block 252 Pine Lake Park as laid down on a certain map entitled "Pine Lake Park" filed in the Ocean County Clerk's Office Nov. 30, 1910 under #7-A.

Property. The property consists of the land and all the buildings and structures on the land in the Township of Manchester and State of New Jersey. The legal description is: County of Ocean
Tax Map Reference. (N.J.S.A. 46:15-21) Municipality of Manchester Township
Block No. 1-252 Lot No. 32
Account No. _____
 No property tax identification number is available on the date of this deed. (check box if applicable)

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of \$65,000.00. The Grantor acknowledges receipt of this money.
The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.
whose post office address is 1213 Muzzen Ave., Beachwood, N. J.

CHARLES M. FINGERMAN and JEANNE P. FINGERMAN, his wife

AND
JOHN C. KACZINSKI AND JOYCE E. KACZINSKI, his wife

whose address is 201 W. Scenic Drive, Montovita, CA 91016 referred to as the Grantor.

BETWEEN
This Deed is made on December 14th, 1984

COUNTY OF OCEAN
CONSIDERATION, \$5,000.00
REALTY TRANSFER FEE \$227.00
DATE 1-17-85 BY *[Signature]*

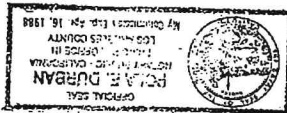
DEED

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).

Signatures. The Grantor signs this Deed as of the date at the top of the first page.

Witnessed by:

Charles M. Fingerman
Jeanne P. Fingerman
Charles M. Fingerman
Jeanne P. Fingerman



STATE OF NEW JERSEY, COUNTY OF ESSEX
I CERTIFY that on December 14, 1984

Charles M. Fingerman and Jeanne P. Fingerman, his wife personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):
(a) is named in and personally signed this Deed;
(b) signed, sealed and delivered this Deed as his or her act and deed; and
(c) made this Deed for \$ 65,000.00 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.)

Paula E. Durban
Notary Public

This is not an official document

002889

①

RECORDED
OCEAN COUNTY
CLERK'S OFFICE
JAN 17 10 42 AM '85
BOOK 4272 PAGE 850
OF 845

1400 2066
Blumen

DEED	
Grantor: CHARLES M. FINGERMAN AND JEANNE P. FINGERMAN, HIS WIFE	Grantee: JOHN C. KACZINSKI AND JOYCE E. KACZINSKI, HIS WIFE
TO	
Grantor:	
Jay A. Grunin, Esq. 1027 Hopper Ave Toms River, N.J. 08753	
Record and return to:	
Dated: December , 19 84	

This is not an official document

BOOK 4272 PAGE 850

So: City of Newark

11 11

030374

11

RECORDED
OCEAN COUNTY CLERK'S
OFFICE

71 SEP 21 PM 1 36

BOOK 3155 PAGE 362
OF Deeds CLERK
Edward H. [Signature]

COUNTY OF OCEAN	CONSIDERATION	13,500.00
REALTY TRANSFER FEE	19.50	
DATE 9-21-71	BY M.C.	

BEING known and designated as Lots 32, 33, 34 and 35 Block 252 Pine Lake Park as laid down on a certain map entitled "Pine Lake Park" filed in the Ocean County Clerk's Office Nov. 30, 1910 under #7-A.

BEING the same premises conveyed to the grantors herein by deed dated December, 1970 from Emma Petraccaro and James Petraccaro, her husband, recorded in the Ocean County Clerk's Office on January 21, 1971 in Book 3093 of Deeds, page 238.

lawful money of the United States of America, to the Grantors in hand well and truly paid by the Grantors, 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,

all that certain lot, or parcel of land and premises, situate, lying and being in the Township of Manchester and State of New Jersey, more particularly described as follows:

Witnesseth, that the Grantors, for and in consideration of THIRTEEN THOUSAND FIVE HUNDRED AND NO/100 (\$13,500.00) DOLLARS

residing or located at R.D. 3, Box 323 G.Toms River in the Township of Dover in the County of Ocean and State of New Jersey herein designated as the Grantees;

his wife,
CHARLES M. FINGERMAN and JEANNE P. FINGERMAN,

residing at 721 Frann Road, Toms River in the Township of Dover in the County of Ocean and State of New Jersey herein designated as the Grantors,

PAUL M. FINKEL and PEARL FINKEL, his wife

Witnesseth
John Beard, made the 21st day of September 19 71,

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 unto the premises herein described, and every part and parcel thereof, with the appurtenances. Do 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

[Signature]

(L.S.)

PAUL M. FINKEL

(L.S.)

PEARL FINKEL

State of New Jersey, County of OCEAN
19 71
A Notary Public of New Jersey
personally appeared Paul M. Finkel and Pearl Finkel, his wife
that on September 21, before me, the subscriber,
} ss.: Be it Remembered,

who, I am satisfied, are the persons named in and who executed the within instrument, and thereupon they acknowledged that they signed, sealed and delivered the same as their act and deed, for the uses and purposes therein expressed, and that the full and actual consideration paid or to be paid for the transfer of title to realty certified by the within deed, as such consideration is defined in P.L. 1968, c. 49, Sec. 1 (c), is \$ 13,500.00.

Prepared by: Harold Kaplan, Esq.
1660 Lexington Avenue
New Jersey 08701
Lakewood, New Jersey 08701

Sophie B. Sneddon, Notary Public
Commission Expires: November 29, 1972

02055

RECORDED
OCEAN COUNTY CLERK'S
OFFICE

1970 JAN 21 PM 2 38

BOOK 3093 PAGE 238
OF Ocean County CLERK
Edward K. B...

"H"

RE
to
grantee

Geo. C. ...

COUNTY OF OCEAN	00
CONSIDERATION	1,000.00
REALTY TRANSFER FEE	1.00
DATE	1-21-71 BY M.K.

BEING the same premises conveyed to Emma Petracaro by deed dated September 30, 1968, from The Township of Manchester in the County of Ocean, recorded in the Ocean County Clerk's Office October 17, 1970 in Book 2842 of Deeds, page 199.

KNOWN and designated as Lots 32, 33, 34, and 35, Block 252, Pine Lake Park, as laid down on a certain map entitled "Pine Lake Park" filed in the Ocean County Clerk's Office November 30, 1910 under #7-A.

all that certain lot, or parcel of land and premises, situate, lying and being in the Township of Manchester and State of New Jersey, more particularly described as follows: 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,

ONE THOUSAND DOLLARS (\$1,000.00) in consideration of
 721 Fram Road
 in the Township of
 and State of New Jersey
 herein designated as the Grantees;

PAUL M. FINKEL and PEARL FINKEL, his wife,
 residing at 87 Burnt Tavern Road,
 in the Township of
 and State of New Jersey herein designated as the Grantors,

This deed, made the December, 1970, **between**
 EMMA PETRACARO and JAMES PETRACARO, her husband,

BOOK 3093 PAGE 238

Together with all and singular the buildings, improvements, ways, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances to the same belonging or in anywise appertaining; and the reversion and reversions, remainders, rents, 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. **Do** 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

James S. Gordon

EMMA PETRACCARO
.....
(L.S.)

JAMES PETRACCARO
.....
(L.S.)

State of New Jersey, County of OCEAN } ss.:
that on December 9, 1970, before me, the subscriber, }
A Notary Public of New Jersey personally appeared EMMA PETRACCARO and JAMES PETRACCARO, her husband

who, I am satisfied, are the persons named in and who executed the within instrument, and thereupon they acknowledged that they signed, sealed, and delivered the same as their act and deed, for the uses and purposes therein expressed, and that the full and actual consideration is defined in P.L. 1968, c. 49, Sec. 1 (c), is \$ 1,000.00.

James S. Gordon

Prepared by:
Harold Kaplan, Esq.
1660 Lexington Ave.
Lakewood, N. J. 08701

Three Indenture, made the 30th day of September in the year One Thousand Nine Hundred and Sixty-Eight between THE TOWNSHIP OF MANCHESTER IN THE COUNTY OF OCEAN

a municipal corporation of the State of New Jersey, hereinafter known as the Grantor;

and EMMA PETRACCARO

whose Post Office address is 87 Burnt Tavern Road in the Township of Lakewood and State of New Jersey and State of New Jersey, hereinafter known as the Grantee;

Witnesseth that Whereas the grantor has heretofore acquired title to the lands and premises hereinafter set forth, by foreclosure in the Superior Court of New Jersey, Chancery Division, of a certificate of tax sale, or has obtained title thereto by deed of conveyance in settlement of sums due under a certificate of tax sale; and

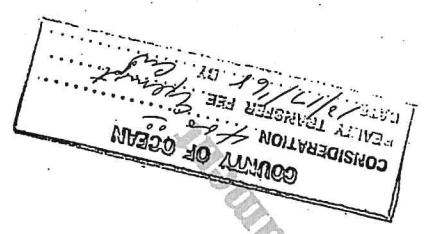
Whereas the Grantor has determined that the said lands and premises are not needed for public use; and

Whereas the Governing Body of the grantor has authorized the lands and premises herein after designated to be sold at public sale; and

Whereas notice of said public sale was duly advertised in JACKSON NEWS

a newspaper circulating in the municipality of the grantor, where the said lands are situate, by two insertions at least once a week during two consecutive weeks, the last publication being not more than seven days prior to the said sale; and

Whereas at said sale the grantee bid the highest price for said lands and premises, to wit: the sum of FOUR HUNDRED DOLLARS AND 00/100 (\$400.00) -----Dollars



"I"

And therefore the grantor, for and in consideration of the sum aforesaid to it well and truly paid by the grantee, at or before the enacting and delivery of these presents, the receipt whereof is hereby acknowledged, and the said grantor being therewith fully satisfied, contented and paid, hath given, granted, bargained, sold, aliened, enfeoffed, conveyed and confirmed, and by these presents doth give, grant, bargain, alien, release, enfeoff, convey and confirm unto the said grantee, and to their heirs and assigns forever.

All that certain lot, tract or parcel of land and premises hereinafter particularly described, situate, lying and being in the Township of Manchester, County of Ocean and State of New Jersey

KNOWN and designated as Lots 32, 33, 34, and 35, Block 252, Pine Lake Park, as laid down on a certain map entitled "Pine Lake Park" filed in the Ocean County Clerk's Office November 30, 1910 under #7-A.

This deed is made subject to the advertisement for sale published in the Jackson News.

No person, persons, partnership, corporation, entity or otherwise shall permit, construct, or maintain trailers or trailer camps upon the above described premises and such restriction runs with the land in perpetuity.

This is not an official document

Together with all and singular the houses, buildings, trees, ways, waters, profits, privileges and advantages, with the appurtenances to the same belonging or in anywise appertaining.

Also all the estate, right, title, interest, property, claim and demand whatsoever, of the said grantor, of, in and to the same, and of, in and to every part and parcel thereof;

That I have and to hold all and singular the above described lands and premises, with the appurtenances, unto the said grantee, their heirs and assigns, to the only proper use, benefit and behoof of the said grantee, their heirs and assigns forever.

In witness whereof the said grantor has caused these presents to be signed by its Clerk, attested to by its Clerk, and its municipal seal to be hereto affixed the day and year first above written.

THE TOWNSHIP OF MANCHESTER IN THE COUNTY OF OCEAN AND STATE OF NEW JERSEY

By *Joseph Forlash*
JOSEPH FORLASH, MAYOR

Clerk.



ATTEST:

This Deed prepared by

THIS IS NOT AN OFFICIAL COPY

027301

RECORDED
OCEAN COUNTY CLERK'S
OFFICE

68 OCT 17 PM 1 06

BOOK 2842 PAGE 202
OF 202
Clerk
Edward K. Sullivan



THE TOWNSHIP OF MANCHESTER IN THE
COUNTY OF OCEAN,
a municipal corporation of the State of
New Jersey,

TO
EMMA PETRACCARO

DATED: September 30th 1968.

SPRINGBERG & SPEER
COUNSELLORS AT LAW
1121 MADISON AVENUE
LAKEWOOD, N. J.

9⁰² over

MORTON C. STEINBERG, A Master
of the Superior Court of New
Jersey

Sworn and subscribed to before me at
the date aforesaid.

MANTERIA HERRING, Clerk

who, being duly sworn on her oath, doth depose and make proof to my satisfaction
that she is the Clerk of the Township of Manchester
a municipal corporation, the grantor named in the within instrument, that Joseph
Portash is the Mayor of the said municipality; that the execution, as
well as the making of this instrument has been duly authorized by a proper resolution of the
Governing Body of the said municipality; and the seal affixed to said instrument is such seal and was thereto affixed,
and said instrument signed and delivered by said Mayor
as and for his voluntary act and deed and as and for the voluntary act and deed of said municipi-
pality, in the presence of deponent, who thereupon subscribed her name thereto as witness.
That the full and actual consideration paid or to be paid for the transfer of title to realty ev-
denced by the within deed, as such consideration is defined in P. L. 1965, c. 49, Sec. 1 (c), is
\$ FOUR HUNDRED DOLLARS AND 00/100 (\$400.00)

MANTERIA HERRING personally appeared
in the year of Our Lord, One Thousand Nine Hundred and Sixty-Eight
the 30th day of September before me,
County of Ocean
State of New Jersey,
ss.:
day of September

Photostated
Certified
Indexed

This is not an official document

1990.

THE TOWNSHIP OF MANCHESTER
IN THE COUNTY OF OCEAN
TAKENHURST, N. J. 08733
a municipal corporation of the State of
New Jersey,
TO

MICHAEL D'ALESSANDRO and IORI
D'ALESSANDRO, husband and wife.

DATED FEBRUARY 6th 1990.

Received in the Office of
the County of N. J.,
on the day of , at
A. D., 19 , at
noon and Recorded in Book
of DEEDS for said
County, on page

DB 4815-052

STEINBERG, STEELE & POANNE, P.A.
ATTORNEYS AT LAW
121 MADISON AVENUE
LAKENHURST, N. J. 08701

1 LONIAL DRIVE
LAKENHURST, N.J. 08733

Sworn to and subscribed before me,
the date aforesaid.
SIGNED W. STEELE, AN ATTORNEY
AT LAW OF THE STATE OF NEW JERSEY
PAULINE McCALLUM, CLERK

who, being by me duly sworn on her oath, doth depose and make proof to my satisfaction that she is the Clerk of the TOWNSHIP OF MANCHESTER a municipal corporation, the grantor named in the within instrument, that RALPH J. RIZZOLO, Mayor of the said municipality, that the execution of the said instrument has been duly authorized by a proper resolution of the Governing Body of the said municipality; that deponent, well and truly knows the corporate seal of said municipality; and the seal affixed to said instrument is such seal and was thereto affixed, and said instrument signed and delivered by said Mayor as and for his voluntary act and deed and as and for the voluntary act and deed of said municipality, in the presence of deponent, who thereupon subscribed her name thereto as witness and that the full and actual consideration 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 \$1,000.00.

He is remembered, that on this 6th day of February in the year of Our Lord, One Thousand Nine Hundred and Ninety before me, AN ATTORNEY AT LAW OF THE STATE OF NEW JERSEY, personally appeared PAULINE McCALLUM, CLERK

COUNTY OF OCEAN
State of New Jersey

55-

PAULINE McCALLUM, Clerk
RALPH J. RIZZOLO, III, Mayor

THE TOWNSHIP OF MANCHESTER
IN THE COUNTY OF OCEAN
AND STATE OF NEW JERSEY
By _____
Ralph J. Rizzolo, III Mayor

Under the terms of the above described lands and premises, with the appurtenances, unto the said grantee, heirs and assigns, to the only proper use, benefit and behoof of the said grantee, heirs and assigns forever.

In witness whereof the said grantor has caused these presents to be signed by its Mayor, attested to by its Clerk, and its municipal seal to be hereunto affixed the day and year first above written.

Also all the estate, right, title, interest, property, claim and demand whatsoever, of the said grantor, of, in and to every part and parcel thereof.

Under the terms of the above described lands and premises, with the appurtenances, unto the said grantee, heirs and assigns, to the only proper use, benefit and behoof of the said grantee, heirs and assigns forever.

Civil Action
 FINAL JUDGMENT

TOWNSHIP OF MANCHESTER, a
 municipal corporation in the
 County of Ocean and State of
 New Jersey,

Plaintiff,

vs.

Block 326, Lot 38, Pine Lake
 Park, assessed to Rebecca
 Branch and other lands,

Defendants

This cause being opened to the Court by Norton C. Steinberg,
 a member of the firm of Steinberg & Steele, attorneys for the
 plaintiff, and it appearing that plaintiff filed the complaint
 pursuant to the provisions of R.S. 54:5-10, et seq. as
 amended and the rules of this court governing such practice and
 procedure to foreclose in rem, certain tax sale certificates as

follows:

Book & Page in
 County Clerk's
 Office
 Owner on Last
 Tax Duplicate
 Description on Tax Dup.
 & in Certificate of Sale
 LOT

No.	Book & Page in County Clerk's Office	Owner on Last Tax Duplicate	Description on Tax Dup. & in Certificate of Sale
1	1325-483	Rebecca Branch	38 Pine Lake Park
2	1326-5	Elizabeth Castle	9 Pine Lake Park
3	1325-482	Wm. Braham Est.	14-15 Pine Lake Park
4	1326-6	Rosewell Consort	11-12 Pine Lake Park
5	1326-250	Rosine Wachenkuth	13-14 Pine Lake Park
6	1326-221	M. B. Sloan	3 Pine Lake Park
7	1326-222	G.C. Satter	9 Pine Lake Park
8	1326-163	% D.L. Satter	4 Pine Lake Park
9	1326-201	E. J. Rhyne	4 Pine Lake Park
10	1326-220	Mary Sullivan Est.	25 Pine Lake Park
11	1327-67	J. Grant % Kilmor Eldg. Co.	32-33 Pine Lake Park

"K"

92	1326-155	James McGinn	317	32 Pine Lake Park
91	1326-154	N. McKinney	297	36 Pine Lake Park
90	1326-153	W.T. McKinney	297	5 Pine Lake Park
89	1326-117	Jos. Kelly	277	24-25 Pine Lake Park
88	1326-182	Rose A. Pymal	256	13-14 Pine Lake Park
87	1326-248	James Wright	252	38 Pine Lake Park
86	1326-60	Bernard Gasswind	240	24-25 Pine Lake Park
85	1326-106	Phillip M. Jackson	236	13-15 Pine Lake Park
84	1326-249	Carl Wecht	235	1-8 Pine Lake Park
83	1326-80	Mrs. Jos. B. Hilton	93	22-24 Pine Lake Park
82	1326-215	Catherine Sullivan	79	15-17
81	1326-24	Robert Dillon	48	9-10 Pine Lake Park
80	1325-473	Gertrude Bornstein	32	34 Pine Lake Park
79	1326-81	Samuel Harris	13	20 Pine Lake Park
78	1325-459	Edward Angster	391	3 Pine Lake Park
77	1326-167	Angus Orr	277	36-39 Pine Lake Park
76	1326-50	Herbert Francis	368	24 Pine Lake Park
75	1326-25	N. Demlstra	218	5/8 Pine Lake Park
74	1326-26	M. Deehl Mrs. Barbara	224	11-12 Pine Lake Park
73	1326-61	W.F. Gravins	371	3 Pine Lake Park
72	1326-82	Norman L. Henderson	158	34-35-36 P.L.P.
71	1326-34	Edward Duval	152	41-42 Pine Lake Park
70	1325-474	Thos. Butler Est.	121	10 Pine Lake Park
69	1326-216	Bessie Strobe	162	24 Pine Lake Park
68	1325-475	Ellen Borosother	255	20-21 Pine Lake Park
67	1326-132	Louis LeChance	298	28 Pine Lake Park
66	1326-97	Imhof Realty Co.	130	41-42 Pine Lake Park
65	1326-156	B. McCabe Est.	235	11-12 Pine Lake Park
64	381-92	Jeremiah Sullivan	216	33-34-35-36 Pine Lake Park
63	1326-133	C. H. Lowry	368	19-20 Pine Lake Park
62	1325-477	H. G. Bush	3	12-13 Pine Lake Park
61	1325-476	H. Burnett Est.	327	8 Pine Lake Park

~~RESERVED FOR THE~~

Frank J. Kelly
J.S.C.

Frank J. Kelly
STANDING MASTER

96	Allen Ray Kummerer and Lillian L., his wife	9/9/54	1/21/55	1611-495
95	Frank A. Calhoun	2/25/15	3/8/15	445-28
94	Minnie Deubert	12/20/28	7/5/29	826-338
93	A. O. Crabtree-	2/30/14	5/26/14	430-269
92	James McCann	5/18/28	10/19/28	803-471
91	Nathaniel Mann McKenney	12/18/14	12/28/14	441-250
90	William Thomas McKenney	12/18/14	12/28/14	441-252
89	Joseph J. Kelly and Helen E. Kelly	11/14/28	8/3/32	924-354
88	Rose A. Praml	10/26/26	11/5/26	723-68
87	Frank E. Wright	5/23/28	6/5/28	786-257
86	Bernard J. Gasewind	4/26/28	5/18/28	783-499
85	William S. Jackson	10/18/63	10/31/63	2344-401
84	Carl W. Wecht	12/18/28	2/11/29	815-149
83	Joseph E. Hilton	6/19/29	5/31/30	863-55
82	Catherine Sullivan	3/12/29	7/2/30	861-394
81	Roberts C. Miller-	5/27/27	2/1/45	1167-366
80	Mrs. Gertrude Bernstein	4/13/27	8/31/33	946-318
79	Ethel and Samuel Ferris	2/4/31	3/5/31	883-317
78	Lillian Rose Angster wife of Edward C. Angster & Edward C. Angster	12/17/59	1/18/60	2038-297
77	Elizabeth and Angus Orr	7/15/33	12/4/48	1310-16
76	Herbert N. Francis	3/3/14	3/18/14	426-282
75	Nicola Dimestria	2/17/30	5/19/30	858-348

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