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PREPARED BY:

Janice Falivena
JANICE FALIVENA, ESQ.

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COUNTY RECORDING FEES \$22.00
DEDICATED TRUST FUND COMMISSION \$2.00
COUNTY REALTY TRANSFER FEES \$349.35
STATE REALTY TRANSFER FEES \$872.15
REALTY TRANSFER FEES - NPNR \$298.50
TOTAL \$1,544.00

COUNTY OF MONMOUTH	
CONSIDERATION	349,000 -
RTF	1221.50 add'l RTF 298.50
DATE	9/2/97 BY NJ

DEED OF CONVEYANCE

This Deed of Conveyance is made on August 14, 1997 by and between the Roman Catholic Archdiocese of Newark, a religious corporation of the State of New Jersey, whose address is 171 Clifton Avenue, Newark, New Jersey 07104, referred to as GRANTOR

and

JEFFERY KELLY and JANET KELLY, his wife, whose address is about to be 517 Baltimore Boulevard, Sea Girt, New Jersey 08750, referred to as GRANTEE.

Transfer of Ownership. GRANTOR grants and conveys the property described in this Deed of Conveyance to GRANTEE. The consideration for this Deed of Conveyance is the sum of \$349,000.00 (Three Hundred Forty-Nine Thousand Dollars), receipt of which GRANTOR acknowledges.

Tax Map Reference. Municipality of Sea Girt, County of Monmouth, Block 63, Lot 17, 18.

Property. The property consists of the land and all the buildings and structures on the land in the Borough of Sea Girt, County of Monmouth, and State of New Jersey, the legal description of which is:

See Attached Exhibit "A" for Legal Description of the Property.

BEING commonly known as 517 Baltimore Boulevard, Sea Girt, Monmouth County, New Jersey.

BEING and intended to be the property conveyed to GRANTOR here by Deed from the Diocese of Metuchen dated January 29, 1988 and recorded February 5, 1988 in the Monmouth County Clerk's Office in Deed Book 4828, Page 159.

RTF

Gary J. Cucchiara, Esq.
Donovan and Cucchiara,
Nine Lincoln Ave. 2595
Rutherford NJ 07070

**SCHEDULE A
DESCRIPTION**

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

Being known and designated as Lots 17 and 18 in Block 63 as shown on a certain map entitled "Amended Map of Sea Girt, New Jersey," which map was filed in the Monmouth County Clerk's Office on February 7, 1911 as Case 68, Sheet 12.

Beginning at the corner formed by the intersection of the northeasterly sideline of Baltimore Boulevard with the southeasterly sideline of Sixth Avenue and from said beginning point running; thence

- (1) along the southeasterly sideline of Sixth Avenue north 23 degrees 50 minutes east and at right angles to the northeasterly sideline of Baltimore Boulevard a distance of 150.00 feet; thence
- (2) south 66 degrees 10 minutes east 50.00 feet to a point in the division line between lots 16 and 17 in block 63 as shown on the amended Map of Sea Girt here and above referred to; thence
- (3) along said division line and again at right angles to the northeasterly sideline of Baltimore Boulevard south 23 degrees 50 minutes west 150.00 feet to a point in the northeasterly sideline of Baltimore Boulevard; thence
- (4) along the same north 66 degrees 10 minutes west 50 feet to the point and place of beginning.

FOR INFORMATION ONLY: The land referred to in this Commitment is commonly known as Lot(s) 17 Block 63 on the Tax Map, Borough of Sea Girt, in the County of Monmouth

Being further described in accordance with a survey made by William J. Fiore, P.L.S.N.J.L.S. dated June 30, 1997, which description is attached hereto as Exhibit B.

Exhibit B

METES AND BOUND DESCRIPTION

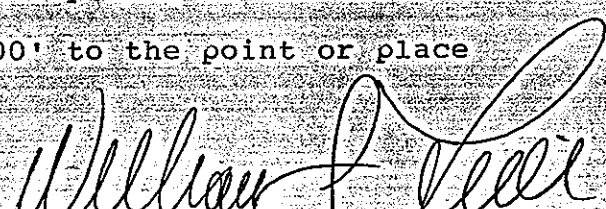
Lots 17, and 18, in Block 63 as shown on the Borough of Sea Girt Tax Map.

Being known and designated as Lots 17, and 18, in Block 63 as shown on a certain map entitled "Amended Map of Sea Girt", said map being filed in the Monmouth County Clerk's Office February 7, 1911 as Case 68-12.

All that certain lot, parcel, tract of land, situate, lying and being in the Borough of Sea Girt, the County of Monmouth, and the State of New Jersey and is more particularly described as follows:

BEGINNING at the corner formed by the intersection of the northeasterly line of Baltimore Boulevard, (80'), and the southeasterly line of Sixth Avenue, (50'), running; thence

- 1) Along the southeasterly line of Sixth Avenue
N23°50'00"E 150.00' to a point; thence
- 2) S66°10'00"E 50.00' to a point; thence
- 3) S23°50'00"W 150.00' to a point in the
northeasterly line of Baltimore Boulevard;
thence
- 4) Along the northeasterly line of Baltimore
Boulevard
N66°10'00"W 50.00' to the point or place
of BEGINNING.


William J. Fiore, P.L.S.
N.J.L.S. #35362

PROMISES BY GRANTOR. The Grantor promises that it has done nothing to encumber the property to be conveyed by this deed. This promise means that GRANTOR has not allowed anyone else to gain any legal rights which might affect this property, such as making a mortgage or allowing a judgment to be entered against it.

This Deed of Conveyance is signed and attested to by the GRANTOR'S proper corporate officers as of the date at the top of the first page. Its corporate seal is affixed.

ROMAN CATHOLIC
ARCHDIOCESE OF NEWARK

ATTEST

Sr. Thomas Mary Salerno, S.C.
SISTER THOMAS MARY SALERNO, S.C.

Ronald J. Rozniak
By: REV. MSGR. RONALD J. ROZNIAK

COUNTY OF ESSEX
STATE OF NEW JERSEY ss:

I CERTIFY that on August 14, 1997 Sr. Thomas Mary Salerno, S.C. personally came before me and stated under oath to my satisfaction that:

- (a) this person was the subscribing witness to the signing of the within Deed of Conveyance;
- (b) this Deed was signed by Rev. Msgr. Ronald J. Rozniak who is the Vice President of the Roman Catholic Archdiocese of Newark, the entity named in this Deed and he was fully authorized to and did execute this Deed on its behalf;
- (c) this Deed was made for \$349,000.00, the full and actual consideration paid for this Deed; and
- (d) the subscribing witness signed this proof under oath to attest to the truth of these facts.

Sr. Thomas Mary Salerno, S.C.
SISTER THOMAS MARY SALERNO, S.C.

Signed and sworn to before me on
August 14, 1997

Janice Falivena
JANICE FALIVENA
An Attorney at Law of New Jersey