

CONTRACT FOR SALE OF REAL ESTATE

THIS CONTRACT, made this 20th day of January 2023,

BETWEEN: **CHARLES P. STONE**

3536 Route 66
Neptune, NJ 07753

, hereinafter referred to as "Seller",

AND: **MICHAEL AQUINO and TERI FESTA, or their assigns**

19 Worthington Avenue
Spring Lake, NJ 07762

, hereinafter referred to as "Buyer".

WITNESSETH:

Seller, for and in consideration of the purchase price as hereafter provided to be paid and satisfied as stipulated herein, and also in consideration of the covenants and agreements herein contained and to be performed by Buyer, agrees to convey to Buyer, free from any liens, claims and encumbrances, except as this Contract may otherwise provide, by a deed with covenants against grantor's acts, on the date herein fixed for the closing of title:

1. THE PROPERTY. All that certain tract or parcel of land, together with the improvements thereon and the privileges and appurtenances thereto appertaining, situate, lying and being in the **Township of Neptune** in the **County of Monmouth**, State of New Jersey, more particularly described as **Block 3601, Lot 4** on the Tax Map of the **Township of Neptune, County of Monmouth**, State of New Jersey (the "Property"). The Property is more commonly known as **3536 State Route 66, Neptune, New Jersey 07753** and is described in greater detail in the attached **Schedule A**.

1.1 MACHINERY/EQUIPMENT/PROPERTY. All machinery, equipment and property listed on **Schedule B** is included in the sale of the property (Schedule B reflects no machinery, equipment and property). All of the above shall be free and clear of all liens and claims of others.

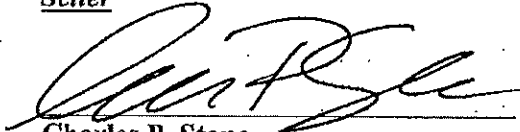
2. GOVERNING LAW. This conveyance is subject to applicable municipal, state and federal laws and ordinances affecting the Property.

3. TITLE.

A. Title shall be marketable and insurable by a title company licensed to do business in the State of New Jersey at regular rates subject, however, to utility grants, easements, covenants, consents, agreements and other restrictions of record and any state of facts as may be revealed by an accurate survey of the Property, provided the same do not interfere with the existing


WITNESS:

Seller




Charles P. Stone

Buyers



Michael Aquino (Jan 20, 2023 11:02 MST)

Michael Aquino Jan 20, 2023



Teri Festa (Jan 20, 2023 13:39 EST)

Teri Festa Jan 20, 2023