

# DEED

Prepared by: (Print signer's name below signature)

FRANCIS E. BATCHA, ESQ.

This Deed is made on February 4, 1991

### BETWEEN

Charles Lathrop as Executor of the Estate of Alyce C. Lathrop, Deceased

whose address is P. O. Box 221, Fitchville, CT 06334

referred to as the Grantor,

### AND

John Hochberg and Ellen Hochberg, husband and wife

COUNTY OF MONMOUTH  
CONSIDERATION \$ 350,000.00  
RFT 4,22,91 add'l RFT 300.00  
DATE 2/13/91 BY [Signature]

whose post office address is about to be Pleasant Valley Road, Marlboro, NJ

referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

Grantor. The Grantor makes this Deed as the Executor of the Last Will of Alyce Lathrop

late of the Township of Marlboro County of Monmouth and State of New Jersey.

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 Three hundred fifty thousand and no/100 (\$350,000.00) dollars

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Marlboro Township  
Block No. 25 Lot No. 7 Account No.  
 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 Township of Marlboro County of Monmouth and State of New Jersey. The legal description is:

Beginning at a point 3093.19 feet northeasterly from the intersection of the westerly line of Igoe Road and the southerly line of Pleasant Valley Road, said point being on the southerly line of Pleasant Valley Road and running thence,

1. North 41°55' East along the southerly side of Pleasant Valley Road 55.27 feet to a point of curve to the right and running thence,
2. Along said curve to the right having a radius of 245.37 feet still along the southerly side of Pleasant Valley Road 145.50 feet to the point of tangency of said curve and running thence,
3. North 76° East 610.40 feet still along the southerly line of Pleasant Valley Road to a point and running thence,
4. South 14°04' East 281.08 feet to a point and running thence,
5. South 39° 30' West 789.30 feet to a point and running thence,
6. North 13° 05' West 293.63 feet to a point and running thence,
7. South 73° 10' West 139.33 feet to a point and running thence,
8. North 17° 35' West 391.95 feet to the point and place of Beginning.

Said metes and bounds describing lot 7 in block 25 situate in Marlboro Township, Monmouth County, New Jersey having an area of 8.966 acres as shown on the Tax Map of Marlboro Township.

BEING commonly known as Pleasant Valley Road, Marlboro, NJ

BEING the same premises conveyed to Alyce C. Lathrop by Deed from Alyce C. Lathrop dated September 1, 1974, recorded September 23, 1974 in the Clerk's Office of Monmouth County, NJ, in Deed Book 3900 Page 458 and by Deed from Aileen C. Connolly, individually and as Executrix under the Last Will and Testament of Robert J. Connolly, deceased, dated January 26, 1983, recorded February 10, 1983 in Deed Book 4392 Page 881.

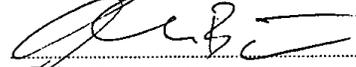
DB5051-0784

The said Alyce C. Lathrop died testate on August 22, 1989 and by Will duly probated in the Monmouth County Surrogate's Office designated Charles Lathrop as Executor with full power to sell said premises.

**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. If the Grantor is a corporation, this Deed is signed and attested to by its proper corporate officers and its corporate seal is affixed.

Witnessed or Attested by:



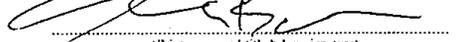
FRANCIS E. BATCHA

 (Seal)  
CHARLES LATHROP as Executor of the  
Estate of Alyce Lathrop, Deceased  
..... (Seal)

STATE OF NEW JERSEY, COUNTY OF MONMOUTH SS.:  
I CERTIFY that on February 4, 1991

Alyce Lathrop  
Charles Lathrop, AS Executor of the Estate of/ 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 \$ 350,000.00 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.)

  
FRANCIS E. BATCHA, An Attorney at  
Law of the State of New Jersey

STATE OF NEW JERSEY, COUNTY OF SS.:  
I CERTIFY that on , 19

personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is the secretary of the corporation named in this Deed;
- (b) this person is the attesting witness to the signing of this Deed by the proper corporate officer who is the President of the corporation;
- (c) this Deed was signed and delivered by the corporation as its voluntary act duly authorized by a proper resolution of its Board of Directors;
- (d) this person knows the proper seal of the corporation which was affixed to this Deed;
- (e) this person signed this proof to attest to the truth of these facts; and
- (f) the full and actual consideration paid or to be paid for the transfer of title is \$ (Such consideration is defined in N.J.S.A. 46:15-5.)

Signed and sworn to before me on , 19  
..... (Print name of attesting witness below signature)

**DEED**

*Dated:* February 4, 1991

CHARLES LATHROP AS EXECUTOR  
FOR THE ESTATE OF ALYCE C.  
LATHROP

*Grantor.*

TO

JOHN HOCHBERG & ELLEN HOCHBERG

*Grantee.*

*Record and return to:*

MELVIN W. WARREN, ESQ.  
GROSSMAN & WARREN  
421 Highway 79  
Morganville, NJ 07751

*RTF pd \$ 1,525.00*

*PA \$ 22.00*

006682

RECORDED  
FEB 13 1991 8:48 AM  
MUNICIPALITY CLERK  
JANE G. CLAYTON

END OF DOCUMENT

DB5051-0786