


Prepared by


Kurt Geishauser, Esquire

Bk D3378 Pg 169 #324
COUNTY OF CAPE MAY
Consideration \$580,000.00
Rec'd Transfer Fee \$1,877.00
Date 05-11-2009 By CLERK/PM

DEED

This Deed is made on *APRIL 30*, 2009,

BETWEEN Ann M. Dimitriou, widow,

whose address is 901 Franklin Street, Wyomissing, Pennsylvania 19610,
referred to as the Grantor,

AND Jersey Central Power & Light Company,

whose address is 300 Madison Avenue, Morristown, New Jersey 07960,
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 **FIVE HUNDRED EIGHTY THOUSAND AND NO/100 (\$580,000.00) DOLLARS.**

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Sea Isle City
Block No. 39.04 Lot No. 11.01CW

Property. The property consists of the land and all the buildings and structures on the land in the City of Sea Isle, County of Cape May and State of New Jersey. The legal description is:

BEING more particularly described in the legal description attached hereto.

BEING COMMONLY KNOWN AS UNIT WEST, 207 40TH STREET, SEA ISLE CITY, NJ
BEING the same premises conveyed to Emmanuel H. Dimitriou and Ann M. Dimitriou, husband and wife, by Deed from John Cocchi, Susan Cocchi, Gregory Baitzel, Karen Baitzel, dated March 8, 1996 and recorded March 11, 1996 in the Cape May County Clerk's Office in Deed Book 2663 at Page 75.

THE SAID Emmanuel H. Dimitriou died on March 15, 2008 leaving Ann M. Dimitriou the sole surviving tenant by the entirety.



NONRESIDENT SELLER'S TAX DECLARATION

(C.55, P.L. 2004)

(Please Print or Type)

SELLER(S) INFORMATION

Name(s)

Ann M. Dimitriou

Bk D3378 Pg 170 #324

Street Address:

901 Franklin Street

City, Town, Post Office

State

Zip Code

Wyomissing

PA

19610

PROPERTY INFORMATION (Brief Property Description)

Block(s)

Lot(s)

Qualifier

39.04

11.01CW

Street Address:

Unit West, 20740th Street

City, Town, Post Office

State

Zip Code

Sea Isle City

NJ

08243

Seller's Percentage of Ownership

Consideration

Closing Date

100%

\$580,000.00

9/01/09

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.

April 30, 2009

Date

Ann M. Dimitriou

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

(Detach on dotted line)

DESCRIPTION

~~Bk D3378 Pg 171 #324~~

Commitment No.: CTA-58222

ALL that certain tract, lot and parcel of land lying and being in the City of Sea Isle, County of Cape May and State of New Jersey.

UNIT West in "207 40th STREET CONDOMINIUM," a Condominium, together with an undivided 50% percentage interest in the Common Elements appurtenant thereto and together with such other Limited Common Elements as may be appurtenant to said Unit, and subject to rights, reservations, covenants, restrictions, easements, agreements, and other provisions contained in the Master Deed dated October 16, 1987 and recorded on October 30, 1987 in Deed Book 1715 page 187 in the Cape May County Clerk's Office, creating and establishing said Condominium, and as the same may now or hereafter be lawfully supplemented and amended.


Note for Information Only:


The land referred to in this Commitment is commonly known as Lot 11.01CW in Block 39.04, formerly known as Unit West of Lots 11.01 and 12.01 in Block 39.04, on the Tax Map, City of Sea Isle, in the County of Cape May.

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.

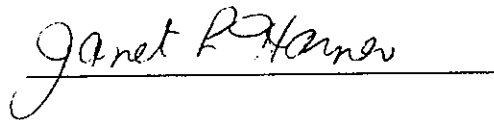
Witnessed by:


Kurt Geisbauer, Esquire


Ann M. Dimitriou

STATE OF Pennsylvania, COUNTY OF Berks SS.:

I certify that on April 30, 2009, Ann M. Dimitriou 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 \$580,000.00 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).



JANET L. HANNER, Notary Public
City of Reading, Berks County
My Commission Expires September 2, 2010

Bk D3378 Pg 173 #324
RECORDED COUNTY OF CAPE MAY
Rita Marie Fulginiti County Clerk
Recording Fee 80.00
Date 05-11-2009 9 12:31p

DEED

Ann M. Dimitriou, widow,

Grantor,

TO

Jersey Central Power &
Light Company,

Grantee.

Record and Return to:

Daniel O. Carroll, Esq.
Schenk, Price, Smith & King, LLP
10 Washington Street
P.O. Box 905
Morristown, New Jersey 07963-0905