

DEED - Bargain and Sale (Covenant as to Grantor's Acts)
IND. TO IND. OR CORP.-Plain Language

COUNTY OF MONMOUTH	
CONSIDERATION	250,000.00
RTF	875.00
add'l RTF	150.00
DATE	5/24/02

FEB 26 2002

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

Christina D. Hardman Esq
CHRISTINA D. HARDMAN, ESQ.
Foss Bowe & San Filippo File No.: 0284/0001



R/R

Please Record & Return to:
Frederick Kalma, Esq.
84 Main Street
PO Box 406
Matawan, New Jersey 07747

#400

Charge acct #400

[Space Above This Line Is For Recording Data]

DEED

This Deed is made on February 22, 2002.

BETWEEN

Cross of Glory Lutheran Church, A Corporation of the State of New Jersey
(a/k/a Cross of Glory Lutheran Church of Matawan-Marlboro, New Jersey,
whose address is Cambridge Drive, Aberdeen, New Jersey 07747, referred to as
the Grantor,

AND

Cambridge Park, LLC, whose address is 151 Church Street, Aberdeen, New
Jersey, referred to as the Grantee.

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

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 **TWO HUNDRED
FIFTY THOUSAND DOLLARS and NO/100 (\$250,000.00) DOLLARS.** The Grantor
acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Aberdeen, Block No. 68, Lot
Nos.16.02, 16.03, 16.04, 16.05 & 16.06.

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

Property. The property consists of **ALL THAT CERTAIN** tract or parcel of land and
premises situate, lying and being in the Township of Aberdeen, County of Monmouth and State
of New Jersey, more particularly described as follows:

SEE SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF.

M. CLAIRE FRENCH
COUNTY CLERK
MONMOUTH COUNTY
NEW JERSEY

INSTRUMENT NUMBER
2002090612

RECORDED ON
MAY 21, 2002
11:00:49 AM
BOOK:OR-8107
PAGE:8599

Total Pages: 5

COUNTY RECORDING FEES	\$48.00
DEDICATED TRUST FUND COMMISSION	\$2.00
COUNTY REALTY TRANSFER FEES	\$250.25
STATE REALTY TRANSFER FEES	\$624.75
REALTY TRANSFER FEES - NPWR	\$150.00
TOTAL	\$1,075.00

BEING COMMONLY KNOWN as Lot 16.02, 16.03, 16.04, 16.05 & 16.06, Block 68.

THE above description is drawn in accordance with a survey prepared by Master Consulting PA, dated October 26, 1999 and revised through October 18, 2001.

BEING THE SAME PREMISES conveyed to Cross of Glory Lutheran Church, A Corporation of the State of New Jersey (a/k/a Cross of Glory Lutheran Church of Matawan-Marlboro), by Deed dated July 1, 1965, from Levitt and Sons, Incorporated, and recorded July 21, 1965 in the Office of the Clerk of Monmouth County in Book 3420 of Deeds at Page 131, and by Quit Claim conveyance dated July 18, 1966, recorded August 8, 1968 in the Monmouth County Clerk's Office in Deed Book 3483, Page 271 and by Deed dated _____ 2001, recorded _____, 2001 in the Official Record _____, Page _____ wherein _____ perfected a Final Plat - Subdivision of Lot 16, Block 68 for Cambridge Park, LLC, and now known as Lots 16.02, 16.03, 16.04, 16.05 & 16.06, Block 68.

SUBJECT to grants, easements and restrictions contained in prior deeds of record, and to local zoning ordinances and other governmental rules and regulations affecting the use of said premises.

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).



Consulting, Municipal & Environmental Engineers
Planners • Surveyors • Landscape Architects

30 Freneau Avenue, Route 79, Matawan, NJ 07747
Tel: 732.583.5900 • Fax: 732.583.6619
E-mail: solutions@maserconsulting.com

**DESCRIPTION OF PROPERTY
TOWNSHIP OF ABERDEEN
MONMOUTH COUNTY, NEW JERSEY**

**LOTS 16.02,16.03,16.04,16.05,
& 16.06, BLOCK 68
CHRISTINA COURT, RIGHT OF
WAY DEDICATION
PROJECT NO. 99-166A
JANUARY 11, 2001
REVISED: JANUARY 7, 2002**

All those certain lots, tracts or parcels of land situate, lying and being in the Township of Aberdeen, in the County of Monmouth and the State of New Jersey, and being all of Lots 16.02, 16.03, 16.04, 16.05 & 16.06, Block 68, Christina Court, and a Variable Width Right of Way Dedication as shown on a map entitled: "Final Plat - Major Subdivision of Lot 16, Block 68, for Cambridge Park, LLC., situate in, Aberdeen Township, Monmouth County, New Jersey" dated October 26, 1999 and revised through October 18, 2001 and about to be filed in the Monmouth County Clerk's Office, the same being a portion of Lot 16, Block 68 as shown on sheet number 11 of the Official Tax Map of the Township of Aberdeen and being more particularly bounded and described as follows to wit:

BEGINNING at a point in the northwesterly line of Cambridge Drive (Variable Width R.O.W.) said line being distant 32.39 feet measured northwestwardly from and at right angles to the centerline thereof, said point being distant 476.35 feet measured southwestwardly from the point of intersection of the southwesterly line of Clover Way, (50' R.O.W.), said line being distant 25.00 feet measured southwestwardly from and at right angles to the centerline thereof, with the said northwesterly line of Cambridge Drive and running, thence -

1. **SOUTHWESTWARDLY** on an arc having a radius of 270.00 feet and curving to the right an arc distance of 274.30 feet (Central Angle $57^{\circ} 36' 55''$), (said arc being connected by a chord bearing of $S 81^{\circ} 36' 45'' W$ and a chord distance of 260.21 feet), along the aforesaid existing northwesterly line of Cambridge Drive to a point of tangency in the northerly line of the same, said line being distant 30.00 feet measured northwardly from and at right angles to the centerline thereof, thence -
2. **N $69^{\circ} 34' 47'' W$, 110.42 feet** along the aforesaid northerly line of Cambridge Drive, to a point in the easterly line of Lot 17, Block 68, said lot as shown on the aforesaid map about to be filed and Official Tax Map thence -
3. **N $20^{\circ} 25' 13'' E$, 105.00 feet** along the aforesaid easterly line of Lot 17, Block 68, to a point in the northeasterly line of said Lot 17, Block 68, said lot as shown on the aforesaid map about to be filed and Official Tax Map thence -

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**DESCRIPTION OF PROPERTY
TOWNSHIP OF ABERDEEN
MONMOUTH COUNTY, NEW JERSEY**

**LOTS 16.02,16.03,16.04,16.05,
& 16.06, BLOCK 68
CHRISTINA COURT, RIGHT OF
WAY DEDICATION
PROJECT NO. 99-166A
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PAGE 2**

4. N 39° 28' 32" W, 112.88 feet along the aforesaid northeasterly line of Lot 17, Block 68, to a point in the southeasterly line of Lot 9, Block 68, said lot as shown on the aforesaid map about to be filed and Official Tax Map thence -
5. N 58° 19' 00" E, 244.72 feet along the aforesaid southeasterly line of Lot 9, Block 68, to a point in the westerly line of Lot 16.01, Block 68, said lot as shown on the aforesaid map about to be filed and Official Tax Map thence -
6. S 04° 49' 34" W, 115.83 feet along the aforesaid westerly line of Lot 16.01, Block 68, to a point in the southwesterly line of said Lot 16.01, Block 68, thence -
7. S 44° 45' 26" E, 280.54 feet along the aforesaid southwesterly line of Lot 16.01, Block 68, to a point in the newly established northwesterly line of the aforesaid Cambridge Drive the Point the Place of BEGINNING.

CONTAINING 73,598.2 square feet of land more or less/or 1.690 acres of land more or less.

Subject to all easement and dedications as shown on the aforesaid map about to be filed.

The foregoing description was prepared by the undersigned surveyor for the firm of Maser Consulting P.A. and is based on the aforesaid map entitled: "Final Plat - Major Subdivision of Lot 16, Block 68, for Cambridge Park, LLC., situate in, Aberdeen Township, Monmouth County, New Jersey" dated October 26, 1999 and revised through October 18, 2001.

Leonardo E. Ponzio

LEONARDO E. PONZIO, E.L.S.
NEW JERSEY PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER 39402

1/7/02

DATE SIGNED

\\Admin\Projects\99166a\Descriptions\REYMORTGAGEREL.doc

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

Witnessed by:

Cross of Glory Lutheran Church, A Corporation of
the State of New Jersey (a/k/a Cross of Glory
Lutheran Church o Matawan-Marlboro, New Jersey

Janet Kain
Janet Kain, Secretary

By: Willis Hines
Willis Hines, President

STATE OF NEW JERSEY

COUNTY OF MONMOUTH

BE IT REMEMBERED, that on this ___ day of February, 2002, before me, the
subscriber, personally appeared Janet Kain who, being by me duly sworn on his oath, deposes and
makes proof to my satisfaction that:

- i. She is the Secretary of Cross of Glory Lutheran Church, a/k/a Cross of Glory Lutheran Church Matawan-Marlboro, New Jersey the Corporation named in this Deed;
- ii. this person is the attesting witness to the signing of the Deed by the proper corporate officer who is Willis Hines the President of the Corporation;
- iii. this Deed was signed and delivered by the corporation as its voluntary act duly authorized by a proper resolution of the Board of Directors;
- iv. this person knows the corporate seal of said Corporation which was affixed to this Deed;
- v. this person signed this proof to attest to the truth of these facts; and
- vi. the full and actual consideration paid or to be paid for the transfer of title is \$250,000.00 (Such consideration is defined in N.J.S.A. 46:15-5.)

SWORN and SUBSCRIBED to before
me on 21 day of February, 2002

Christina D'Adda
Notary Public
Honey at Row of NJ.

Janet Kain
Janet Kain, Secretary