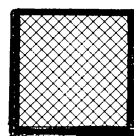
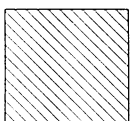


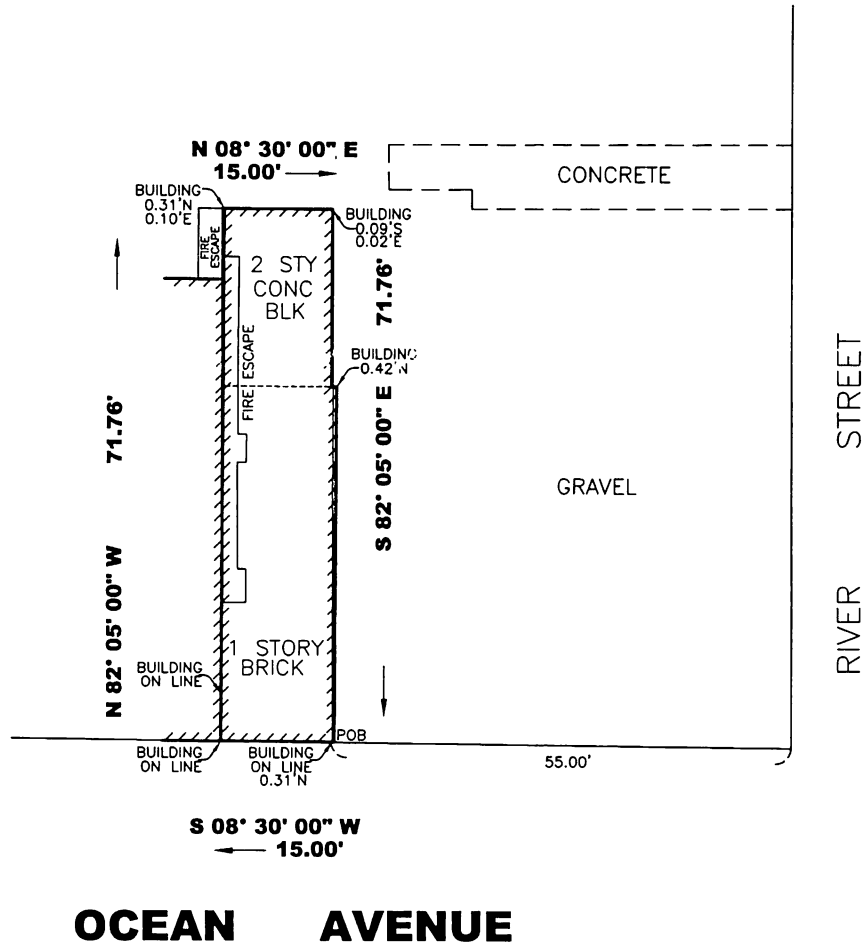
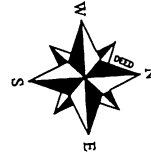
Block 15, Lot 1



Area of Easement and part of Block 15, Lot 1



Block 15, Lot 2



PROPERTY HAS THE RIGHT OVER A TEN FEET RIGHT OF WAY FOR INGRESS AND EGRESS AS PER DEED BOOK 9019, PAGE 3705

NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY. A WRITTEN "WAIVER AND DIRECTION NOT TO SET CORNER MARKERS" HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, c.14 (N.J.S.A. 45:8-36.3) AND N.J.A.C. 13:40-5.1(d) THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH. THIS SURVEY IS NOT VALID WITHOUT THE EMBOSSED SEAL OF THE LICENSED SURVEYOR

SURVEY OF PROPERTY SITUATED AT #1084 OCEAN AVENUE IN THE BOROUGH OF SEA BRIGHT, MONMOUTH COUNTY, NEW JERSEY

BEING KNOWN AS PART OF LOT 2 IN BLOCK 15 ON THE TAX MAP IN THE BOROUGH OF SEA BRIGHT, MONMOUTH COUNTY, NEW JERSEY

CERTIFY TO BEACHFRONT JOE, LLC; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; ABRAXAS ABSTRACT, INC.; HUGH A. MCGUIRE, III, ESQ.

REVISED:

P² LAND SURVEYING, INC.
P.O. BOX 241 FLANDERS, NJ 07836
(908) 955-7161 FAX (908) 955-7162

DRAWN BY: JP

SCALE: 1" = 20'

DATE: 1-2-15

TITLE NO.

JOB NO.

01422910

14-13916

CHECKED BY: JP

James Pica
JAMES PICA

PROFESSIONAL LAND SURVEYOR
NEW JERSEY LICENSE NUMBER 24GS03795400

EXHIBIT B

11-25-62

H. L. SMITH-BARGAIN AND SELL CONTRACT ORAMOUNT FORM NO. 153
PRINTED IN NEW JERSEY

THE CHICHESTER PRINTING COMPANY, 409 PEARL ST., N. Y. 10005

DATE 11-26 1962 PAGE 547

This Indenture,

Made the Twenty-fifth day of October in the year of our Lord
One Thousand Nine Hundred and Sixty-one,
Between

ETHEL F. PERL and VIVIAN F. EMMONS, partners trading as
FOWLER'S HARDWARE STORE,

of the Borough of Sea Bright in the County
of Monmouth and State of New Jersey
party of the first part:

And

FOWLERS HARDWARE STORE, a corporation of the State of
New Jersey, with principal office at 1092 Ocean Avenue,
in the Borough of Sea Bright, County of Monmouth and
State of New Jersey,

party of the second part;

(Witnesseth), That the said party of the first part, for and in consideration of the sum of
One Dollar and other good and valuable consideration,

lawful money of the United States of America, to them in hand well and truly paid by the said
party of the second part, at or before the sealing and delivery of these presents, the receipt whereof is
herby acknowledged, and the said party of the first part being therewith fully satisfied, contented,
and paid, have given, granted, bargained, sold, aliened, released, conveyed and confirmed,
and by these presents do give, grant, bargain, sell, alien, release, convey and confirm unto
the said party of the second part, and to its successors and assigns, forever, All those
certain tract or parcels of land and premises, hereinafter particularly
described, situate, lying and being in the Borough of Sea Bright
in the County of Monmouth and State of New Jersey.

Correct
11-27
EAB

TRACT ONE:

Beginning at a point on the west side of Ocean Avenue
distant fifty-five feet (55') in a southerly direction along the west
side of Ocean Avenue from a point formed by the intersection of the
west side of Ocean Avenue with the south side of River Street; thence
(1) along the west side of Ocean Avenue South eight degrees and thirty
minutes West (S 8°-30'W) fifteen feet (15') to property formerly
owned by William R. Fowler; thence (2) along the line thereof North
eighty-two degrees and five minutes West (N 82°-05'W) ninety-five feet
(95'); thence (3) North eight degrees and thirty minutes East
(N 8°-30'E) seventy feet to the south side of River Street; thence
(4) along the south side thereof South eighty-two degrees and five
minutes East (S 82°-05'E) ten feet (10'); thence (5) South eight de-
grees and thirty minutes West (S 8°-30'W) and parallel with Ocean
Avenue fifty-five feet (55'); thence (6) South eighty-two degrees and
five minutes East (S 82°-05'E) eighty-five feet (85') to the west
side of Ocean Avenue and to the point or place of beginning.

TRACT TWO:

Beginning at the point of intersection of the northerly
line of South Street with the westerly line of Ocean Avenue, thence
Northerly along the westerly line of Ocean Avenue seventy-five feet
to a corner; thence westerly parallel with South Street ninety-five
feet to a corner; thence southerly, parallel with Ocean Avenue five

①

3126 548

feet to a corner; thence again westerly parallel with South Street twenty feet to a corner; thence again southerly parallel with Ocean Avenue seventy feet to the northerly line of South Street; thence easterly along the northerly line of South Street one hundred and fifteen feet to the beginning.

Subject to all covenants and restrictions in prior recorded deeds for said land.

TRACT THREE:

Beginning at a point on the southerly side of the present line of South Street, said present line of South Street being 5 feet southerly and parallel with the original line of South Street as shown on Map of Sea Bright which is duly filed in the Clerk's Office at Freehold; said beginning point being also distant North 81 degrees 55 minutes West 116.08 feet from the original westerly line of Ocean Avenue; thence (1) North 81 degrees 55 minutes 47.09 feet to a point; thence (2) South 8 degrees 5 minutes West 45 feet to a point; thence (3) South 81 degrees 55 minutes East 46.53 feet to a point; thence (4) North 8 degrees 40 minutes East 45 feet along the westerly line of the First National Bank property to the point or place of Beginning.

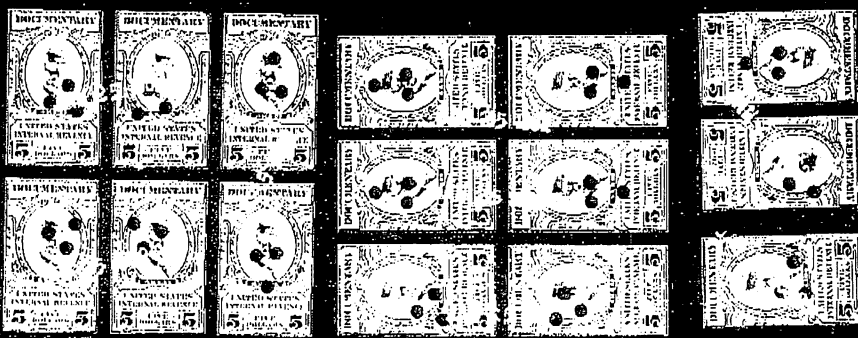
Also all that certain tract or parcel of land and premises, hereinafter particularly described, situate, lying and being in the Borough of Rumson, in the County of Monmouth and State of New Jersey,

TRACT FOUR:

Beginning at a point in the westerly line of the Avenue of the Two Rivers distant 208 feet northerly from the intersection of the westerly line of the Avenue of the Two Rivers and the northerly line of Ridge Road; and running thence (1) westerly and parallel with the northerly line of Lot #30 as shown on map entitled "Map of Building Lots belonging to Wm. E. Strong on Rumson Neck, near Sea Bright, George Cooper, C.E., Red Bank, N.J." dated Sept. 1, 1893 and duly filed in Case 65-2 in the office of the Clerk of Monmouth County, 150 feet to a point in the easterly line of Lot #34 as shown on said map; thence (2) northerly and along the easterly line of Lots #34, 37, 38 and 39 as shown on said map, 175 feet to a point, being the southwesterly corner of Lot #26 as shown on said map; thence (3) easterly along the southerly line of Lot #26, 150 feet to a point in the easterly line of the Avenue of the Two Rivers; thence (4) southerly and along the easterly line of the Avenue of the Two Rivers, 175 feet to the point or place of beginning.

Being Lots 27, 28, 29 and the northerly 25 feet of Lot 30 as shown on the aforesaid map.

Intended to be the same land and premises conveyed to the said Ethel F. Perl and Vivian F. Emmons, partners trading as Fowler's Hardware Store, by deed of William R. Fowler, bearing date September 30, 1961 and recorded in the Monmouth County Clerk's Office on October 25, 1961 in Book 3107 of Deeds on Page 112.



1126 700 549

Together with all and singular the houses, buildings, trees, ways, waters, profits, privileges, and advantages, with the appurtenances to the same belonging or in anywise appertaining:

Also, all the estate, right, title, interest, property, claim and demand whatsoever, of the said party of the first part, of, in and to the same, and of, in and to every part and parcel thereof.

To have and to hold all and singular the above described land and premises, with the appurtenances, unto the said party of the second part, its successors and assigns to the only proper use, benefit and behoof of the said party of the second part, its successors and assigns forever:

And the said party of the first part,

for themselves, their respective heirs, executors and administrators, do covenant, promise and agree to and with the said party of the second part, its successors and assigns, that they have verily made, done, committed, executed or suffered any act or note, thing or things whatsoever, whereby or by means whereof the above mentioned and described premises, or any part or parcel thereof, now are, or at any time hereafter shall or may be impeached, charged or encumbered, in any manner or way whatsoever.

In witness whereof, the said party of the first part he verily sets their hand, and seal, the day and year first above written.

Signed, Sealed and Delivered in the presence of

Grace M. Love

Ethel F. Perl L.S.

Vivian F. Emmons L.S.

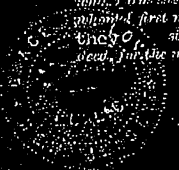
Documentary stamps \$77.00

State of New Jersey, ss: County of MONMOUTH

Be it remembered, That on this 25th day of October in the year of our Lord One Thousand Nine Hundred and Sixty-one, before me, the subscriber, a Notary Public of New Jersey,

personally appeared ETHEL F. PERL and VIVIAN F. EMMONS, partners trading as Fowler's Hardware Store,

who, I am satisfied, are the grantors mentioned in the within Instrument, to whom I first made known the contents thereof, and thereupon they acknowledged that they signed, sealed and delivered the same as their voluntary act and deed, for the uses and purposes therein expressed.



Grace M. Love Notary Public of New Jersey.

R11-1-62

271—N. J. Deed—Bargain and Sale—(Cov. Against Grantor) etc. Kerkay Press, Law Blank Publishers, Perth Amboy, N. J.

BOOK 3191 PAGE 559

This Indenture, made the 31st day of October in the year of Our Lord, One Thousand Nine Hundred and Sixty-two Between FOWLERS HARDWARE STORE,

a corporation duly organized and existing under and by virtue of the laws of the State of New Jersey having its principal office in the Borough of Sea Bright County of Monmouth and State of New Jersey hereinafter referred to as the grantor; And MICHAEL NIRO and GINA NIRO, husband and wife,

of the Borough of Sea Bright in the County of Monmouth and State of New Jersey hereinafter referred to as the grantee:

Witnesseth, That the said grantor, for and in consideration of ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATIONS lawful money of the United States of America, to it in hand well and truly paid by the said grantee, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, and the said grantor being therewith fully satisfied, contented and paid, has given, granted, bargained, sold, aliened, released, enjoined, conveyed and confirmed, and by these presents does give, grant, bargain, sell, alien, release, convey and confirm unto the said grantee, and to their heirs and assigns, forever

All that lot, tract or parcel of land and premises, hereinafter particularly described, situate, lying and being in the Borough of Sea Bright and State of New Jersey

BEGINNING at a point in the westerly line of Ocean Avenue, distant 55.00 feet southerly from the point of intersection of said westerly line of Ocean Avenue with the southerly line of River Street, thence (1) along said westerly line of Ocean Avenue South 08°30' West 15.00 feet to a point; thence (2) North 82°05' West 71.76 feet to a pipe; thence (3) North 08°30' East 15.00 feet to a pipe; thence (4) South 82°05' East 71.76 feet to the point of place of Beginning.

INTENDED to be a part of the premises conveyed to Fowlers Hardware Store, a corporation of New Jersey, by Ethel F. Earl and Vivian F. Emmons, partners trading as Fowlers Hardware Store, by Deed dated October 25, 1961 and recorded in the Monmouth County Clerk's Office in Deed Book 3126, at Page 547.

TOGETHER with a right of ingress and egress over the ten feet (10') right of way in common with others from River Street to the rear of the property herein to be conveyed, and the grantee shall have

(2)

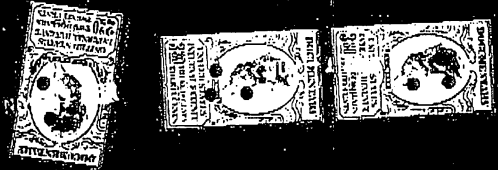
↓*

BOOK 3191 PAGE 560

the right to load and unload a truck with reasonable dispatch, but in no event shall the grantee have the right to park a vehicle on said premises.

↑*

SUBJECT to conditions and restrictions of record, federal, state and local laws, ordinances and regulations, and such facts as an accurate survey or inspection will reveal.



BOOK 3191 PAGE 561

Together with all and singular the houses, buildings, trees, ways, waters, profits, privileges, and advantages, with the appurtenances to the same belonging or in anywise appertaining:

Also all the estate, right, title, interest, property, claim and demand whatsoever, of the said grantor, of, in and to the same, and of, in and to every part and parcel thereof.

We Have and to Hold, all and singular the above described land and premises, with the appurtenances, unto the said grantees, their heirs and assigns, to the only proper use, benefit and behoof of the said grantees, their heirs and assigns forever.

And the said grantor Fowlers Hardware Store,

for itself, its successors and assigns, does covenant, promise and agree to and with the said grantees, their heirs and assigns, that it has not made, done, committed, executed or suffered any act or acts, thing or things whatsoever whereby or by means whereof the above mentioned and described premises, or any part or parcel thereof, now are, or at any time hereafter shall or may be impeached, charged or encumbered, in any manner or way whatsoever.

In Witness Whereof, the said grantor hath caused its corporate seal to be hereto affixed and attested by its Secretary, and these presents to be signed by its President the day and year first above written.

Fowlers Hardware Store

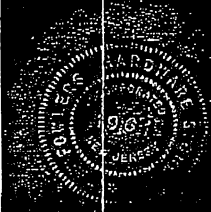
Attest:

Vivian F. Bronson

By Vivian F. Bronson, President

Ethel F. Forl

Ethel F. Forl Secretary

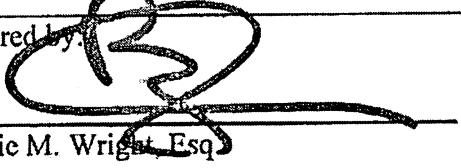


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FEB 19 2015

M CLAIRE FRENCH, CITY CLK
 MONMOUTH COUNTY, NJ
 INSTRUMENT NUMBER
 2015013621
 RECORDED ON
 Feb 19, 2015
 2:50:01 PM
 BOOK: OR-9100
 PAGE: 6323
 Total Pages: 5
 REALTY TRANSFER FEES \$320.00
 COUNTY RECORDING FEES \$80.00
 TOTAL PAID \$400.00

Prepared by 
 Bonnie M. Wright, Esq.

DEED



This Deed is made on February 13, 2015

BETWEEN ARAKEM, LLC, whose address is 29 Picket Place, Freehold, New Jersey 07728, referred to as Grantor,

AND

BEACHFRONT JOE, LLC, whose address is about to be 1084 Ocean Avenue, Sea Bright, New Jersey 07760, 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 made for the sum of EIGHTY THOUSAND DOLLARS AND NO CENTS (\$80,000.00). The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of the Borough of Sea Bright, Block No. 15, Lot No. 2.

No property tax identification number is available on the date of this deed. (Check box if applicable.)

Property. The property consists of the land and all the buildings and structures on the land in the Borough of Sea Bright, County of Monmouth, and State of New Jersey. The legal description is: **See attached description.**

Said property is commonly known as 1084 Ocean Avenue, Sea Bright, New Jersey 07760.

BEING the same premises conveyed to Arakem, LLC, a limited liability company of North Carolina, by Deed from Nancy R. Niro, married, dated June 11, 2013 recorded in the Monmouth County Clerk's/Register's Office on June 13, 2013 in Deed Book 9019 page 3704.

EXHIBIT E

01422910

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

File Number: 01422910

SCHEDULE C LEGAL DESCRIPTION

The land referred to herein below is situated in the Borough of Sea Bright, County of Monmouth and State of New Jersey, and is described as follows:

BEGINNING at a point in the westerly line of Ocean Avenue, distant 55.00 feet southerly from the point of intersection of said westerly line of Ocean Avenue with the southerly line of River Street; thence

- (1) Along said westerly line of Ocean Avenue, South 08 degrees 30 minutes West, 15.00 feet to a point; thence
- (2) North 82 degrees 05 minutes West, 71.76 feet to a pipe; thence
- (3) North 08 degrees 30 minutes 15.00 feet to a pipe; thence
- (4) South 82 degrees 05 minutes East, 71.76 feet to the point and place of BEGINNING.

TOGETHER with a right of ingress and egress over the 10 foot right of way in common with other from River Street to the rear of the property herein to be conveyed and the Grantee shall have the right to load and unload a truck with reasonable dispatch but in no event shall the Grantee have the right to park a vehicle on said premises. *

NOTE: Being Lot(s) Lot: 2, Block: 15; Tax Map of the Borough of Sea Bright, County of Monmouth, State of New Jersey.

NOTE: Lot and Block shown for informational purposes only.

Issued by:

Abraxas Abstract, Inc
366 Passaic Avenue
Nutley, NJ 07110

Telephone: (973) 661-1525 Fax: (973) 661-3648



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION
(C.55, P.L. 2004)

(Please Print or Type)

SELLER(S) INFORMATION (See Instructions, Page 2)

Names(s)

ARAKEM, LLC by Dona Cowan, Owner

Current Resident Address:

Street: 320 OLD MILL ROAD

City, Town, Post Office

ST JAMES

State

NY

Zip Code

11780

PROPERTY INFORMATION (Brief Property Description)

Block(s)

15

Lot(s)

2

Qualifier

Street Address:

1084 OCEAN AVENUE

City, Town, Post Office

SEA BRIGHT

State

NJ

Zip Code

07760

Seller's Percentage of Ownership

100%

Consideration

\$80,000.00

Closing Date

2/13/15

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 10 apply to Residents and Non-residents)

1. I am a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
2. The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
3. I am a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. Seller, transferor or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. Seller is not an individual, estate or trust and as such not required to make an estimated payment pursuant to N.J.S.A.54A:1-1 et seq.
6. The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.
7. The gain from the sale will not be recognized for Federal income tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION). If such section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale (see instructions).
 No non-like kind property received.
8. Transfer by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this state.
9. The property being sold is subject to a short sale instituted by the mortgagee, whereby the seller has agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10. The deed being recorded is a deed dated prior to the effective date of P.L. 2004, c. 55 (August 1, 2004), and was previously unrecorded.

SELLER(S) DECLARATION

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein could be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box I certify that the Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

Date

2-11-15

Signature

(Seller) Please indicate if Power of Attorney or Attorney in Fact

Date

Signature

(Seller) Please indicate if Power of Attorney or Attorney in Fact

RTF-1 (Rev 7/14/10)
MUST SUBMIT IN DUPLICATE

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)
BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

COUNTY MONMOUTH } SS. County Municipal Code 1342

FOR RECORDER'S USE ONLY	
Consideration	\$ _____
RTF paid by seller	\$ _____
Date	By _____

MUNICIPALITY OF PROPERTY LOCATION SEA BRIGHT

*Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (Instructions #3 and #4 on reverse side)

Deponent, BONNIE M. WRIGHT, ESQ., being duly sworn according to law upon his/her oath, deposes and says that he/she is the LEGAL REPRESENTATIVE in a deed dated FEBRUARY 13, 2015 transferring (Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.) real property identified as Block number 15 Lot number 2 located at 1084 OCEAN AVENUE, SEA BRIGHT, NEW JERSEY 07760 and annexed thereto. (Street Address, Town)

(2) CONSIDERATION \$ _____ (Instructions #1 and #5 on reverse side) no prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4B 4C (circle one) If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS: (Instructions #5A and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation

\$ 120,500.00 + 69% = \$ 1,746.37

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(5) PARTIAL EXEMPTION FROM FEE (Instruction #9 on reverse side)

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

- A. SENIOR CITIZEN Grantor(s) 62 years of age or over. *(Instruction #9 on reverse side for A or B)
- B. { BLIND PERSON Grantor(s) legally blind or; *
 DISABLED PERSON Grantor(s) permanently and totally disabled receiving disability payments not gainfully employed*

Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:
 Owned and occupied by grantor(s) at time of sale. Resident of State of New Jersey.
 One or two-family residential premises. Owners as joint tenants must all qualify.

*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (Instruction #9 on reverse side)

- Affordable according to H.U.D. standards. Reserved for occupancy.
- Meets income requirements of region. Subject to resale controls.

(6) NEW CONSTRUCTION (Instructions #2, #10, #12 on reverse side)

- Entirely new improvement. Not previously occupied.
- Not previously used for any purpose. "NEW CONSTRUCTION" printed clearly at top of first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side)

- No prior mortgage assumed or to which property is subject at time of sale.
- No contributions to capital by either grantor or grantee legal entity.
- No stock or money exchanged by or between grantor or grantee legal entities.

(8) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this 13 day of FEBRUARY, 20 15

[Signature]
Signature of Deponent

Arakorn, LLC
Grantor Name

3499 Rt 90, Freehold NJ
Deponent Address

29 Pickett Pl Freehold NJ
Grantor Address at Time of Sale

xxx-xxx-109
Last three digits in Grantor's Social Security Number

Abbrayas Abstract
Name/Company of Settlement Officer

Maureen M. McGibbon
MAUREEN M. MCGIBBON
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES FEB. 28, 2015

FOR OFFICIAL USE ONLY	
Instrument Number	County _____
Deed Number	Book _____ Page _____
Deed Date	Date Recorded _____

County recording office shall forward one copy of each RTF-1 form when Section 3A is completed to:

STATE OF NEW JERSEY
PO BOX 251
TRENTON, NJ 08646-0251
ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and it may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division's website at: www.state.nj.us/treasury/taxation/lpt/ocaltax.shtml.

COPY

RTF-1 (Rev. 7/14/10)
MUST SUBMIT IN DUPLICATE

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

FOR RECORDER'S USE ONLY	
Consideration	\$ _____
RTF paid by seller	\$ _____
Date	By _____

COUNTY MONMOUTH } SS. County Municipal Code 1342

MUNICIPALITY OF PROPERTY LOCATION SEA BRIGHT

*Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (Instructions #3 and #4 on reverse side)

Deponent, BONNIE M. WRIGHT, ESQ., being duly sworn according to law upon his/her oath, deposes and says that he/she is the LEGAL REPRESENTATIVE in a deed dated FEBRUARY 13, 2015 transferring (Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.) real property identified as Block number 15 Lot number 2 located at 1084 OCEAN AVENUE, SEA BRIGHT, NEW JERSEY 07760 and annexed thereto (Street Address, Town)

(2) CONSIDERATION \$ _____ (Instructions #1 and #5 on reverse side) no prior mortgage to which property is subject

(3) Property transferred is Class 4A 4B 4C (circle one) If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS: (Instructions #5A and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation
\$ 120,500.00 + 69% = \$ 1,746.37

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(5) PARTIAL EXEMPTION FROM FEE (Instruction #9 on reverse side)

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

- A. SENIOR CITIZEN Grantor(s) 62 years of age or over. *(Instruction #9 on reverse side for A or B)
- B. { BLIND PERSON Grantor(s) legally blind or; *
 DISABLED PERSON Grantor(s) permanently and totally disabled receiving disability payments not gainfully employed*
 Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:
 Owned and occupied by grantor(s) at time of sale. Resident of State of New Jersey.
 One or two-family residential premises. Owners as joint tenants must all qualify.

*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (Instruction #9 on reverse side)

- Affordable according to H.U.D. standards. Reserved for occupancy.
- Meets income requirements of region. Subject to resale controls.

(6) NEW CONSTRUCTION (Instructions #2, #10, #12 on reverse side)

- Entirely new improvement. Not previously occupied.
- Not previously used for any purpose. "NEW CONSTRUCTION" printed clearly at top of first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side)

- No prior mortgage assumed or to which property is subject at time of sale.
- No contributions to capital by either grantor or grantee legal entity.
- No stock or money exchanged by or between grantor or grantee legal entities.

(8) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006

Subscribed and sworn to before me this 13 day of FEBRUARY, 20 15

[Signature] Signature of Deponent
3499 Rt 9 U. Freehold Deponent Address
29 Pickett Pl Freehold Grantor Address at Time of Sale
xxx-xxx-1 0 9 Last three digits in Grantor's Social Security Number
Arakorn, LLC Grantor Name
Abstracts Abstract Name/Company of Settlement Officer

Maureen M. McGibbon
MAUREEN M. MCGIBBON
 NOTARY PUBLIC
 STATE OF NEW JERSEY
 MY COMMISSION EXPIRES FEB. 28, 2015

FOR OFFICIAL USE ONLY			
Instrument Number	County	Page	
Deed Number	Book	Date Recorded	
Deed Dated			

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to:

STATE OF NEW JERSEY

PO BOX 251

TRENTON, NJ 08695-0251

ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and it may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division's website at: www.state.nj.us/treasury/taxation/pt/localtax.shtml.

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).

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

Witnessed by:

ARAKEM, LLC

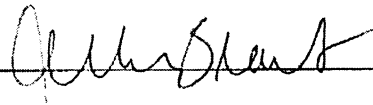


DONA COWAN, OWNER

STATE OF NEW JERSEY ^{New York}
COUNTY OF MONMOUTH ^{Suffolk}

I CERTIFY that on February 11, 2015, Dona Cowan, Owner, of Arakem, LLC, 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 act and deed; and
- (c) made this Deed for \$80,000.00 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 & Return to:

~~Hugh McGuire, III, Esq.
547 Summit Avenue
Jersey City, New Jersey 07306~~

R+R Abraxas Abstract Inc
366 Passaic Ave
Nutley, NJ 07110

ALLISON BRAET
Notary Public, State of New York
No. 01BR6120366
Qualified in Suffolk County
Commission Expires 12/20/2016 ✓