

DEED

Prepared by: *[Signature]*
MARTIN C.X. DOLAN, ESQ.

This Deed is made on October 19, 1988

BETWEEN

PROVIDENT SAVINGS BANK

a corporation of the state of New Jersey
having its principal office at 830 Bergen Avenue, Jersey City, New Jersey
referred to as the Grantor,

AND

CHRISTIAN BIBLE CENTER A RELIGIOUS CORPORATION
OF N.J.

whose post office address is 430-434, Franklin Avenue, Bloomfield, New Jersey
referred to as the Grantee.
The word "Grantee" shall mean 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 FIFTY THOUSAND DOLLARS (\$50,000.00). The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Bloomfield
Block No. 241 Lot No. 20 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 Bloomfield and State of New Jersey. The legal description is:
County of Essex

DESCRIPTION - SEE RIDER ATTACHED

REGISTER

REC-11-9-88
INDEXED
SERIALIZED
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DBK 5052-393
Rec 11-9-88

BEGINNING at a point in the westerly line of Franklin Street therein distant northerly 342 and 38 hundredths feet from the northerly line of Washington Street (the said beginning point being referred to in earlier deeds as being 342.80 feet northerly from the northerly line of Washington Street); thence (1) along the westerly line of Franklin Street North 24 degrees 32 minutes West 30 feet to the line of land now or formerly of Sylvia Holding Co.; thence (2) along the line of that land South 62 degrees 55 minutes West 81.82 feet; thence (3) along the line of land of Abraham Lipton South 69 degrees 4 minutes East 0.42 feet; thence (4) still along the line of land of the said Abraham Lipton South 15 degrees 53 minutes West 29.84 feet to the line of land formerly of Pauline Seibert; thence (5) along that line North 67 degrees 23 minutes East 100.85 feet to the westerly line of Franklin Street and the place of BEGINNING.

Commonly known as 434 Franklin Street, Bloomfield, New Jersey. Also known as Lot 20, Block 241 on the current tax assessment map of Bloomfield, NJ.

Being the same premises conveyed to Bloomfield Savings Bank, a New Jersey Corporation under deed from Walmar Realty Company, a New Jersey Corporation dated April 5, 1976, recorded April 7, 1976, in the Essex County Register's Office in Deed Book 4531, page 338.

The said Bloomfield Savings Bank is now known as Provident Savings Bank.

Together with an easement for ingress and egress over lots 7, 21, 23, 44 and 46 in block 241 more particularly described as follows:

BEGINNING at a point in the westerly line of Franklin Street said point being distant northerly 392.73 feet from the intersection of said westerly line of Franklin Street and the northerly line of Washington Street; thence;

1. North 24 degrees 32 minutes West along said line of Franklin Street, a distance of 24.00 feet to a point; thence
2. South 62 degrees 54 minutes 55 seconds West a distance of 114.00 feet to a point in Lot 21, Block 241; thence
3. North 14 degrees 28 minutes 42 seconds West a distance of 21.45 feet crossing the dividing line of Lots 21 and 23 to a point; thence
4. North 1 degree 58 minutes 34 seconds West a distance of 18.62 feet to a point in Lot 23; thence

5. North 65 degrees 28 minutes East a distance of 103.00 feet to a point on the said line of Franklin Street; thence
6. North 24 degrees 32 minutes West along said line of Franklin Street, a distance of 25.00 feet; thence
7. South 65 degrees 28 minutes West, a distance of 113.00 feet to a point in Lot 23, thence
8. South 6 degrees 02 minutes 39 seconds West, a distance of 65.70 feet crossing the lines of Lots 23 and 21 to a point in the Lot 44; thence
9. South 69 degrees 14 minutes 31 seconds East, a distance of 37.00 feet to a point in Lot 44; thence
10. South 47 degrees 44 minutes 14 seconds East, a distance of 31.90 feet to a point in Lot 44; thence
11. South 8 degrees 09 minutes 02 seconds West, a distance of 38.25 feet to a point in Lot 44; thence
12. South 17 degrees 09 minutes 51 seconds East, a distance of 64.41 feet crossing the lines of Lot 46 to a point in Lot 17; thence
13. South 18 degrees 46 minutes 11 seconds West, a distance of 101.31 feet to a point on said line of Washington Street, thence
14. South 71 degrees 25 minutes 57 seconds East, along said line of Washington Street, a distance of 20.00 feet to a point; thence
15. North 16 degrees 41 minutes 22 seconds East a distance of 100.59 feet to a point in Lot 7; thence
16. North 51 degrees 18 minutes East, a distance of 16.77 feet to a point on the southeasterly line of Lot 17, Block 241, running thence
17. North 39 degrees 42 minutes West, along said line of Lot 17, a distance of 36.74 feet to a point; thence
18. North 24 degrees 22 minutes East, still along said line of Lot 17, a distance of 30.29 feet to a point; thence
19. North 15 degrees 53 minutes East, along said line of Lot 17 and Lot 20, a distance of 52.61 feet to a point; thence
20. North 37 degrees 38 minutes 28 seconds West, a distance of 24.47 feet through the dividing line of Lot 44 and Lot 21 to a point in Lot 21; thence

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21. North 62 degrees 54 minutes 55 seconds East, a distance of 90.12 feet to said westerly line of Franklin Street and the point and place of BEGINNING.

Said easement is in accordance with a survey made by NF Associates, Inc. (Anthony J. Nicoletti, L.S.) dated 8/12/88.

"This grant of easement shall run with the land and shall be binding on an inure to the benefit of the parties, their heirs, successors and assigns."

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 of the first page. Its corporate seal is affixed.



PROVIDENT SAVINGS BANK.

By: *James K. Feely*
JAMES K. FEELY, President

STATE OF NEW JERSEY, COUNTY OF HUDSON
I CERTIFY that on October 19, 1988

PAUL M. PANTOZZI

- personally came before me and this person acknowledged under oath, to my satisfaction, that:
- (a) this person is the secretary of Provident Savings Bank 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 \$ 50,000.00 (Such consideration is defined in N.J.S.A. 46:15-5.)

Signed and sworn to before me on October 19, 1988

MARTIN C.X. DOLAN
ATTORNEY AT LAW OF NEW JERSEY

Paul M. Pantozzi
(Print name of person whose name is below signature)
PAUL M. PANTOZZI-SECRETARY