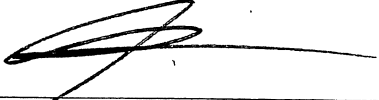


DEED

Bargain and Sale with
Covenants Against Grantor's Acts

Prepared by



GREGG PESCIOTTA, ESQ.

THIS DEED is made on this 18th day of DECEMBER, 2020, by
and between

LAURA J. WELSH, f.k.a Laura J. Matthews, unmarried, whose address is
338 VICTOR PLACE, NEPTUNE, NEW JERSEY 07753, referred to as the
Grantor, AND

THOMAS GEARY, whose address is about to be 338 VICTOR PLACE, NEPTUNE,
NEW JERSEY 07753, referred to as Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all
Grantees listed above.

TRANSFER OF OWNERSHIP. The Grantor grants and conveys (transfers
ownership of) the property described below to the Grantee. This
transfer is for the sum of **THREE HUNDRED TWENTY-FIVE THOUSAND & NO/100**
(\$325,000.00) DOLLARS. The Grantor acknowledges receipt of this money.

TAX MAP REFERENCE. (N.J.S.A. 46:15-2.1) **TOWNSHIP OF NEPTUNE;** Block No.
4801 Lot No. 4;

COMMONLY KNOWN AS: 338 VICTOR PLACE
NEPTUNE, NEW JERSEY 07753

PROPERTY. The Property consists of the land and all the buildings and
structures in the **TOWNSHIP OF NEPTUNE**, County of **MONMOUTH** and State of
New Jersey. The legal description is annexed hereto as Schedule "A"
and made a part hereof.

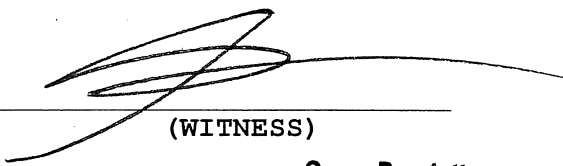
BEING the same premises conveyed to **LAURA J. MATTHEWS, single**, by Deed
from **Sylvia F. Glass, single**, dated 12/01/1999, recorded in the
MONMOUTH County Clerk's Office on 02/03/2000, in Deed Book **DB-5904**
Page 897. **Laura J. Matthews** is now known as **Laura J. Welsh** - **Laura**
J. Matthews was married to **James R. Matthews** on 07/12/1987, and said
marriage ended in Divorce on 05/21/2001. **Laura J. Matthews** resumed
her maiden name of **Laura J. Welsh** upon finalization of the Divorce.
This premises was never the marital home.

THE WITHIN CONVEYANCE is subject to: easements of record, if any, granted or to be granted; all ordinances and regulations of local, municipal or other governmental authorities; subsurface conditions not disclosed by an instrument of record; and any state of facts as would be disclosed by an accurate survey or inspection of the premises.

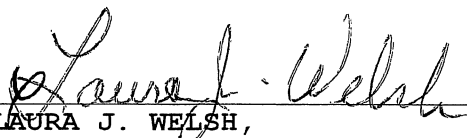
PROMISES BY GRANTOR. The **Grantor** promises that the **Grantor** has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the **Grantor** has not allowed anyone else to obtain legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the **Grantor**).

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

Witnessed by:



(WITNESS)
Gregg Pesciotta



LAURA J. WELSH,
f.k.a. Laura J. Matthews

Attorney At Law Of New Jersey

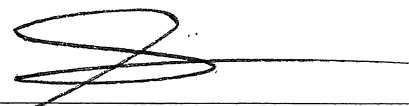
STATE OF NEW JERSEY

COUNTY OF OCEAN

SS.:

I certify that on the 16th day of DECEMBER, 2020, LAURA J. WELSH, f.k.a. Laura J. Matthews, unmarried, personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his or her voluntary act and deed; and
- (c) made this Deed for **\$325,000.00 (DOLLARS)** as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration as defined in N.J.S.A. 46:15-5).



NOTARY PUBLIC

RECORD & RETURN TO:

Gregg Pesciotta
Attorney At Law Of New Jersey