

# Deed

This Deed is made on July 19, 2004  
**BETWEEN**

ROY E. ROGERS AND TERI LYN ROGERS, HUSBAND AND WIFE

whose post office address is

310 WILSON ROAD  
NEPTUNE, NEW JERSEY 07753

referred to as the Grantor,  
**AND**

CHRISTINE RENEE' SCOTT

whose post office address is

ABOUT TO BE: 310 WILSON ROAD  
NEPTUNE, NEW JERSEY 07753

referred to as the Grantee.

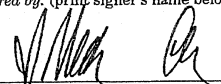
The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

**1. Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of TWO HUNDRED SEVENTY THOUSAND AND 00/100 (\$270,000.00)  
The Grantor acknowledges receipt of this money.

**2. Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of NEPTUNE  
Block No. 486                      Lot No. 570 & 571                      Qualifier No.                      Account No.  
 No property tax identification number is available on the date of this Deed. (Check Box if Applicable.)

**3. 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 State of New Jersey. The legal description is:  
 Please see attached Legal Description annexed hereto and made a part hereof. (Check Box if Applicable.)

BEING THE SAME PREMISES CONVEYED TO ROY E. ROGERS AND TERI LYN ROGERS, HUSBAND AND WIFE, BY DEED FROM HARRY L. NIEDERMAN, BY ROBERT A. WEIR, JR., ATTORNEY IN FACT, DATED SEPTEMBER 29, 1993, RECORDED OCTOBER 4, 1993 IN THE OFFICE OF THE CLERK/REGISTER OF MONMOUTH COUNTY, IN DEED BOOK 5252, PAGE 177.

Prepared by: (print signer's name below signature)  
  
I. MARK COHEN, ESQ.  
ATTORNEY AT LAW OF NEW JERSEY

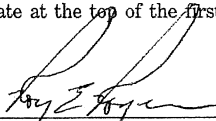
(For Recorder's Use Only)


The street address of the Property is:  
310 WILSON ROAD  
NEPTUNE, NEW JERSEY 07753

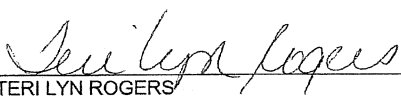
4. **Promises by Grantor.** The Grantor promises that the Grantor has done no act to encumber the Property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the Property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

5. **Signatures.** The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature.)

Witnessed By:

  
\_\_\_\_\_  
ROY E. ROGERS (Seal)

  
\_\_\_\_\_  
I. MARK COHEN, ESQ.  
ATTORNEY AT LAW OF NEW JERSEY

  
\_\_\_\_\_  
TERI LYN ROGERS (Seal)

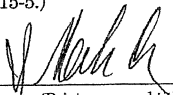
\_\_\_\_\_  
(Seal)

STATE OF NEW JERSEY, COUNTY OF MONMOUTH SS.  
I CERTIFY that on July 19, 2004  
ROY E. ROGERS AND TERI LYN ROGERS, HUSBAND AND WIFE

personally came before me and stated to my satisfaction that this person (or if more than one, each person):  
(a) was the maker of this Deed;  
(b) executed this Deed as his or her own act; and,

(c) made this Deed for \$ 270,000.00 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. 46:15-5.)

RECORD AND RETURN TO:  
BARBARA STRAPP NELSON, ESQ.  
STARK & STARK  
CN 5315  
PRINCETON, NJ 08543-5315

  
\_\_\_\_\_  
(Print name and title below signature)  
I. MARK COHEN, ESQ.  
ATTORNEY AT LAW OF NEW JERSEY

# A-1 LAND SURVEYS, INC.

PROFESSIONAL LAND SURVEYORS  
BOX 1192 TRENTON, N.J. 08606

IN NEW JERSEY  
PHONE 800-225-5421  
FAX 800-995-5421

MORTGAGE TITLE SURVEYS  
PROPERTY CORNER STAKEOUTS  
SUBDIVISIONS

IN PENNA.  
PHONE 215-493-9742  
FAX 215-493-9743

Order No. 104-32052

Date 7-7-04

DESCRIPTION OF  
PROPERTY FOR:

**CHRISTINE RENEE' SCOTT**  
310 Wilson Road  
Township of Neptune  
County of Monmouth  
New Jersey

THE HEREIN DESCRIBED property, parcel, lot, tract of land, including buildings, structures and improvements thereupon and any additional subordinate rights or privileges relevant thereto, is situated and located in the Township of Neptune, County of Monmouth and State of New Jersey.

BEING known and designated as Tax Lots 570 and 571, Block 486, Page 43.04, Township of Neptune and being more particularly bounded and described as follows to wit.

BEGINNING at a point in the Southerly line of Wilson Road, 50.00 feet wide, said point being distant 225.00 feet Easterly from the intersection of the Easterly line of Carton Avenue, 50.00 feet wide, with the said Southerly line of Wilson Road and running; thence

- (1) Along the Southerly line of Wilson Road, South 66 degrees 41 minutes East, a distance of 50.00 feet to a point, corner to lot 569; thence
- (2) Along a portion of lot 569, South 23 degrees 19 minutes West, a distance of 100.00 feet to a point, corner to lot 554; thence
- (3) Along a portion of lots 554 and 553, North 66 degrees 41 minutes West, a distance of 50.00 feet to a point, corner to lot 572; thence
- (4) Along a portion of lot 572, North 23 degrees 19 minutes East, a distance of 100.00 feet to the point and place of BEGINNING.

SAID above described tract of land being known as Lots 570 and 571, as shown on a map entitled "Section D Shark River Hills" filed in the Monmouth County Clerk's Office on July 24, 1926 as Map No. 21-6.

SUBJECT to all restrictions and easements of record, if any.

AS shown on a plan prepared by A-1 Land Surveys, dated 7-7-04; File No. 104-32052.

*Max V. Raffaele*  
MAX V. RAFFAELE  
N.J.P.L.S. 35869

*7-7-04*  
DATE

# NEW JERSEY TITLE INSURANCE COMPANY

## SCHEDULE C

### LEGAL DESCRIPTION

File No.: NJ-001670-04

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

**BEING known and designated as Lots 570 and 571, on map entitled "Map of Section D, Shark River Hills, Monmouth County, New Jersey" filed in the Monmouth County Clerk's Office on July 24, 1926 in Case No. 21-6.**

Also being described as follows:

**BEGINNING at a point on the southerly right of way line of Wilson Road, said point being 225 feet easterly from the intersection of the southerly right of way line of Wilson Road with the easterly right of way line of Carton Avenue; thence**

- 1) **South 66 degrees 41 minutes East, along the southerly right of way line of Wilson Road, 50 feet to a point; thence**
- 2) **South 23 degrees 19 minutes West, 100 feet to a point; thence**
- 3) **North 66 degrees 41 minutes West, 50 feet to a point; thence**
- 4) **North 23 degrees 19 minutes East, 100 feet to the point and place of BEGINNING.**

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot 570 in Block 486 on the Township of Neptune Tax Map.

*Issued By:*  
e-LAND Title Solutions, LLC  
123 Franklin Corner Road  
Suite 202  
Lawrenceville, NJ 08648  
Telephone: 609-912-1221 Fax: 609-912-0006