



## Monmouth County Document Summary Sheet



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COUNTY RECORDING \$100.00  
 FEES  
 REALTY TRANSFER \$30.00  
 FEES  
 TOTAL PAID \$130.00

<b>Submitting Company</b>	Michael T. Mills, Attorney at Law		
<b>Document Type</b>	Deed	<input checked="" type="checkbox"/>	
<b>Document Date (mm/dd/yyyy)</b>	05/01/2020		
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<b>First Party</b>	<b>Name(s)</b> <small>(Last Name, First Name or Company Name)</small> Howard Pogorsky and Elizabeth Rice, h/w	<b>Address (Optional)</b>
<b>Second Party</b>	<b>Name(s)</b> <small>(Last Name, First Name or Company Name)</small> SML2211 LLC	<b>Address (Optional)</b>

<b>The Following Section is Required for DEEDS Only</b>						
<b>Parcel Information</b>	<b>Municipality</b> Neptune Township	<input checked="" type="checkbox"/>	<b>Block</b> 816	<b>Lot</b> 8	<b>Qualifier</b>	<b>Property Address</b> 2201 West Bangs Ave. Neptune, NJ 07753

<b>Recording Reference to Original Document (if applicable)</b>		
<b>Reference Information</b> <small>(Marginal Notation)</small>	<b>Book</b>	<b>Beginning Page</b>
		<b>Instrument No.</b>

Please do not detach this page from the original document as it contains important recording information and is part of the permanent record.

Prepared by: Richard M. Keil  
RICHARD M. KEIL, ESQ.

**DEED**

This Deed is made on May 1, 2020

BETWEEN **HOWARD POGORSKY**, by his attorney in fact, **ELIZABETH A. RICE**, and **ELIZABETH A. RICE**, Individually, **Husband and Wife**, residing at 385 Ocean Boulevard, Apt. 7K, Long Branch, Jersey 07740 referred to as the Grantor(s),

**AND SML 2211 LLC**, a **New Jersey Limited Liability Corporation**, whose address is 709 Highway 35, Neptune, New Jersey 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 (transfers ownership of) the property described below to the Grantee. This transfer is for the sum of **Thirty Thousand and 00/100 (\$30,000.00)**. The Grantor acknowledges receipt of this money.

**Tax Map Reference.** (N.J.S.A. 46:15-2.1) Township of Neptune, County of Monmouth, Blok 816, Lot 8.

**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 the State of New Jersey. The legal description is: See Schedule A attached hereto and made a part hereof.

Being commonly known as **2201 W. Bangs Avenue, Neptune, New Jersey 07753.**

Subject to covenants and restrictions of record and subject to such facts as an accurate survey may disclose.

Being the same premises conveyed to Howard Pogorsky and Elizabeth A. Rice by Deed from Willie Ann Wilson dated 1/22/04 and recorded 3/18/04, in the Monmouth County Clerk's Office in Deed Book 8341 Page 2825.

**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 act" (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 by making a mortgage or allowing a judgment to be entered against the Grantor).

# stewart title

*Real partners. Real possibilities.*

## DESCRIPTION

File No.: 660127

All that certain plot, piece or parcel of land, with the building and improvements thereon erected, situate, lying and being in the Neptune Township, County of Monmouth, State of New Jersey, bounded and described as follows:

BEGINNING at a point, said point being in the northerly line of West Bangs Avenue (55 feet Right of Way), said point being distant 77.36 feet westerly along same from its point of intersection with the southwesterly line of Neptune Boulevard (variable Right of Way), said beginning point being marked by a nail found in asphalt; thence proceeding,

1. Along the northerly line of West Bangs Avenue, North 82 degrees 45 minutes 08 seconds West, a distance of 29.04 feet to a point; thence
2. Along the easterly line of Lot 9 Block 816, North 04 degrees 20 minutes 30 seconds East, a distance of 93.79 feet to a point, said point being 0.7 feet north of a capped pin found; thence
3. Along the southerly line of Lots 6 & 7 Block 816, South 85 degrees 52 minutes 30 seconds East, a distance of 29.00 feet to a point marked by a capped pin found; thence
4. Along the westerly line of Lot 7 Block 816, South 04 degrees 20 minutes 30 seconds West, a distance of 95.37 feet to the point of Beginning.

In accordance with a survey prepared by Charles Surmonte P.E. & L.S., dated April 6, 2020.

### FOR INFORMATION ONLY:

Commonly known as: **2201 W Bangs Avenue, Neptune, NJ 07753-4109**  
**Block, 816, Lot 8**  
Tax Map of the Neptune Township

**End of Schedule A-3 Description**

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

*Howard Pogorsky*  
*by his POA Elizabeth Rice*  
HOWARD POGORSKY, SELLER

*Elizabeth A. Rice*  
ELIZABETH A. RICE, SELLER

Witnessed by:

*Richard M. Keil*  
RICHARD M. KEIL  
Attorney at Law of New Jersey

STATE OF NEW JERSEY, COUNTY OF MONMOUTH, SS:

I CERTIFY that on May 1, 2020, HOWARD POGORSKY, by his attorney in fact, ELIZABETH A. RICE, and ELIZABETH A. RICE, Individually, Husband and Wife, 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; and
- (b) signed, sealed and delivered this deed as his or her act and deed; and
- (c) made this deed for \$30,000.00 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. 46:15-1.)

*Richard M. Keil*  
RICHARD M. KEIL  
Attorney at Law of New Jersey

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**DEED**

Dated: *May 1, 2020*

HOWARD POGORSKY,  
by his Attorney in Fact,  
ELIZABETH A. RICE  
and  
ELIZABETH A. RICE, Individually  
Husband and Wife

TO

SML 2211 LLC,  
a New Jersey Limited Liability Corporation

Record and Return to:

MICHAEL T. MILLS  
Attorney At Law  
921 Main Street  
Belmar, NJ 07719