

# Deed

Bk D3520 Pg 231 #376  
COUNTY OF CAPE MAY  
Consideration 1,098,000.00  
Realty Transfer Fee 21,740.00  
Date 12-26-2012 By CLERKPBH

This Deed is made on December , 2012,  
**BETWEEN**

KENNETH BRUMBGERGER and SAMANTHA BRUMBERGER, husband and wife,

whose address is 1136 Tower Lane East, Narberth, PA 19072

referred to as the Grantor,  
**AND**

JERSEY CENTRAL POWER & LIGHT COMPANY

whose address is 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 ONE MILLION NINETY-EIGHT THOUSAND (and 00/100) DOLLARS (\$1,098,000.00) The Grantor acknowledges receipt of this money.

**2. Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of AVALON  
Block No. 40.04 Lot No. 20 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 County of CAPE MAY and State of New Jersey. The legal description is:

The legal description is attached to this Deed as Exhibit "A".

BEING the same land and premises which Beverly Reeves, by Deed dated July 8, 2005 and recorded July 16, 2005 in Deed Book 3173, page 243, in the Cape May County Clerk's Office, granted and conveyed to Kenneth Brumberger.

UNDER AND SUBJECT to Conditions and Restrictions of record.

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

(For Recorder's Use Only)

  
Steven T. Hanford, Esq.

RTF-1EE (Rev. 12/09)

STATE OF NEW JERSEY

MUST SUBMIT IN DUPLICATE

AFFIDAVIT OF CONSIDERATION FOR USE BY BUYER

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

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

STATE OF NEW JERSEY

COUNTY MORRIS

SS. County Municipal Code 0509

FOR RECORDER'S USE ONLY
Consideration \$ 1,098,000-
RTF paid by buyer \$ 10,980
Date 12-26-2012 By [Signature]

MUNICIPALITY OF PROPERTY LOCATION Seal Isle City

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)
Deponent, Richard J. Conway, Jr., 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 transferring
real property identified as Block number 40.04 Lot number 20 located at
220 40th Street, Sea Isle City, Cape May County, New Jersey and annexed thereto.

(2) CONSIDERATION \$ 1098000. (See Instructions #1, #5, and #11 on reverse side)

Entire consideration is in excess of \$1,000,000:

PROPERTY CLASSIFICATION CHECKED OR CIRCLED BELOW IS TAKEN FROM OFFICIAL ASSESSMENT LIST (A PUBLIC RECORD) OF MUNICIPALITY WHERE THE REAL PROPERTY IS LOCATED IN THE YEAR OF TRANSFER. REFER TO N.J.A.C. 18:12-2.2 ET SEQ.

- (A) Grantee required to remit the 1% fee, complete (A) by checking off appropriate box or boxes below.
Class 2 - Residential
Class 3A - Farm property (Regular) and any other real property transferred to same grantee in conjunction with transfer of Class 3A property
Class 4A - Commercial properties
Cooperative unit (four families or less) (See C. 46:8D-3.) Cooperative units are Class 4C.

- (B) Grantee is not required to remit 1% fee (one or more of following classes being conveyed), complete (B) by checking off appropriate box or boxes below.
Property classes: 1-Vacant Land;3B- Farm property (Qualified);4B- Industrial properties;4C- Apartments;15- Public Property, etc. (N.J.A.C. 18:12-2.2 et seq.)
Exempt organization determined by federal Internal Revenue Service/Internal Revenue Code of 1986, 26 U.S.C. s. 501.
Incidental to corporate merger or acquisition; equalized valuation less than 20% of total value of all assets exchanged in merger or acquisition. If checked, calculation in (E) required and MUST ATTACH COMPLETED RTF-4.

(C) When grantee transfers properties involving block(s) and lot(s) of two or more classes in one deed, one or more subject to the 1% fee (A), with one or more than one not subject to the 1% fee (B), pursuant to N.J.S.A. 46:15-7.2, complete (C) by checking off appropriate box or boxes and (D).

- Property class. Circle applicable class or classes: 1 2 3B 4A 4B 4C 15

(D) EQUALIZED VALUE CALCULATION FOR ALL PROPERTIES CONVEYED, WHETHER THE 1% FEE APPLIES OR DOES NOT APPLY

Table with columns: Property Class, Assessed Valuation, Director's Ratio, Equalized Valuation. Includes rows for Property Class 1, 2, 3B, 4A, 4B, 4C, 15.

(E) REQUIRED EQUALIZED VALUE CALCULATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS: (See Instructions #6 and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Value
\$ + % = \$

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

(3) TOTAL EXEMPTION FROM FEE (See 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 Chapter 33, P.L. 2006, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(4) Deponent makes Affidavit of Consideration for Use by Buyer to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith pursuant to the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this 18th day of DECEMBER, 2012

[Signature of Notary Public]

LUANN DESISTO
A Notary Public of New Jersey
My Commission Expires August 17, 2014

[Signature of Deponent]
Richard J. Conway, Jr., Esq.
Deponent Address

Jersey Central Power & Light Co.
Grantee Name
300 Madison Ave Morristown NJ
Grantee Address at Time of Sale
Name/Company of Settlement Officer

County recording officers: forward one copy of each RTF-1EE to:

STATE OF NJ - DIVISION OF TAXATION
PO BOX 251
TRENTON, NJ 08695-0251
ATTENTION: REALTY TRANSFER FEE UNIT

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



State of New Jersey  
**NONRESIDENT SELLER'S TAX DECLARATION**

GIT/REP-1  
 (6-10)

(C.55, P.L. 2004)

(Please Print or Type)

**SELLER(S) INFORMATION**

Name(s)

Kenneth Brumberger and Samantha Brumberger

Street Address:

~~Bk D3520 Pg 233 #376~~

1136 Tower Lane East

City, Town, Post Office

State

Zip Code

Narberth

PA

19072

**PROPERTY INFORMATION (Brief Property Description)**

Block(s)

Lot(s)

Qualifier

40.04

20

Street Address:

220 40th Street

City, Town, Post Office

State

Zip Code

Sea Isle City

NJ

08243

Seller's Percentage of Ownership

Consideration

Closing Date

100%

1,098,000.00

12/18/2012

**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.

12/18/12

Date

12/18/12

Date

*Kenneth Brumberger*

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

*Samantha Brumberger*

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

(Detach on dotted line)

## EXHIBIT "A"

**DESCRIPTION**

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**Commitment No.:** CTA-61292

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:

BEGINNING on the southwesterly side of 40th Street, formerly Fritz Street, 210 feet northwestwardly from the northwesterly side of Central Avenue, formerly Brewster Street, and running; thence

1. North 57 degrees 21 minutes 00 seconds West, along the southwesterly side of 40th Street, the distance of 50.00 feet to a point in the division line between Lots 20 and 28, Block 40.04; thence
2. South 32 degrees 39 minutes 00 seconds West, by Lot 28, the distance of 110.00 feet to a point corner to Lots 14, 8 and 20, said Block and Map; thence
3. South 57 degrees 21 minutes 00 seconds East, by Lot 8, the distance of 50.00 feet to a point corner to Lots 8, 9, 21 and 20, said Block and Map; thence
4. North 32 degrees 39 minutes 00 seconds East, by Lot 21, the distance of 110.00 feet to the aforementioned southwesterly side of 40th Street, the point and place of beginning.

Being further described as follows:

BEGINNING at a capped iron bar set in the southwesterly right-of-way line of Fortieth Street, formerly known as Fritz Street, (60 foot right-of-way), said point being distant 210.00 feet northwesterly from the intersection of the southwesterly right-of-way line of Fortieth Street, with the northwesterly right-of-way line of Central Avenue, formerly known as Brewster Avenue, (66 foot right-of-way); thence

1. Along the southwesterly right-of-way line of Fortieth Street, North 57 degrees 21 minutes 00 seconds West, a distance of 50.00 feet to a concrete monument found; thence

**DESCRIPTION**

**Continued**

**Commitment No.:** CTA-61292

2. Along the dividing line between Lot 20 and Lot 28, Block 40-C, as shown on a map entitled "Sub-Division of Part of Sheet #6, Showing Lands of the Prudential Development Corp.," South 32 degrees 39 minutes 00 seconds West, parallel with the northwesterly right-of-way line of Central Avenue, a distance of 110.00 feet to a capped iron bar set; thence

3. Parallel with the southwesterly right-of-way line of Fortieth Street, South 57 degrees 21 minutes 00 seconds East, a distance of 50.00 feet to a capped iron bar set; thence

4. Along the dividing line between Lot 20 and Lot 21, Block 40-C, as shown on said map, North 32 degrees 39 minutes 00 seconds East, parallel with the northwesterly right-of-way line of Central Avenue, a distance of 110.00 feet to the southwesterly right-of-way line of Fortieth Street and the POINT OF BEGINNING.

Being all of Lot 20, Block 40-C, as shown on a map entitled "Sub-Division of Part of Sheet #6, Showing Lands of the Prudential Development Corp, Sea Isle City Gardens," filed at the Cape May County Clerk's Office on June 23, 1925, as Map No- 224.

This description in accordance with a survey made on the ground June 20, 2012, and a Plat of said survey by Teunisen Surveying & Planning Co., mc, dated June 26, 2012.

**Note for Information Only:**

The land referred to in this Commitment is commonly known as Lot 20 in Block 40.04 on the Tax Map, City of Sea Isle, in the County of Cape May.


Bk D3520 Pg 236 #376  
RECORDED COUNTY OF CAPE MAY  
Rita Marie Fulginiti, County Clerk  
Recording Fee 90.00  
Date 12-26-2012 @ 04:02p

The street address of the Property is: 220 40th 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).

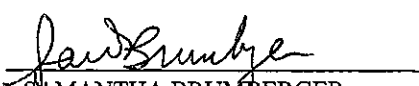
5. **Signatures.** This Deed is signed and attested to by the Grantor's proper corporate officers as of the date at the top of the first page. (Print name below each signature.)

Witnessed by:

  
MICHAEL CARR

  
KENNETH BRUMBERGER

  
MICHAEL CARR

  
SAMANTHA BRUMBERGER

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF MONTGOMERY:

I CERTIFY that on DECEMBER 17, 2012

KENNETH BRUMBERGER AND SAMANTHA BRUMBERGER  
personally came before me and stated 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 \$1,098,000.00 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:

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

  
Print name and title below signature

