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Document prepared by:
Cumberland Farms, Inc.

Maureen Dickson
Maureen Dickson

Recorded at the Request of
and When Recorded Return to:

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R/R
LAW OFFICES
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NEPTUNE, NJ 07754-0925

act 832

M CLAIRE FRENCH, CTY CLK
MONMOUTH COUNTY, NJ

INSTRUMENT NUMBER
2014090766

RECORDED ON
Nov 10, 2014
11:52:47 AM

BOOK: OR-9088
PAGE: 3725

Total Pages: 6

Property Address: 3655 Highway 33, Neptune, New Jersey

Rec. Jur.: Monmouth County Land Records

Block: 1200, Lot 1

REALTY TRANSFER FEES \$8,183.00

COUNTY RECORDING FEES \$90.00

TOTAL PAID \$8,273.00

**BARGAIN & SALE DEED WITH COVENANTS
AGAINST GRANTOR'S ACTS**

KNOW ALL MEN BY THESE PRESENTS: That CUMBERLAND FARMS, INC., a Delaware corporation, with its principal offices located at 100 Crossing Boulevard, Framingham, MA 01702, (hereinafter called "Grantor") for consideration paid, and in full consideration of Eight Hundred Eighty Thousand and 00/100 Dollars (\$880,000.00), the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, alien, convey and confirm unto Syed Brothers Management, LLC, a New Jersey limited liability company, with an address of 3655 Highway 33, Neptune, New Jersey 07753 (hereinafter called "Grantee"), the real property described in Exhibit A attached hereto and made a part hereof (the "Property"), together with any and all servitudes, easements, rights-of-way, licenses and other rights in real property appurtenant thereto, and all improvements located thereon.

TO HAVE AND TO HOLD the Property, together with all appurtenances thereunto belonging, to Grantee, its successors and assigns forever, subject however to (a) liens for property taxes that are not yet due and payable, (b) provisions of any ordinance, municipal regulation and public or private law, (c) all matters shown on the public records and (d) any state of facts which an accurate survey would disclose.

And Grantor for itself, its successors and assigns hereby covenants with Grantee, its successors and assigns, that at and until delivery of this deed, Grantor owns the Property in fee simple absolutely free and clear of all encumbrances whatsoever, by from, through and under Grantor except as stated above, and that Grantor, its successors and assigns will forever warrant specially and defend the same, with the appurtenances thereunto belonging, unto Grantee, its successors and assigns, against the claims of all persons claiming by, from, through or under Grantor, but against no other claims.

**AMENDED
SCHEDULE "A" DESCRIPTION**

ALL that certain tract, lot and parcel of land lying and being in the Township of Neptune, County of Monmouth and State of New Jersey, being more particularly described as follows:

BEGINNING at the point of intersection of the easterly line of West Jumping Road, said line being 16.5 feet measured at right angles from the centerline thereof, and the northerly line of New Jersey State Highway Route 33, a 66 foot wide right-of-way; thence

- (1) Along the said easterly of West Jumping Brook Road North 41 degrees 34 minutes 45 seconds East 100.00 feet to a point; thence
- (2) South 59 degrees 53 minutes 40 seconds East 8.67 feet to a point in the easterly line of West Jumping Road, said line being 25.00 feet measured at right angles from the centerline thereof; thence
- (3) Along the same North 41 degrees 34 minutes 45 seconds East 100.00 feet to a point; thence
- (4) South 59 degrees 53 minutes 40 seconds East 191.33 feet to a point; thence
- (5) South 41 degrees 34 minutes 45 seconds West 200.00 feet to a point in the line; thence
- (6) Along the same along a curve to the right having a radius of 922.37 feet, a distance of 200.40 feet to the point and place of BEGINNING.

THE above description was drawn in accordance with a survey prepared by, Azimuth Land Surveying Co., Inc., dated October 1, 2014.

Note for Information Only:

The land referred to in this Commitment is commonly known as Lot(s) 1, Block 1200 on the Tax Map of the Township of Neptune, in the County of Monmouth, also known as 3655 Highway 33.

EXHIBIT A-CORRECTIVE DESCRIPTION

All that tract or parcel of land and premises, hereinafter particularly described, situate, lying and being in the Township of Neptune, County of Monmouth and State of New Jersey:

Tract I

BEGINNING at a Drill Hole in the curb return at the intersection of the easterly line of West Jumping Brook Road and the northerly line of New Jersey State Highway Route No. 33; thence (1) N. 41 degrees 34' 45" E 100.00 feet along the easterly line of West Jumping Brook Road to an iron pipe set; thence (2) S 59 degrees 53' 40" W 200 feet along the northerly line of lot 1 to a stake set in the easterly line of lot 1; thence (3) S 41 degrees 34' 45" W 100.00 feet to an iron pipe set in the northerly line of New Jersey State Highway No. 33; thence (4) Northwesterly along the northerly line of New Jersey State Highway No. 33 and along a curve with a radius of 922.37 feet, an Arc distance of 200.40 feet to the point or place of beginning.

Tract II

BEGINNING at a point located 8.67 feet distant South 59 degrees 53 minutes 40 seconds East from an iron pipe in the easterly line of West Jumping Brook Road, distant North 41 degrees 34 minutes 45 seconds East 100 feet from the intersection of the north line of New Jersey State Highway #33 and the easterly line of West Jumping Brook Road, thence (1) North 41 degrees 34 minutes 35 seconds East 100 feet along the easterly line of West Jumping Brook Road to an iron pipe set, thence (2) South 59 degrees 53 minutes 40 seconds East 191.33 feet to an iron pipe set, thence (3) South 41 degrees 34 minutes 45 seconds West 100.00 feet to a stake set, thence (4) North 59 degrees 53 minutes 40 seconds West 191.33 feet to the point or place of BEGINNING.

BEING the same premises conveyed to Cumberland Farms, Inc. by deed of Chevron, U.S.A., Inc. dated May 1, 1986 and recorded with Monmouth County Clerk's Office on June 2, 1986 in Deed Book 4659, Page 615 and by Statutory Form Quit Claim Deed, Corrective Deed dated January 3, 2013 and recorded prior hereto.

IN WITNESS WHEREOF, Grantor has executed this deed this 7th day of October, 2014.

Signed, Sealed and Delivered
in the presence of:

ATTEST:
(SEAL)

CUMBERLAND FARMS, INC., a
Delaware Corporation

By: [Signature]
Diane M. Boissonneault
Assistant Secretary

By: [Signature]
Dino M. DeThomas
Senior Vice President and Chief
Real Estate Officer

Grantee's mailing address: 3655 Highway 33, Neptune, New Jersey 07753

ACKNOWLEDGEMENT

Commonwealth of Massachusetts
County of Middlesex

I CERTIFY that on October 7th, 2014, Dino M. DeThomas, Senior Vice President and Chief Real Estate Officer personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is the Senior Vice President and Chief Real Estate Officer of Cumberland Farms, Inc., the corporation named in this Deed;
- (b) this person is the attesting witness to the signing of this deed by the proper corporate officer who is Dino M. DeThomas;
- (c) this Deed was signed and delivered by the Corporation as its voluntary act duly authorized by a proper Certificate of Vote of the Corporation;
- (d) this Deed was made for \$880,000.00 as the full and actual consideration paid or to be paid for the transfer of title (such consideration is defined in N.J.S.A 46:15-6)) and
- (e) This person signed this proof to attest to the truth of these facts.

Sworn to and subscribed before me
This 7th day of October, 2014

[Signature]
Diane M. Boissonneault
Assistant Secretary

[Signature]
Maureen Dickson
My commission expires: February 27, 2020

