

JUN 14 2004

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Record and return to:

Carol C. Stern, Esq.
McCarter & English, LP
Four Gateway Center
100 Mulberry Street
PO Box 652
Newark, New Jersey 07101-0652

Prepared by:

Michael V. Benedetto, Esq.
Attorney at Law of New Jersey



467621

D E E D

COUNTY OF MONMOUTH	
CONSIDERATION	2,206,000 -
RTF	6.581.80
DATE	6/30/04 BY gk

THIS DEED is made as of the 10th day of JUNE, 2004.

BETWEEN

1933 HECK AVENUE, L.L.C.
a New Jersey Limited Liability Company

whose address is:

200 Wall Street, P. O. Box 98
West Long Branch, New Jersey 07764

hereinafter referred to as the "Grantor"),

AND

D.M.H.C., LLC,
a New Jersey Limited Liability Company

whose address is:

c/o Excelsior Medical Corpoartion
1923 Heck Avenue
Neptune, New Jesey 07753

hereinafter referred to as the "Grantee")

1. Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property (the "Property") described below to the Grantee. This transfer is made for the sum of Two Million Two Hundred Six Thousand and 00/100 Dollars (\$2,206,000.00). The Grantor acknowledges receipt of this money.

08'149'914 TOTAL
00'094 \$60.00 FEES
08'149'914 REALTY TRANSFER \$16,581.80
Total Pages: 3
PAGE: 2072
BOOK: 08-8376
10:57:21 AM
JUN 30 2004
RECORDED ON
200414173
INSTRUMENT NUMBER
CLARE FRENCH, CITY CLK
MONMOUTH COUNTY, NJ

2. Tax Map Reference: Township of Neptune, Monmouth County, Block 266.03, Lots 8-10, 114-125, 150-161.

3. Property. The legal description to the Property is set forth in Schedule A attached hereto and made a part hereof. The Property consists of (i) the land (the "Land") which was conveyed to the Grantor by that certain Deed, dated as of December 18, 2001 and recorded on January 17, 2002 with the Clerk of Monmouth County, New Jersey in Deed Book 8076 at Page 386, which land is located in the Township of Neptune, County of Monmouth and State of New Jersey and (ii) all the buildings, structures and improvements on the Land.

TOGETHER WITH, all the easements, appurtenances and hereditaments and all of the estate, rights, title and interest of the Grantor in and to the Property.

BEING SUBJECT TO those matters of record.

The Street address of the Property is 1933 Heck Avenue, Neptune, New Jersey.

4. Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the Property, except as set forth on Schedule B. 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 my making a mortgage or allowing a judgment to be entered against the Grantor).

IN WITNESS WHEREOF, the undersigned has duly executed this Deed as of the date first written above.

GRANTOR

1933 HECK AVENUE, L.L.C., a New
Jersey Limited Liability
Company

By: 

Name: Solomon Dwek

Title: Sole Member

STATE OF NEW JERSEY.

SS.:

COUNTY OF MONMOUTH

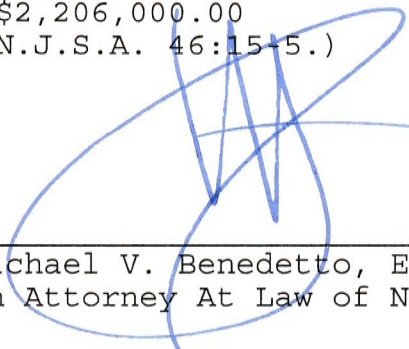
I CERTIFY that on June 9 2004, Solomon Dwek,
personally came before me and this person acknowledged under
oath, to my satisfaction, that

(a) this person is the Sole Member of 1933 Heck
Avenue, L.L.C., a New Jersey Limited Liability corporation;

(b) this Deed was signed and delivered by such
corporation as its voluntary act duly authorized by a proper
resolution of members;

(c) this person signed this proof to attest to the
truth of these facts; and

(d) the full and actual consideration paid or to be
paid for the transfer of title is \$2,206,000.00
(Such consideration is defined in N.J.S.A. 46:15-5.)



Michael V. Benedetto, Esq.
An Attorney At Law of New Jersey