

DEED

This Deed is made on *December 22, 2010*
BETWEEN SEBASTIAN M. FINOCCHIARO AND CAROL A. FINOCCHIARO,
husband and wife

whose post office address is 220 Ivy Rock Lane, Havertown, PA 19083

referred to as the Grantor,
AND JERSEY CENTRAL POWER & LIGHT COMPANY

whose post office address is Attn: Environmental Remediation, 300 Madison Ave, PO Box
1911, Morristown, NJ 07962-1911

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 Four Hundred Fifty Five Thousand Dollars (\$455,000)

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. 31CB and 32 Qualifier No. Account No.
No property tax identification number is available on the date of this Deed.
(Check box if applicable.)

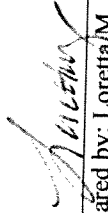
3. Property. The Property consists of the land and all the buildings and structures on the land in
The City of Sea Isle City, County of Cape May and State of New Jersey.

The legal description is:
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 No. B (West) in "SEA ISLE SANDS", a Condominium, a/k/a 218 39th Street Unit West,
Sea Isle City, NJ together with an undivided 50.00 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 December 1, 1979 and
recorded on or about January 23, 1980 in Deed Book 1442 Page 637 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. Such being the same property conveyed to
Seller by Deed dated July 27, 1992 and recorded on or about July 29, 1992 in Deed Book 2273
Page 211 et seq. in the Cape May County Clerk's Office.

Being the same premises conveyed to Seller by Deed dated July 27, 1992 and recorded on or
about July 29, 1992 in Deed Book 2273 Page 211 et seq. in the Cape May County Clerk's Office

Please see attached Legal Description annexed hereto and made a part hereof.
(Check box if applicable.)


Prepared by: Loretta M. Kelly (For Recorder's Use Only)



State of New Jersey
NONRESIDENT SELLER'S TAX DECLARATION
(C.55, P.L. 2004)

(Please Print or Type) BK D3442 P853 #113

SELLER(S) INFORMATION

Name(s)

Sebastian M. Finocchiaro Carol A. Finocchiaro

Street Address:

220 Ivy Rock Lane

City, Town, Post Office

State

Zip Code

Haverstown

PA

19083

PROPERTY INFORMATION (Brief Property Description)

Block(s)

39.04

Lot(s)

31CB & 32

Qualifier

Street Address:

218 B 39th Street

City, Town, Post Office

State

Zip Code

Sea Isle City

NJ

08243

Seller's Percentage of Ownership

100%

Consideration

\$455,000.00

Closing Date

12/23/10

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.

12/22/10

Date

Sebastian M. Finocchiaro

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

12/23/10

Date

Carol A. Finocchiaro

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

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

(Detach on dotted line)

Bk D3442 P3854 #113
RECORDED COUNTY OF CAPE MAY
Sita Marie Fulginiti County Clerk
Recording Fee 60.00
Date 01-18-2011 @ 10:59a

The street address of the Property is: 218 39th Street, Sea Isle City, New Jersey

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:


Sebastian M. Finocchiaro


Carol A. Finocchiaro

PENNSYLVANIA
STATE OF NEW JERSEY, COUNTY OF
I CERTIFY that on 12/22/2010

DELAWARE
CAPE MAY

SS.

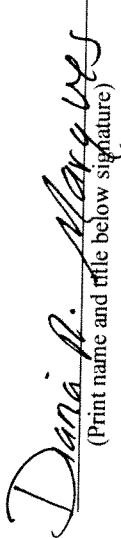
SEBASTIAN M. FINOCCHIARO & CAROL A. FINOCCHIARO
personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of this Deed;
- (b) executed this Deed as his or her own act; and
- (c) made this Deed for \$455,000 paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5)

as the full and actual consideration


RECORD AND RETURN TO:

RECORD AND RETURN TO:
SCHENCK, PRICE, SMITH & KING, LLP
PO BOX 991
FLORHAM PARK, NJ 07932


(Print name and title below signature)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
DIANA R. MARQUES, Notary Public
Haverford Twp., Delaware County
My Commission Expires September 8, 2014