

DEED

This Deed is made on July 7, 2021

BETWEEN 1300 CORLIES AVENUE L.L.C., A Limited Liability Company, whose post office address is 3473 Bergen Avenue, Toms River, NJ 08753, referred to as the **Grantor**,

AND APWJ, LLC, A Limited Liability Company, whose post office address is 1100 Corlies Avenue, Neptune, NJ 07753, referred to as the **Grantee**.

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

1. **Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee.

2. **Consideration.** This transfer is made for the sum of **Four Hundred Twenty-One Thousand Dollars (\$421,000.00)**. The Grantor acknowledges receipt of this money.

3. **Tax Map Reference.** (N.J.S.A. 46:15-1.1) **Township of Neptune**

Block 515 Lot No. 13 Account No.

No property tax identification number is available on the date of this Deed

4. **Property.** The Property consists of the land and all the buildings and structures on the land in the **Township of Neptune, County of Monmouth and State of New Jersey**. The legal description is:

BEING more particularly described in Schedule "A" attached hereto and made a part hereof.

BEING and intended to be the same premises conveyed to the Grantor herein by Deed from Richard M. Troppoli, which Deed was dated January 22, 2003, and recorded February 3, 2003, in the Clerk's Office of the **County of Monmouth, in Deed Book 8187, Page 4150.**

And by prior Deed to Richard Troppoli from Emil Fortunato and Madeline Fortunato, his wife, dated February 10, 1988, recorded February 23, 1988, in the Clerk's Office of the **County of Monmouth, New Jersey, in Deed Book 4831, Page 273.**

THE above premises are conveyed subject to covenants, conditions and restrictions of record affecting the above premises; such state of facts that an accurate survey and inspection of the premises will disclose; the operation and effect of any zoning laws, building restrictions, municipal, county, state and federal health regulations and any other regulations imposed by public authorities; rights public and private in roads, streets or avenues abutting the hereinabove described premises; easements and public utility grants of record.


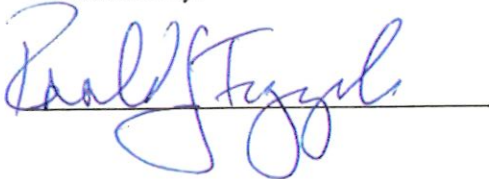
The street address of the Property is **1300 Corlies Avenue, Neptune, NJ 07753.**

5. **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.)

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

Witnessed By:

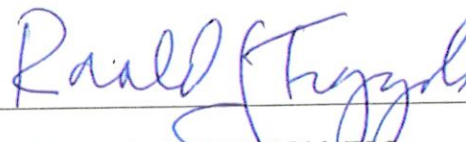
1300 CORLIES AVENUE, L.L.C.


**RICHARD TROPOLI, SOLE
MEMBER**

STATE OF NEW JERSEY, COUNTY OF MONMOUTH, SS.:

I CERTIFY that on July⁷, 2021, **RICHARD TROPOLI**, personally came before me, and this person acknowledged under oath, to my satisfaction, that:

- (a) This person is the Sole Member of **1300 CORLIES AVENUE, L.L.C.** the company named in this document;
- (b) This deed was signed and delivered by the company as its voluntary act duly authorized by a proper resolution of the Managing Member;
- (c) This person knows the proper seal of the company which was affixed to this document; and
- (d) This person signed this proof to attest to the truth of these facts.
- (e) Made this Deed for **\$421,000.00** as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S. 46:15-5.)


**RONALD J. TROPOLI, ESQ.
ATTORNEY AT LAW OF N.J.**

RECORD & RETURN TO:
COUNSELLORS TITLE AGENCY, INC.
504 HOOPER AVENUE
TOMS RIVER, NJ 08753