

①

\$ 6,750,000 \$ 5,150,000

①

6

JAN 15 2013

JAN 08 2013

DEED



This Deed is made on December 31, 2012.

BETWEEN

Parties. ROUTE 66 REALTY, LLC, a limited liability company of the State of New Jersey, whose address is 90-108 ROUTE 1, AVENEL, NJ 07001, referred to as "Grantor."

AND

PMB 66 REALTY, LLC, a limited liability company of the State of New Jersey, whose address is 3401 ROUTE 66, NEPTUNE, NJ 07753, 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 the property described below to the Grantee. This transfer is made for the sum of FIVE MILLION SEVEN HUNDRED FIFTY THOUSAND AND NO/100 (\$5,750,000.00) DOLLARS. The Grantor acknowledges receipt of this money.

Tax Map Reference. This statement is required by N.J.S.A. 46:15-1.1. The property is designated on the current tax map of the TOWNSHIP of NEPTUNE as Lot 34 in Block 9000 and Lots 13-17 in Block 9033. This statement shall not be in any way descriptive, except for tax purposes, of the property conveyed, nor shall it establish legal boundaries.

Prior Deeds. The property has been described in the following deed showing title of the Grantor: Deed from Paul Sansone to Route 66 Realty, LLC, dated November 15, 2006, recorded in the Monmouth County Clerk's Office on November 21, 2006, in Deed Book 8609, Page 5159.

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:

Set forth on Schedule A attached hereto.

The address of the property is 3401-3415 Route 66, Neptune, NJ 07753.

THIS CONVEYANCE IS SUBJECT TO all easements and restrictions of record, applicable zoning ordinances and the state of facts that an accurate survey would disclose.

Promises by Grantor. Pursuant to N.J.S.A. 46:4-6, Grantor promises that the Grantor has done no act to encumber the property.

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

Witnessed by:
ROUTE 66 REALTY, LLC
Paul Sansone, Sr. (Seal)
PAUL SANSONE, SR., Sole Member

Prepared by:
Daniel F. Crowe
DANIEL F. CROWE, ESQ.

M. CLAIRE FRENCH, CITY CLERK
MONMOUTH COUNTY, NJ

INSTRUMENT NUMBER:
2013006673
RECORDED ON
Jan 16, 2013
11:43:52 AM
BOOK: 08-8992
PAGE: 251
Total Pages: 6

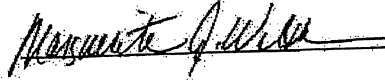
REALTY \$124,550.00
TRANSFER FEES
COUNTY RECORDING FEES \$90.00
TOTAL PAID \$124,640.00

STATE OF NEW JERSEY }
COUNTY OF MONMOUTH }

ss.:

I CERTIFY that on December 31, 2012, PAUL SAMSONE, SR. came before me in person and stated to my satisfaction that such person:

- (a) made the attached Deed;
- (b) was authorized to and did execute this Deed on behalf of and as Sole Member of ROUTE 66 REALTY, LLC, the entity named in this deed;
- (c) signed this instrument as the act of the entity; and,
- (d) made this Deed for \$5,750,000.00 as the full and actual consideration paid or to be paid for the transfer of title, as defined in N.J.S.A. 46:15-5.



MARGUERITE A. WALSH
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires May 20, 2017

DEED		Dated: December 31, 2012
ROUTE 66 REALTY, LLC.	GRANTOR.	<i>Record and return to:</i> Record & Return to: Jeffrey A. Sherry, Esq. LeClair Ryan One Riverfront Plaza 1037 Raymond Blvd., 16th Floor Newark, NJ 07102
PMB 66 REALTY, LLC.	GRANTEE.	

R:R 276 General
Samb!
FIRST AMERICAN TITLE
One Gateway Center, 10th Floor
Newark, NJ 07102-5311
1934486

NORTH JERSEY OFFICE:
177 FRANKLIN AVENUE
MIDLAND PARK
NJ 07432

BUTLER
SURVEYING & MAPPING, INC.
-PROUDLY SERVING ALL 21 COUNTIES-

P: (201) 390-0740
F: (201) 857-3695
E: Info@ButlerSM.com
www.ButlerSM.com

5

METES AND BOUNDS
TAX LOTS 13-17 BLOCK 9033
TAX LOT 34 BLOCK 9000
3401 & 3415 N.J.S.H. ROUTE 66
TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY, NEW JERSEY

ALL that certain Lot, piece or parcel, of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of Neptune, State of New Jersey

BEGINNING at the intersection of the easterly line of Yale Road (50 feet wide) with the Northerly line of NJ State Highway Route No. 66 (140 feet wide), as shown on a certain filed map entitled, "Map of Section 3, Malmar Farm Estates" filed in the Monmouth County Clerk's Office on 1/08/1960 in Case No. 69, Sheet 30; and from said point running; thence:

- 1) Along said easterly line of Yale Road, North 10 degrees 54 minutes 35 seconds West a distance of 150.00 feet to a found concrete monument at the southwest corner of Lot 12, Block 9-33 as shown on the above referenced filed map; thence
- 2) Along the southerly line of Lots 12, 11, 10, and 9, Block 9-33, North 79 degrees 05 minutes 25 seconds East, a distance of 541.93 feet to the easterly line of the whole tract known as Malmar Farm Estates; thence
- 3) Along said Tract Line, North 04 degrees 43 minutes 00 seconds East, a distance of 259.59 feet to a point; thence
- 4) North 79 degrees 05 minutes 25 seconds East a distance of 471.03 feet to a point; thence
- 5) South 03 degrees 53 minutes 35 seconds East a distance of 403.01 feet to a point on said northerly line of NJ State Highway Route No. 66; thence
- 6) Along the same, South 79 degrees 05 minutes 25 seconds West a distance of 1033.68 feet to the POINT AND PLACE OF BEGINNING

Said description is in accordance with a survey made by Butler Surveying & Mapping, INC. dated December 29, 2012

ALTA/BOUNDARY/TOPOGRAPHIC SURVEYS • PROPERTY/CONSTRUCTION STAKEOUT
FLOOD/FAA-2C CERTIFICATIONS • MAJOR/MINOR SUBDIVISIONS • HYDROGRAPHIC MAPPING