

Prepared by:

PAUL E. NEWELL, ESQUIRE

Paul E. Newell

COUNTY OF MONMOUTH	
CONSIDERATION	580,000
RT#	4973 add TRTF
DATE	10/27/04 BY <i>Ymed</i>



541164

DEED OF ASSIGNMENT OF LEASE

THIS Deed of Assignment of Lease is made on this 27 day of September, 2004,

BETWEEN LBW ENTERPRISES, LLC, a limited liability company organized under the Laws of the State of New Jersey having its principal place of business c/o Margaret Lennon, 8 Lawn Street, Toms River, New Jersey 08753, hereinafter referred to as "Assignor"; and

AND 120 SOUTH MAIN REALTY, LLC, a limited liability company organized under the Laws of the State of New Jersey having its principal place of business at 120 South Main Street, Neptune (Ocean Grove), New Jersey, hereinafter referred to as "Assignee".

KNOW ALL MEN BY THESE PRESENTS that the Assignor, in consideration of the sum of FIVE HUNDRED EIGHTY THOUSAND (\$580,000.00) DOLLARS, lawful money of the United States duly paid by the Assignee, the receipt whereof is hereby acknowledged, has sold, assigned, transferred and set over, and by these presents does sell, assign, transfer and set over unto the Assignee, its heirs, executors, administrators, successors and assigns a certain Indenture of Lease, bearing dates of January 18, and April 25 in the year Nineteen Hundred and Forty-Six made by "The Ocean Grove Camp Meeting Association of the Methodist Episcopal Church", of all that certain plot or parcel of ground, known and designated as Lots numbered 1494.01, 1494.02, 1495.01 and 1495.02; Block 48 on the Map of lots of Camp Ground of the said Camp Meeting Association, more particularly described as Schedule A attached hereto and situate in Neptune Township in the County of Monmouth, and State of New Jersey, with all and singular the premises therein mentioned and described, and the buildings thereon, together with the appurtenances.

To have and to hold the same unto the said 120 SOUTH MAIN REALTY, LLC, and its heirs, executors, administrators, successors and assigns, from the 27 day of September, 2004, for and during the rest, residue and remainder of the term of ninety-nine (99) years, renewable for a like term of years forever, as mentioned in the said Indenture of Lease subject, nevertheless, to the rent, covenants, conditions, provisions and regulations therein also mentioned.

BEING the same premises demised and let to Watkin Williams and Albert Catley by the said Camp Meeting Association, by lease dated January 18 and April 25 in the year Nineteen Hundred and Forty-Six and recorded in said Monmouth County Clerk's Office in Vols. Of Deeds 2039, p. 189& 2059 p.4.

ALSO BEING the same premises conveyed to LBW Enterprises, LLC, a limited liability company under the Laws of the State of New Jersey by leasehold assignment from LBW Enterprises, a Partnership of the State of New Jersey dated March 22, 2002 and recorded March 26, 2002 in the Clerk's Office of the County of Monmouth, New Jersey in Book 8094, Page 1114.

RECORD & RETURN TO:
MERIDIAN TITLE AGENCY
615 HOPE RD. , BLDG 1-B
EATONTOWN, NJ 07724

5268

OCT 15 2004

First American Title Insurance Company

SCHEDULE C

LEGAL DESCRIPTION

File No.: **MTA04-5268**

ALL that certain lot, parcel or tract of land, situate and lying in the Township of Neptune, County of Monmouth, State of New Jersey, and being more particularly described as follows:

BEGINNING at a point on the West side of Lawrence Avenue, said beginning point being 311.00 feet from the Southwest corner of Broadway and Lawrence Avenue and running; thence

- (1) South 29 degrees 15 minutes 00 seconds West, 94.04 feet along the Westerly side of Lawrence Avenue to a stake; thence
- (2) North 60 degrees 45 minutes 00 seconds West, 190.01 feet to the Easterly line of Main Street; thence
- (3) North 29 degrees 09 minutes 00 seconds East along the Easterly line of Main Street, 94.04 feet; thence
- (4) South 60 degrees 45 minutes 00 seconds East, 190.17 feet to the point and place of BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY.

Also known as Lot 1494.01, 1494.02, 1495.01, 1495.02 in Block 148 on the Township of Neptune Tax Map.

BEING commonly known as 120 SOUTH MAIN STREET, OCEAN GROVE, NJ 07756

MERIDIAN TITLE AGENCY INC. 615 HOPE ROAD, BLDG 1-B, EATONTOWN, N J 07724
732-578-0052 Fax 732-578-0062

“ We Do Good Deeds “



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

(Please Print or Type)

SELLER(S) INFORMATION (If Multiple Sellers, Each Seller Must Complete a Certification)

Name(s)

LBW ENTERPRISES, LLC, a New Jersey Limited Liability Company

Current Resident Address:

c/o Margaret Lennon

Street: 8 Lawn Street

City, Town, Post Office

State

Zip Code

Toms River, New Jersey 08753

PROPERTY INFORMATION (Brief Property Description)

Block(s) 48

Lot(s) 1494.01, 1494.02
1495.02, 1495.01

Qualifier

120 South Main Street
Street Address:

Ocean Grove, New Jersey 07756

City, Town, Post Office

State

Zip Code

100%

\$580,000.00

9/24/04

Seller's Percentage of Ownership

Consideration

Closing Date

SELLER ASSURANCES (Check the Appropriate Box)

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.

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.

9/24/04

Date

Margaret Lennon

Signature

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

MARGARET LENNON, Administratrix of the Estate
of John J. Lennon, sole managing member,

Signature

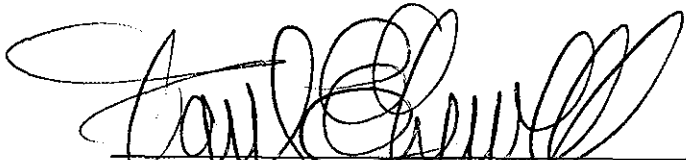
deceased

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

27 IN WITNESS WHEREOF, the Assignor has hereunto set her hand and seal this day of September, 2004.

WITNESS:

LBW ENTERPRISES, LLC, a limited Liability company by Margaret Lennon, Administratrix of the Estate of John J. Lennon, sole managing member, deceased


PAUL E. NEWELL, ESQUIRE


BY: 
MARGARET LENNON

STATE OF NEW JERSEY :
COUNTY OF MONMOUTH : SS:


I certify that on this 27th day of September, 2004, MARGARET LENNON, personally came before me and stated to my satisfaction that this person is:

- (a) the Administratrix of the Estate of John J. Lennon, sole managing member of LBW Enterprises, LLC;
- (b) that Margaret Lennon executed this Deed in her capacity as the Administratrix of the Estate of John J. Lennon, deceased;
- (c) made this Deed for \$580,000.00 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.)

Not Certified Copy


PAUL E. NEWELL, An Attorney at Law
Of the State of New Jersey

RECORD AND RETURN:

 **RECORD & RETURN TO:**
MERIDIAN TITLE AGENCY
615 HOPE RD. , BLDG 1-B
EATONTOWN, NJ 07724

PI CLAIRE FRENCH, CTY CLK
MONMOUTH COUNTY, NJ

INSTRUMENT NUMBER
2004219232

RECORDED ON
Oct 27, 2004
11:25:31 AM
BOOK: OR-8410
PAGE: 8401

Total Pages: 4

REALTY TRANSFER FEES	\$4,973.00
COUNTY RECORDING FEES	\$70.00
TOTAL	\$5,043.00