

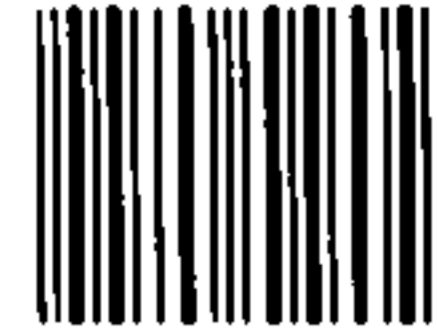
MAY 3 12 005

DEED

Prepared by: (Print signer's name below signature)
David R. Rudd
DAVID R. RUDD, ESQ.

This Deed is made on May 11, 2005.

BETWEEN THERESA A. GERACI, Single



571890

whose address is 70 Lower Main Street, Aberdeen, New Jersey 07747
referred to as the Grantor.

AND COUNTY OF MONMOUTH, a Municipal Corporation of the
State of New Jersey

whose post office address is Hall of Records, Freehold, New Jersey 07728
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 Ten Thousand and 00/100 (\$210,000.00) Dollars.

The Grantor acknowledges receipt of this money.

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

Block No. 265 Lot No. 5 Account No.

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

Property. The property consists of the land and all the buildings and structures on the land in the Township of Aberdeen County of Monmouth and State of New Jersey. The legal description is:

SEE SCHEDULE A FOR DESCRIPTION

Commonly known as 70 Lower Main Street, Aberdeen, New Jersey.

Being the same property conveyed to Grantor by Deed from Linda Susan Geraci, Executrix of the Last Will and Testament of Santo A. Geraci, Sr., deceased, dated October 6, 1995, recorded October 20, 1995 in the Monmouth County Clerk's Office in Deed Book 5452, Page 909.

COUNTY OF MONMOUTH
CONSIDERATION _____
RTF Exempt RTF
DATE 6/15/05 BY [Signature]

M. CLAIRE FRENCH, CTY CLK
MONMOUTH COUNTY, NJ

INSTRUMENT NUMBER

2005093481

RECORDED ON

Jun 15, 2005

6:21:58 PM

BOOK: CR-8469

PAGE: 8575

Total Pages: 7

COUNTY RECORDING FEES \$100.00

TOTAL \$100.00

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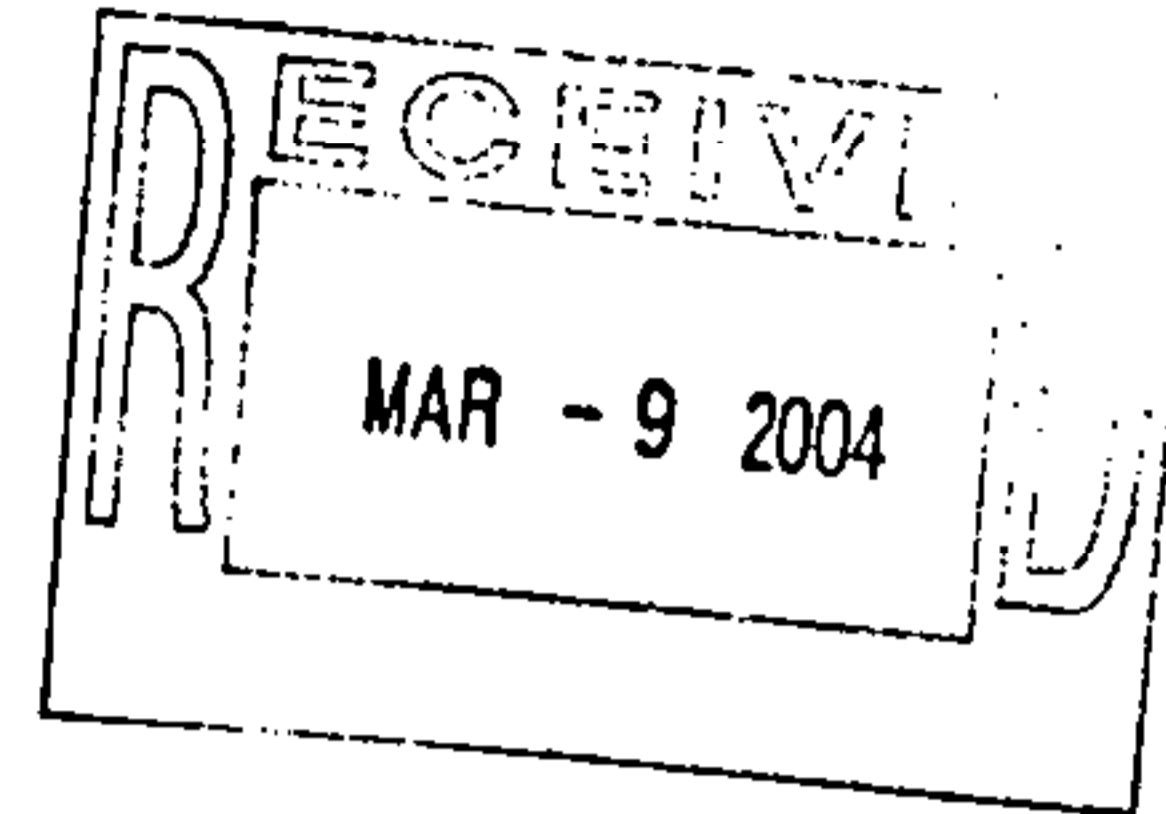
**INTERSECTION IMPROVEMENTS
C.R. 516 (LOWER MAIN STREET)
AND GERARD AVENUE**

**PARCEL 1
BLOCK 265, LOT 5
ABERDEEN TOWNSHIP**

**ACQUISITION OF RIGHT OF WAY IN FEE REQUIRED FOR THE
INTERSECTION IMPROVEMENTS AT
C.R. 516, LOWER MAIN STREET,
AND GERARD AVENUE
IN THE TOWNSHIP OF ABERDEEN
MONMOUTH COUNTY, NEW JERSEY**

NOW OR FORMER OWNER OF RECORD

Theresa A. Geraci, Single
70 Lower Main Street
Aberdeen, New Jersey 07747



Beginning at the intersection of the common property corner of Lots 5 and 6, Block 265 and the northwesterly right-of-way line of County Route 516 (Lower Main Street), said point being 32.08 feet, more of less, measured at right angles to baseline station 3+11.89 ±, as shown on the plans entitled "Intersection Improvements at C.R. 516, Lower Main Street, and Gerard Avenue, in the Township of Aberdeen, Monmouth County, New Jersey" prepared by Orth-Rodgers & Associates, Inc., and which plans are on file in the Office of the Monmouth County Engineer, Theodore A. Giannechini, P.E., P.L.S., thence, (1) South 41 degrees 06 minutes 00 seconds West along said northwesterly right-of-way line of County Route 516, a distance of 33.00 feet to a point at the common southerly property corner of Lot 5, Block 265 and the lands now or formerly of the New Jersey Highway Authority, said point being 31.85 feet, more of less, measured at right angles to baseline station 3+44.89 ±; thence, (2) North 48 degrees 54 minutes 00 seconds West along the common line between lands now or formerly of the New Jersey Highway Authority and Lot 5, Block 265, a distance of 120.00 feet to a point being the common corner of Lots 4 & 5, Block 265, said point being 151.84 feet, more of less, measured at right angles to baseline station 3+45.74 ±; thence, (3) North 41 degrees 06 minutes 00 seconds East along the common property line between Lots 4 & 5, Block 265, a distance of 33.00 feet to a point, said point being 152.08 feet, more of less, measured at right angles to baseline station 3+12.74 ±; thence, (4) South 48 degrees 54 minutes 00 seconds East along the common property line of Lots 5 & 6, Block 265, a distance of 120.00 feet to the point and place of beginning.

Being and intended to be all of Block 265, Lot 5 as shown on the tax map of the Township of Aberdeen, Monmouth County, containing 3,960 square feet or 0.0909 acres more or less, and as shown on a plan entitled "Intersection Improvements at C.R. 516, Lower Main Street, and Gerard Avenue, in the Township of Aberdeen, Theresa A. Geraci, Parcel 1, dated January 8, 2004.

Being the same land and premises conveyed to Theresa A. Geraci, single from Linda Susan Geraci, executrix of the last will and testament of Santo A. Geraci, Sr., deceased, by deed dated October 6, 1995, recorded on October 20, 1995 in Monmouth County Clerk's Office in Deed Book 5452, Page 909.

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State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION
(C.55, P.L. 2004)

(Please Print or Type)

SELLER(S) INFORMATION (See Instructions, Page 2)

Name(s)

THERESA GERACI

Current Resident Address

70 Lower Main Street

Street:

City, Town, Post Office

Aberdeen

State

NJ

Zip Code

07747

PROPERTY INFORMATION (Brief Property Description)

Block(s)

265

Lot(s)

5

Qualifier

Street Address:

70 Lower Main Street

City, Town, Post Office

Aberdeen

State

NJ

Zip Code

07747

Seller's Percentage of Ownership

100%

Consideration

\$210,000.00

Closing Date

, 2005 ✓

SELLER ASSURANCES (Check the Appropriate Box)

- I am a resident taxpayer of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property
- The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C s 121.
- I am a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration
- Seller, transferor or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
- Seller is not individual, estate or trust and as such not required to make an estimated payment pursuant to N.J.S.A 54A:1-1 et seq
- The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.
- The gain from the sale will not be recognized for Federal income tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot (CIRCLE THE APPLICABLE SECTION). If such section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale.

SELLER(S) DECLARATION

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein could be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete

✓ May 11, 2005
Date

Theresa Geraci
THERESA GERACI Signature
(Seller) Please indicate if Power of Attorney or Attorney in Fact

Date

Signature

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

STATE OF NEW JERSEY AFFIDAVIT OF CONSIDERATION OR EXEMPTION (c. 49, P.L. 1968)

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

To Be Recorded With Deed Pursuant to c. 49, P.L. 1968 as amended by c. 308, P.L. 1991 (N.J.S.A. 46:15-5 et seq.)

STATE OF NEW JERSEY

COUNTY OF Monmouth } SS.

FOR RECORDER'S USE ONLY
Consideration \$
Realty Transfer Fee \$ Exempt
Date 6/15/05 By [Signature]

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3, 4 and 5 on reverse side)
Deponent, ROBERT B. THALER, being duly sworn according to law upon his/her oath deposes and says that he/she is the LEGAL REPRESENTATIVE in a deed dated 5/11/05 transferring real property identified as Block No. 265 Lot No. 5 located at 70 LOWER MAIN STREET, ABERDEEN N.J. 07747 and annexed hereto.

(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 \$

(3) FULL EXEMPTION FROM FEE
Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by c. 49, P.L. 1968, for the following reason(s): Explain in detail. (See Instruction #7.) Mere reference to exemption symbol is not sufficient.
7(b) TO POLITICAL SUBDIVISION OF STATE OF NEW JERSEY

(4) PARTIAL EXEMPTION FROM FEE
NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. (See Instructions #8 and #9.)

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 years of age or over.*
[] One- or two-family residential premises.
[] Owned and occupied by grantor(s) at time of sale.
[] Owners as joint tenants must all qualify except in the case of a spouse.

- 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 owners as joint tenants other than spouse or other qualified exempt owners.
DISABLED (See Instruction #8)
[] Grantor(s) permanently and totally disabled.*
[] One- or two-family residential premises.
[] Receiving disability payments.
[] Not gainfully employed.
[] No owners as joint tenants other than spouse or other qualified exempt owners.

- C. LOW AND MODERATE INCOME HOUSING (See Instruction #8)
[] Affordable According to HUD Standards.
[] Reserved for Occupancy.
[] Meets Income Requirements of Region.
[] Subject to Resale Controls.

- D. NEW CONSTRUCTION (See Instruction #9.)
[] Entirely new improvement.
[] Not previously occupied.
[] Not previously used for any purpose.

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 11th day of May, 2005
Signature of Deponent: Robert B. Thaler
Name of Grantor: Theresa A. Geraci
Address of Deponent: 55 Highway 35 Suite 7, Red Bank NJ 07701
Address of Grantor at Time of Sale: 70 Lower Main Street, Aberdeen NJ 07747
DAVID R. RUDD ESQ. ATTORNEY AT LAW STATE OF NEW JERSEY

FOR OFFICIAL USE ONLY
Instrument Number
Deed Number
Deed Dated
County
Book
Date Recorded
Page


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RECORDED
MAY 11 2005
MUNICIPAL CLERK

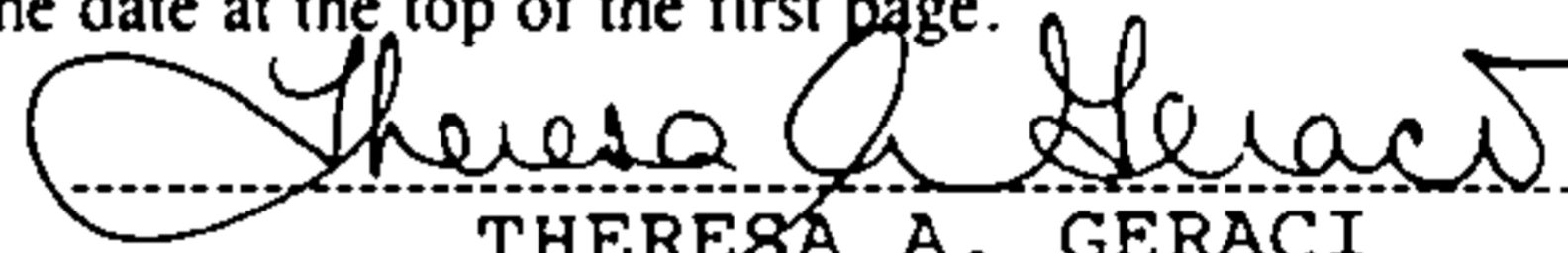
Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as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



DAVID R. RUDD


----- (Seal)
THERESA A. GERACI

----- (Seal)

STATE OF NEW JERSEY, COUNTY OF MONMOUTH SS.:


I CERTIFY that on *May 11*, 2005,

THERESA A. GERACI

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

- (a) was the maker of the attached deed;
- (b) executed this deed as his or her own act; and,

(c) made this Deed for \$ 210,000.00 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.)



(Print name and title below signature)
DAVID R. RUDD
An Attorney At Law of the
State of New Jersey

NOT CERTIFIED COPY

DEED

Dated: *May 11*, 2005

THERESA A. GERACI, Single

Record and return to:

Grantor,

TO

COUNTY OF MONMOUTH, a Municipal Corporation of the State of New Jersey

R+R
Robert B Thaler Esq
55 Highway 35 Suite 7
Red Bank, New Jersey 07701
Acct # 052
Bd of Freeholders

Grantee.