

Deed

BK D 97 P 206 #385
COUNTY OF CAPE MAY
Consideration 780,000.00
Realty Transfer Fee 7,093.400
Date 10-23-2009 BY CLERKBAF

This Deed is made on
BETWEEN

Thomas Benestad

Daniel Dougherty

whose post office address is

**1299 South Ocean Boulevard, K-2
Boca Raton, FL 33432**

**4910 Township Line Road
Drexel Hill, PA 19026**

referred to as the Grantor,

AND Jersey Central Power & Light Company

whose post office address is

**300 Madison Avneue
P.O. Box 1911
Morristown, NJ 07962**

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 **\$780,000.00**
Seven Hundred Eighty Thousand Dollars and No Cents
The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of **Sea Isle City**
Block No. **39.04** Lot No. **33 & 34** Qualifier No. Account No.

No lot and block or account 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 **City** of **Sea Isle City**
County of **Cape May** 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.)

**All that certain tract, lot and parcel of land lying and being in the City of Sea Isle, County of May and State of New Jersey, being more particularly described as follows:
BEING known and designated as Lot 33 and Lot 34 in Block 8 as shown on a map entitled "Sub-Division of Part of Sheet # 6, Showing Lands of the Prudential Development Corp., Sea Isle City, Cape May Co., New Jersey" said map being duly filed in the Cape May County Clerk's Office on June 23, 1925 as Map No. 224.
BEGINNING at a capped iron bar found in the southwesterly right-of-way line of 39th Street (formerly known as Garrison Street; a 60 foot right-of-way), said point being distant 160.00 feet northwesterly from the intersection of the southwesterly right-of-way line of 39th Street with the northwesterly right-of-way line of Central Avenue (formerly known as Brewster Avenue; a 66 foot right-of-way); thence**

- 1. Along the southwesterly right-of-way line of 39th Street, North 57 degrees 20 minutes 00 seconds West a distance of 50.00 feet; thence**
- 2. Along the dividing line between Lot 32 and Lot 33 in Block 39-C, as shown on a map entitled "Sub-Division of Part of Sheet # 6, Showing Lands of the Prudential Development Corp.," South 32 degrees 40 minutes 00 seconds West a distance of 110.00 feet to the centerline of a Vacated Alley; thence**
- 3. Along the centerline of a Vacated Alley, South 57 degrees 20 minutes 00 seconds East a distance of 50.00 feet; thence**
- 4. Along the dividing line between Lot 22 and Lot 34 in Block 39-C, as shown on said map, North 32 degrees 40 minutes 00 seconds East a distance of 110.00 feet to the southwesterly right-of-way line of 39th Street and the point of BEGINNING.**

Commonly known as Lots 33 and 34 in Block 39.04 on the Tax Map, City of Sea Isle, in the County of Cape May.

Prepared by: *(print signer's name below signature)*


George K. Miller, Jr., Esquire

(For Recorder's Use Only)

**RECORD AND RETURN TO:
SCHENCK, PRICE, SMITH & KING, LLP
P.O. BOX 905**

MORRISTOWN, NJ 07963-0905

State of New Jersey

Nonresident Seller's Tax Declaration

(C.55, P.L. 2004)

(Please Print or Type)

BK D3397 P9207 #385

SELLER(S) INFORMATION:Name(s) Thomas BenestadStreet Address 1299 South Ocean Boulevard, K-2City, Town, Post Office Boca Raton State FL Zip Code 33432**PROPERTY INFORMATION (Brief Property Description):**Block(s) 39.04 Lot(s) 33 & 34 Qualifier _____Street Address 214 39th StreetCity, Town, Post Office sea Isle City State NJ Zip Code 08243Seller's Percentage of Ownership 50 Consideration \$780,000.00 Closing Date 9/30/09**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.

Sept 28 2009

Date

Thomas J Benestad

Signature

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

Sept 28. 2009

Date

Daniel J Daugherty

Signature

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

(Detach on dotted line)

State of New Jersey

Nonresident Seller's Tax Declaration

(C.55, P.L. 2004)

(Please Print or Type)

SELLER(S) INFORMATION:BK **D3397 P9208 #385**Name(s) Daniel DoughertyStreet Address 4910 Township Line RoadCity, Town, Post Office Drexel Hill State PA Zip Code 19026**PROPERTY INFORMATION (Brief Property Description):**Block(s) 39.04 Lot(s) 33 & 34 Qualifier _____Street Address 214 39th StreetCity, Town, Post Office Sea Isle City State NJ Zip Code 08243Seller's Percentage of Ownership 50% Consideration \$780,000.00 Closing Date 9/30/09**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.

Date

Sept 28, 09

Date

Signature

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

Daniel J Dougherty

Signature

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

(Detach on dotted line)

DESCRIPTION

Commitment No.: CTA-59198

Bk D3397 P3209 #385

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, being more particularly described as follows:

BEING known and designated as Lot 33 and Lot 34 in Block 8 as shown on a map entitled "Sub-Division of Part of Sheet # 6, Showing Lands of the Prudential Development Corp., Sea Isle City, Cape May Co., New Jersey" said map being duly filed in the Cape May County Clerk's Office on June 23, 1925 as Map No. 224.

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- (1) Along the southwesterly right-of-way line of 39th Street, North 57 degrees 20 minutes 00 seconds West a distance of 50.00 feet; thence
- (2) Along the dividing line between Lot 32 and Lot 33 in Block 39-C, as shown on a map entitled "Sub-Division of Part of Sheet # 6, Showing Lands of the Prudential Development Corp.," South 32 degrees 40 minutes 00 seconds West a distance of 110.00 feet to the centerline of a Vacated Alley; thence
- (3) Along the centerline of a Vacated Alley, South 57 degrees 20 minutes 00 seconds East a distance of 50.00 feet; thence
- (4) Along the dividing line between Lot 22 and Lot 34 in Block 39-C, as shown on said map, North 32 degrees 40 minutes 00 seconds East a distance of 110.00 feet to the southwesterly right-of-way line of 39th Street and the point of BEGINNING.

This description is in accordance with a survey prepared by Teunisen Surveying & Planning Co., Inc. dated September 21, 2009.

Note for Information Only:

The land referred to in this Commitment is commonly known as Lots 33 and 34 in Block 39.04 on the Tax Map, City of Sea Isle, in the County of Cape May.

CHICAGO TITLE INSURANCE COMPANY

Issued By: COLONIAL TITLE and ABSTRACT SERVICE, LLC
30 Schuyler Place, PO Box 232, Morristown, NJ 07963-0232
(973)267-4600 Fax (973)267-2053

-RECITAL: Title vested in Daniel Dougherty and Thomas Benestad who took title along with Thomas Corrigan by deed from Daniel Dougherty, Thomas Corrigan, James Devlin, Raymond Smart, Francis J. LeFevre, Joseph Toto, Marie Toto, Edward Coleman, William Brannick, Roslyn Brannick, Joseph Duffy, Kathleen Duffy and Thomas Benestad dated December 5, 1979 and recorded June 12, 1986 in Cape May County Deed Book 1642 page 674.

John Corrigan, Administrator of the Estate of Thomas Corrigan conveyed the interest held by Thomas Corrigan to Daniel Dougherty and Thomas Benestad by a deed dated June 7, 1990 and recorded July 3, 1990 in Cape May County Deed Book 2056 page 95.

The street address of the Property is:

**214 39th Street
Sea Isle City, NJ 08243**

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.)

Witness by:

Julia H. Berman
Julia H. Berman

Thomas Benestad
Thomas Benestad (Seal)

Daniel Dougherty
Daniel Dougherty (Seal)

STATE OF Florida COUNTY OF Palm Beach SS:

I CERTIFY that on 26th September, 2009

THOMAS BENESTAD 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 \$780,000.00 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. 4&15-5.)



Catherine S. Geffr
Notary Public

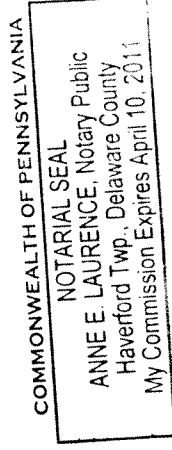
STATE OF Pennsylvania COUNTY OF DELAWARE SS:

I CERTIFY that on 26th September, 2009

DANIEL DOUGHERTY 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 \$780,000.00 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. 4&15-5.)

Anne E. Laurence
Notary Public



COMMONWEALTH OF PENNSYLVANIA