Publication copy

Plaintiff's Exhibit C - Deed LCP Inc to LCPHA (Bk 1037 Pg 274)

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Published by Ronald W. Yarbrough, plaintiff, as part of the public record of Yarbrough v. Lake Centerton Park Homeowners Association, Inc., et al., Superior Court of New Jersey, Chancery Division, Salem County, Docket No. SLM-C-000017-26.

This copy is the filed or produced document with these changes only: black boxes cover (1) names, addresses, telephone numbers and e-mail addresses of persons who are not parties, (2) personal identifiers and financial account numbers (R. 1:38-7), (3) telephone and e-mail contact details, and (4) plaintiff's personal financial information, marked "Redacted: plaintiff's personal financial information". Withheld pages, if any, are replaced by a notice page. The complete document is available from the Court.

EXHIBIT C

2000-03-29 Deed LCP Inc to LCPHA (Bk 1037 Pg 274)

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BOOK PAGE

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CLERK

Prepared by:
Donald L. Masten
Attorney-at-Law of New Jersey

DEED

COUNTY OF SALEM
CONSIDERATION $1.00
REALTY TRANSFER FEE $1.75
DATE 4/11/00 BY SW

02747

This Deed is made on March 29, 2000,

BETWEEN **LAKE CENTERTON PARK, INC.**
a Corporation of the State of New Jersey
475 Route 40
P. O. Box 615
Elmer, NJ 08318

referred to as the Grantor,

AND **LAKE CENTERTON PARK HOMEOWNERS ASSOCIATION**
23 Lake Centerton Drive
Pittsgrove, NJ 08318

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

ONE ($1.00) DOLLAR

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Township of Pittsgrove

Block No. 1503 Lot No. 73 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 Pittsgrove, County of Salem, and State of New Jersey. The legal description is:

SEE ATTACHED ADDENDUM

ADDENDUM

All those certain tracts or parcels of land and premises situate in the Township of Pittsgrove, County of Salem, and State of New Jersey, bounded and described as follows:

TRACT NO. 1

BEGINNING at the point of intersection of the center line of the Centerton-Bridgeton Road (49.50 feet wide) with the center line of the Centerton-Husted Station Road (49.50 feet wide), and running:

(1) thence: along the center line of the Centerton-Bridgeton Road North 45 degrees and 06 minutes and 20 seconds East a distance of 141.70 feet to a nail set in the center line of Salem County Bridge #1235, said point being an angle point in said center line,

(2) thence: still along the center line of the Centerton-Bridgeton Road, North 61 degrees and 39 minutes and 15 seconds East a distance of 471.32 feet to an angle point in said center line,

(3) thence: still along said center line of the Centerton-Bridgeton Road, South 82 degrees and 25 minutes and 30 seconds East a distance of 57.11 feet to a point of intersection of said center line with the center line of the Centerton-Elmer Road (49.50 feet wide),

(4) thence: along the center line of the Centerton-Elmer Road, North 23 degrees and 51 minutes and 20 seconds East a distance of 236.30 feet to the point of intersection of said center line with the center line of the Dealtown Road (33 feet wide),

(5) thence: along the center line of Dealtown Road, North 00 degrees and 47 minutes and 00 seconds West a distance of 509.06 feet to a point, corner to lands now or formerly of Andrew Pecsi, et ux.,

(6) thence: along lands of said Pecsi, North 89 degrees and 02 minutes and 00 seconds West a distance of 258.89 feet to a concrete monument set for a corner,

(7) thence: still along same, North 01 degrees and 04 minutes and 00 seconds West a distance of 74.91 feet to a concrete monument set for a corner,

(8) thence: still along same, parallel with the sixth course, South 89 degrees and 02 minutes and 00 seconds East a distance of 258.52 feet to a point in the center line of Dealtown Road,

(9) thence: along the center line of Dealtown Road, North 00 degrees and 47 minutes and 00 seconds West a distance of 397.11 feet to a point, being corner to lands now or formerly Arthur P. and Oakford A. Schalick,

(10) thence: along lands of said Schalick, South 89 degrees and 13 minutes and 00 seconds West a distance of 202.00 feet to a concrete monument set for a corner,

(11) thence: still along same, North 03 degrees and 02 minutes and 00 seconds West a distance of 168.64 feet to a concrete monument set for a corner in the boundary line of "Cedar Ridge Park",

(12) thence: along said boundary line, North 89 degrees and 46 minutes and 55 seconds West a distance of 730.41 feet to a concrete monument set for a corner of said plan and in the high water mark of Centerton Lake,

(13) thence: along the edge of said Centerton Lake at the high water mark, and along lands of said Cedar Ridge Park, and lands now or formerly of Mahlon A. Garrison, and also along lands now or formerly of Warren E. Kanule in a northwestwardly, northeastwardly, southwestwardly, and southeastwardly direction a distance of 7500 feet, more or less to a point being corner to lands now or formerly of Warren E. Kanule,

(14) thence: along lands of said Kanule, South 52 degrees and 06 minutes and 15 seconds West a distance of 17 feet, more or less to a concrete monument and continuing along the same course a further distance of 1017.52 feet to a concrete monument, making a total distance of 1035 feet, more or less, being corner to lands now or formerly of Edward J. Toye and being the northeasterly line of a gravel road or lane,

(15) thence: along lands of said Toye and edge of said road or lane, South 40 degrees and 50 minutes and 25 seconds East a distance of 402.60 feet to a cut cross on top of a 24 inch diameter concrete pipe and culvert, being corner to lands now or formerly of said Toye,

(16) thence: along lands of said Toye, and lands now or formerly of [redacted] Cowen, Jr., et ux., North 65 degrees and 11 minutes and 30 seconds East a distance of 1149.31 feet to a field stone corner,

(17) thence: still along lands of said Cowen, South 17 degrees and 54 minutes and 25 seconds East a distance of 861.22 feet to a point in the center line of the Centerton-Husted Station Road, passing over a concrete monument set on the right of way of said road,

(18) thence: along lands now or formerly of [redacted] J. Overton, South 17 degrees and 54 minutes and 25 seconds East a distan[redacted].71 feet to a concrete monument set for a corner, passing over a concrete monument set on the right of way of said road,

(19) thence: still along lands of said Overton, North 72 degrees and 11 minutes and 30 seconds East a distance of 198.02 feet to a concrete monument set for a corner,

(20) thence: still along same, North 17 degrees and 48 minutes and 30 seconds West a distance of 30.00 feet to a point in the center line of the Centerton-Husted Station Road, passing over a concrete monument set in the right of way line of said road,

(21) thence: along the center line of the Centerton-Husted Station Road, North 77 degrees and 52 minutes and 25 seconds East a distance of 359.92 feet to an angle point in said center line,

(22) thence: still along the center line of the Centerton-Husted Station Road, South 64 degrees and 29 minutes and 00 seconds East a distance of 204.23 feet to the point of beginning.

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TRACT NO. 2

BEING at a point in the center line of the Centerton-Bridgeton Road, being an angle point in said road, and also the center line of a bridge (Salem County Bridge #1235), and running;

(1) thence along the center line of the Centerton-Bridgeton Road, North 61 degrees and 39 minutes and 15 seconds East a distance of 471.32 feet to a point in the center line of a bridge;

(2) thence South 01 degrees and 11 minutes and 45 seconds West, along the center line of a stream known as Muddy Run, a distance of 120.94 feet to an angle in same;

(3) thence still along the center line of said stream, South 44 degrees and 12 minutes and 45 seconds East a distance of 59.65 feet to an angle in same;

(4) thence still along the center line of said stream, South 19 degrees and 33 minutes and 25 seconds East a distance of 122.80 feet to a fork in said stream;

(5) thence still along the center line of said stream, South 88 degrees and 36 minutes and 05 seconds West a distance of 103.90 feet to an angle point in same;

(6) thence still along the center line of said stream, North 84 degrees and 24 minutes and 01 seconds West a distance of 381.66 feet to an angle point in same;

(7) thence still along said center line of said stream, North 28 degrees and 20 minutes and 45 seconds West a distance of 23.56 feet to the point of beginning.

BEING the same land and premise conveyed to Lake Centerton Park, Inc. by deed from [redacted] C. Lanusse and [redacted] Lanusse, his wife, and Muse A. Sheppard and Jeanett L. Sheppard, his wife, dated January 19, 1974, recorded January 24, 1975, in Deed Book 567, page 888, Salem County Clerk's Office.

BEING the same land and premises conveyed to Lake Centerton Park, Inc., by deed from [redacted] C. Lanusse and [redacted] Lanusse, husband and wife, dated May 22, 1986, recorded June 13, 1986, in Deed book 668, page 830, re-recorded July 2, 1986 in Deed Book 669, page 4325, and re-recorded September 17, 1986, in Deed Book 671, page 580, Salem County Clerk's Office.

EXCEPTING THEREOUT AND THEREFROM the following:

1. [redacted] dated June 23, 1986, recorded September 21, 1987, in Deed Book 698, page 36, Salem County Clerk's Office.

2. Deed to Township of Pittsgrove dated June 23, 1986, recorded August 5, 1988, in Deed Book 724, page 98, Salem County Clerk's Office.

3. Deed to Township of Pittsgrove dated June 23, 1986, recorded August 5, 1988, in Deed Book 724, page 101, Salem County Clerk's Office.

4. Deed to County of Salem dated June 23, 1986, recorded June 23, 1986, in Deed Book 669, page 123, Salem County Clerk's Office.

5. Deed to Atlantic City Electric Company and New Jersey Bell Telephone dated November 19, 1986, recorded March 25, 1987, in Deed Book 682, page 71, Salem County Clerk's Office.

6. [redacted] dated August 11, 1999, recorded August 12, 1999, in Deed Book 1020, page 207, Salem County Clerk's Office.

7. [redacted] dated May 13, 1996, recorded May 15, 1996, in Deed Book 934, page 58, Salem County Clerk's Office.

8. Deed to Michael M. Rossi, III, dated August 12, 1988, recorded August 24, 1988, in Deed Book 725, page 301, Salem County Clerk's Office.

9. [redacted] dated April 23, 1991, recorded April 24, 1991, in Deed Book 798, page 318, Salem County Clerk's Office.

10. [redacted] dated September 30, 1994, record[redacted]aiem County Clerk's Office.

11. [redacted] dated August 15, 1990, recorded August 17, 1990, in Deed Book 783, page 47, Salem County Clerk's Office.

12. [redacted] dated December 22, 1999, recorded January 4, 2000, in Deed Book 1031, page 130, Salem County Clerk's Office.

13. [redacted] dated July 9, 1999, recorded July 16, 1999, in Deed Book 1018, page 179, Salem County Clerk's office.

14. [redacted] dated February 24, 2000, recorded March 2, 2000, in Deed Book 1035, page 110, Salem County Clerk's Office.

15. [redacted] dated February 3, 1999, recorded February 9, 1999, in Deed Book 1005, page 248, Salem County Clerk's Office.

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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. 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. Its corporate seal is affixed.

Attested by:

LAKE CENTERTON PARK, INC.

Fred Harz, Jr., Secretary

By Theodore W. Gruber, Jr. (Seal) President

STATE OF NEW JERSEY :
ss.
COUNTY OF SALEM :

I CERTIFY that on March 29, 2000

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

(a) this person is the secretary of Lake Centerton Park, Inc., 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 Theodore W. Gruber, Jr., 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; and

(e) this person signed this proof to attest to the truth of these facts;

(f) the full and actual consideration paid or to be paid for the transfer of title is $1.00.

Fred Harz, Jr. Secretary

Sworn to and subscribed before me this 29th day of March, 2000

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RECEIVED IN THE SALEM COUNTY
CLERK'S OFFICE ON April 11, 2000
AT 12:34 Pm AND RECORDED IN
BOOK 1037 PAGE 274
Kim A Stiles DEPUTY CLERK

DEED

Dated: March 29, 2000

LAKE CENTERTON PARK, INC.
a corporation of the State of New Jersey

Grantor,

TO

LAKE CENTERTON PARK HOMEOWNERS ASSOCIATION
23 Lake Centerton Drive
Pittsgrove, NJ 08318

Grantee.

Prepared By:

MASTEN AND RAY
P. O. Box 406
Pennsville, NJ 08070