

**BARGAIN AND SALE (Covenants as to Grantor's Acts)**

INSTR # 2008126623 OR BK 14169 PG 0464 12/11/2008 08:32:52 AM  
CARL W. BLOCK COUNTY CLERK, OCEAN COUNTY NEW JERSEY  
RTF TOTAL TAX 30.00

COUNTY OF OCEAN  
CONSIDERATION 7,500.<sup>00</sup>  
REALTY TRANSFER FEE 30.<sup>00</sup>  
DATE 12-11-08 BY DC

Prepared by: Lawrence Marshak  
*Lawrence Marshak*

**DEED**

This Deed is made on 11/14/2008

**BETWEEN**

Lawrence Marshak and Shirley Marshak, h/w

whose address is: 8248 Summerbreeze Ln , Boca Raton, FL 33496

referred to as the

Grantor.

**AND**

Diamond Triumph Properties, LLC

whose address is: 652 Taylor Avenue Scranton, PA 18510

referred to as the

Grantee.

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

**TRANSFER OF TITLE.** The grantor does hereby grant and convey the property described below to the Grantee.

**CONSIDERATION** This transfer of ownership is made for the sum and consideration of \$7,500.00. The Grantor acknowledges receipt of this money.

**TAX MAP REFERENCE.** The property located in the Municipality of Lakewood, Block No. 445 Lot No. 6 Account No.

**PROPERTY DESCRIPTION.** The property consists of all the land, buildings, structures and improvements contained on the property, and is located in the Township of Lakewood, County of Ocean and State of New Jersey, and is described as follows:

Being formerly known as Lots 1483 and 1484 as designated and delineated on the map entitled: Prospect Street Section of Lakewood New Jersey, "3rd" Map surveyed by W.J. Kaufman, C.K., 71 West 35th Street, New York City, March 26, 1920, and filed in Ocean County Clerk's Office, the 12th day of April 1920.

**SUBJECT TO RECEIPT OF AN ACCURATE SURVEY.**

③ -1-  
600. cash

12-11-08 DC



# NONRESIDENT SELLER'S TAX DECLARATION

(C.55, P.L. 2004)

(Please Print or Type)

## SELLER(S) INFORMATION

Name(s)

Lawrence Marshak and Shirley Marshak, *hw*

Street Address:

8248 Summerbreeze Lane

City, Town, Post Office

State

Zip Code

Boca Raton

FL

33496

## PROPERTY INFORMATION (Brief Property Description)

Block(s)

Lot(s)

Qualifier

445

6

Street Address:

Prospect Street Map 3

City, Town, Post Office

State

Zip Code

Lakewood

NJ

08701

Seller's Percentage of Ownership

Consideration

Closing Date

100%

\$7,500.00

11/14/2008

## 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.

11-20-2008

Date

11-20-2008

Date

*Lawrence Marshak*

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

*Shirley Marshak*

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

(Detach on dotted line)

**BARGAIN AND SALE (Covenants as to Grantor's Acts)**

**BEING THE SAME LAND AND PREMISES**, which became vested in Lawrence Marshak and Shirley Marshak his wife, by deed from Alex Marcus and Gussie Marcus, dated December 10, 1956, recorded January 2, 1957 in the Ocean County Clerk/Register's Office in Deed Book 1784, Page 347.

**PROMISES BY GRANTOR.** The Grantor promises and warrants that Grantor, by acts of the Grantor, has not encumbered the property. This promise means that the Grantor has not allowed anyone else to obtain any legal right which would affect the property being transferred (such as a mortgage or entering a judgment against the Grantor).

**SIGNATURES.** The Grantor signs this Deed as of date first above written.

Lawrence Marshak  
Lawrence Marshak

Shirley Marshak  
Shirley Marshak

Witnessed by:

Nick Kerns

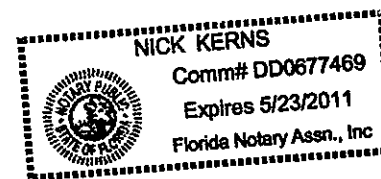
STATE OF FLORIDA: Fl ss:

COUNTY OF Palm Beach :

I CERTIFY that on **November 14, 2008**, Lawrence Marshak and Shirley Marshak, 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/her act and deed; and
- (c) the full and actual consideration paid or to be paid for the transfer of title as defined by N.J.S.A.46:15-5, is \$ **7,500.00**.

Nick Kerns  
NOTARY PUBLIC



Record & return to:  
Successful Title Agency, LLC  
809 River Avenue  
Lakewood, NJ 08701