



Monmouth County Document Summary Sheet

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Transaction Identification Number 1887878 1085353

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 SCOTT TITLE SERVICES LLC  
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 RED BANK, NJ 07701

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REALTY TRANSFER FEES \$7,093.00  
 COUNTY RECORDING FEES \$80.00  
 TOTAL PAID \$7,173.00

Submission Date (mm/dd/yyyy) 12/28/2012

No. of Pages (excluding Summary Sheet) 5

Recording Fee (excluding transfer tax) \$80.00

Realty Transfer Tax \$7,093.00

Total Amount \$7,173.00

Document Type DEED/NO EXCEPTION FROM REALTY TRANSFER FEE

Electronic Recordation Level  
 L2 - Level 2 (With Images)

Municipal Codes  
 NEPTUNE TOWNSHIP 3501

Bar Code(s)



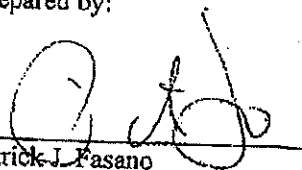
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Additional Information (Official Use Only)

**\* DO NOT REMOVE THIS PAGE.**  
 COVER SHEET (DOCUMENT SUMMARY FORM) IS PART OF MONMOUTH COUNTY FILING RECORD.  
 RETAIN THIS PAGE FOR FUTURE REFERENCE.

## DEED

Prepared by:

  
Patrick J. Fasano

This Deed is made on December 27, 2012,

Between **Fasano Properties, LLC**, a New Jersey limited liability company,  
with offices located at 1005 Main Street, Asbury Park, NJ 07712,  
referred to as the Grantor,

and

**1111 Warehouse, LLC**, a New Jersey limited liability company,  
with offices located at 1005 Main Street, Asbury Park, NJ 07712,  
referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and 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 \$1.00. The Grantor acknowledges receipt of this money.

**Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of Neptune Township,  
Block No. 158 Lot No. 41.02

**Property.** The Property consists of the land and all the buildings, structures and improvements on the land in the Township of Neptune, County of Monmouth and State of New Jersey.

This conveyance is made subject to any covenants, easements and restrictions of record.

This property is subject to a mortgage held by New Millennium Bank, the outstanding balance thereon is \$780,000.00 which the Grantee is assuming.

Being the same property conveyed to the Grantor herein by Deed of Charles A. Stanziale, Jr, Chapter 11 Trustee for 1111 Eleventh Avenue, LLC, dated June 30, 2008 and recorded on July 14, 2008 in the Office of the Monmouth County Clerk in Official Records Book 8731 at Page 4377.

Commonly known as 1111 11<sup>th</sup> Avenue.

**SCHEDULE A - DESCRIPTION**

BEGINNING at a point in a Northerly right of way line of Eleventh Avenue (60 foot ROW) said point being distant 288.48 feet from the intersection of the said Northerly right of way line of Eleventh Avenue with the Westerly right of way line of Memorial Drive, said point being further described as the Southwesterly corner of proposed Tax Lot 41.01 as shown and delineated on a certain map entitled "Minor Subdivision Plat of Tax Lot 41, Block 158, Township of Neptune, Monmouth County, New Jersey (Reference Tax Map Sheet No. 11)" dated March 2, 1999 with the latest revision date of July 12, 1999 prepared by Clifford E. Schoenberger, PLS for the firm of Nelson Engineering Associates, Inc., thence from said beginning point:

1. North 68 degrees 35 minutes 20 seconds West, along the Northerly right of way line of Eleventh Avenue, a distance of 179.72 feet to a point at the Southeast corner of Tax Lot 40; thence
2. North 14 degrees 14 minutes 20 seconds East, along the Easterly property line of Tax Lots 40, 37, 36, 35, 34 and 33 and partially along the Easterly property line of 32, a distance of 354.45 feet to a point, said point also being in the Southerly right of way line of Vanderbilt Place; thence
3. North 89 degrees 32 minutes 50 seconds East, along the Southerly right of way line of Vanderbilt Place, a distance of 55.73 feet to an angle point in said right of way line; thence
4. North 44 degrees 32 minutes 50 seconds continuing along the Southerly right of way line of Vanderbilt Place, a distance of 42.43 feet to an angle point in said right of way line; thence
5. North 89 degrees 32 minutes 50 seconds East, continuing along the Southerly right of way line of Vanderbilt Place, a distance of 45.24 feet to an angle point and said right of way line; thence
6. South 59 degrees 32 minutes 50 seconds East, continuing along the Southerly right of way line of Vanderbilt Place, a distance of 210.39 feet to an angle point in said right of way line, said point also being a Northwesterly property corner of proposed Tax Lot 41.01; thence
7. South 59 degrees 32 minutes 50 seconds East, along a Northerly property line of proposed Tax Lot 41.01, a distance of 66.88 feet to a point at a Northwesterly corner of proposed Tax Lot 41.01; thence
8. South 25 degrees 07 minutes 40 seconds West, along a Westerly property line of proposed Tax Lot 41.01, a distance of 156.61 feet to the point at a Northwesterly corner of proposed Tax Lot 41.01; thence
9. North 68 degrees 35 minutes 20 seconds West, along a Northerly property line of proposed Tax Lot 41.01, a distance of 150.07 feet to a point at a Northwesterly corner of proposed Tax Lot 41.01; thence
10. South 21 degrees 24 minutes 40 seconds West, along a Westerly property line of proposed Tax Lot 41.01, a distance of 228.44 feet to the point and place of BEGINNING.

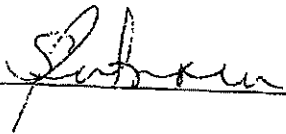
FOR INFORMATION ONLY:

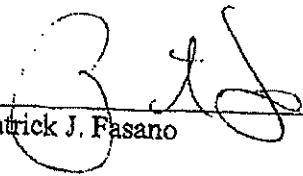
Commonly known as: 1111 Eleventh Avenue, Neptune, New Jersey  
Block 158, Lot 41.02

**Promises by the 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).

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

Witnessed by:

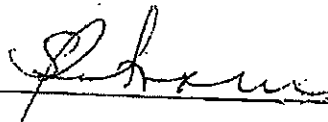
  
\_\_\_\_\_

  
Patrick J. Fasano

State of New Jersey :  
County of ~~Middlesex~~ <sup>Monmouth</sup> :

I certify that on December 27, 2012, Patrick Fasano, the sole member of Fasano Properties LLC, personally came before me and acknowledged under oath, to my satisfaction that this person (or if more than one person, each person):

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed on behalf of Fasano Properties, LLC, and,
- (c) made this Deed for \$1.00 as the full and actual consideration paid for the transfer of title. (Such consideration is defined in N.J.S.A.46:15-5.)

  
\_\_\_\_\_

SUSANNAH M PUTNAM  
Notary Public  
State of New Jersey  
My Commission Expires May 14, 2015

AFTER RECORDING, RETURN TO:  
Patrick J. Fasano  
PO Box 737  
Asbury Park, NJ 07712