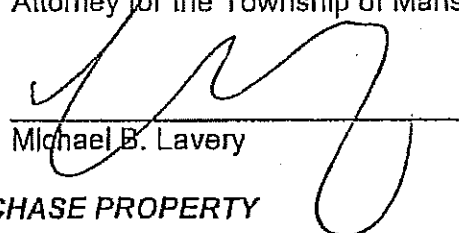


Prepared by:

Michael B. Lavery, Esq.
Attorney for the Township of Mansfield



Michael B. Lavery

AGREEMENT TO PURCHASE PROPERTY

This contract is made by and between:

The Township of Mansfield, Warren County, a body politic and corporation of the State of New Jersey, whose principal offices are located at 100 Port Murray Road, Port Murray, New Jersey 07865 (hereinafter referred to as the "Township") and John M. McDonnell, Chapter 7 Trustee for The Estate of Charles James and Michelle Renee Corley (hereinafter referred to as "Seller").

WITNESSETH:

WHEREAS, the Township believes that the permanent preservation of lands devoted to open space is in the public interest and benefits the citizens of the Township of Mansfield and that the purchase of open space to accomplish the preservation of said land is a worthwhile and prudent expenditure of public funds; and

WHEREAS, the Township has funded the Mansfield Township Open Space and Farmland and Historic Trust Fund (hereinafter, the "Program"), which program makes monies available for the purchase of open space in order to permanently restrict said properties to such use; and

WHEREAS, Seller has represented that it is the exclusive owner of the following real property, as designated on the tax map of the Township of Mansfield, Warren County, as Block 901, Lot 23, located at 350 Mount Bethel Road, Mansfield Township, New Jersey, consisting of approximately 5.93 acres (hereinafter referred to as the "Property"); and

WHEREAS, the Township has offered to purchase the Property from Seller on certain conditions and Seller has accepted the Township's offer; and

WHEREAS, Seller desires to sell the subject property to the Township for and in consideration of payment to be made by the Township in accordance with the terms and conditions contained herein; and they agree that said purchase shall occur and be effective upon Seller's execution of a deed conveying the property to the Township.

NOW, THEREFORE, In consideration of the foregoing and of the benefits accruing to each, the parties agree to the following:

1.0 DEFINITIONS

"Application processing costs" means the cost incurred by the Township in processing the Seller's Application and Offer to Sell the Property. Said costs include the Township's cost to obtain appraisals, updates on appraisals, surveys, title work, and attorney's fees.

"Commitment period" means the period of time between the date that both parties have executed this Agreement and the scheduled closing date.

2.0 SELLER'S COMMITMENT

In accordance and compliance with the terms and conditions of this Agreement, Seller agrees to sell and the Township agrees to buy the subject premises from the Seller. Seller agrees to execute a Deed making said conveyance to the Township. Seller agrees to sign a deed the terms, conditions and restrictions which are contained in Attachment A or such other modified Deed form that may be required. At closing Seller shall deliver a Deed, appropriate affidavits of title and any other documentation required by the Township.

2.1 SELLER'S AGREEMENT UNCONDITIONAL

Seller shall not be entitled to rescind, cancel or terminate this Agreement nor take any other action which would impair or is contrary to Seller's promise to perform in accordance with the terms of this Agreement during the Commitment period.

2.2 SELLER'S COST TO PERFORM

Seller shall be responsible for retaining and compensating Seller's own expert advisors (including, but not limited to, attorneys, accountants and tax experts) with respect to all matters pertaining to this transaction. Seller shall provide the Township with the name, address and telephone number of each of Seller's expert advisors.

2.3 NO RELIANCE ON TOWNSHIP

Seller shall not be entitled to rely on the opinions of the Township, its staff, agents or employees or the Township's advisors – including the Township's tax, legal and financial consultants – with respect to any potential benefits that Seller might realize as a result of this transaction. Seller hereby acknowledges and agrees that Seller and Seller's successors, administrators and assigns shall have no claim against the Township, its officers, agents, servants and contractors in the event that tax

consequences of this transaction are not as Seller expects.

2.4 SELLER'S TITLE

Responsibility for establishing Seller's title to the Property shall be Seller's. At closing, Seller's title shall be marketable and insurable by the title Insurance firm of the Township's choice. "Marketable title" is one which is insurable by any title company authorized to do business in New Jersey at regular rates, and includes easements and restrictions of record which do not prohibit or materially adversely affect the "open space use" of the property. In the event that Seller's title is not marketable and insurable by the title company selected by the Township, the Township, at its option, may terminate this Agreement. Purchaser shall have thirty (30) days to conduct title work on the premises and raise any objections to same.

2.5 SELLER'S COVENANTS AS TO USE

Seller's execution of this Agreement shall constitute a certification and covenant to the Township that, to the best of his knowledge, no use of, or on, the Property that is not "open space" has commenced since the time that Seller opened negotiation with the Township. Seller further covenants, warrants and agrees that no new use of the Property that is not within the meaning of an "open space use" shall be commenced prior to closing.

2.6 SELLER'S ACTION PRIOR TO CLOSING

Seller covenants and agrees to take no action with respect to the Property that is detrimental to the Property's ability or capability of being utilized as open space – including, but not limited to, removing soil, rocks or any other earthen materials from the Property or allowing regulated wetlands conditions to develop – unless the practice is a component of a soil conservation plan approved by the Natural Resource Conservation Services ("NRCS"). Purchaser shall inspect the Property upon execution of the contract and once more prior to closing.

2.7 SELLER'S COMMITMENT TO COOPERATE

As stated above, Seller has applied to sell the Property to the Township. Seller agrees to cooperate with the Township in processing, reviewing and considering all matters pertaining to this contract.

2.8 CONDEMNATION PROCEEDINGS

Seller affirms and declares that no entity having the right to institute condemnation proceedings has done so as to all or any portion of the Property.

2.9 EXCLUSIVE AGREEMENT

Seller affirms and declares that no other agreement to sell all or any part of the Property to any other person, whether oral or written, has been made or executed, and Seller has given no person an option to purchase all or any part of the Property.

2.10 NO LITIGATION OR VIOLATIONS PENDING

Seller hereby warrants and certifies that there are no judgments or proceedings pending in any court or before any governmental or regulatory Township or agency which affects or might affect the Property. Seller further warrants and certifies that Seller has received no notice of violation of any statute, ordinance, rule, regulation or Insurance requirement which has not been corrected, and that Seller has no knowledge of any such violation.

3.0 COMPENSATION TO SELLER

In consideration of Seller's execution of a Deed to the Township, and execution and delivery of such other documents as the Township deems necessary, the Township shall pay Seller Forty-Five Thousand and no/100 (\$45,000.00) dollars, based on the assumption that the Property consists of approximately 5.93 acres, the sales price to be paid to Seller is subject to deductions described in section 3.2.

3.1 CONDITIONS ON TOWNSHIP'S PERFORMANCE

The Township's commitment to complete the purchase described herein is conditioned on the following:

- a. Funding from the Warren County Open Space and Farmland Preservation Trust Fund; Purchaser shall inform the Seller when the necessary funds are encumbered.
- b. Funding from the Mansfield Township Open Space Trust Fund.

3.2 COMPUTATION OF COMPENSATION

In addition to the conditions to the Township's performance stated in section 3.1, the payment to be made pursuant to section 3.0 shall be subject to the following terms and conditions:

- a. The acreage and computation of the amount payable shall not include acreage for (i) rights-of-way (or provision for widening or improving rights-of-way) along any federal, State, County or municipal roads which abut the Property; (ii) the area within thirty-three feet (33') of the centerline of

said rights-of-way (iii) drainage of storm, ground or surface waters required for the safety of the roads which abut the Property as determined by the County or municipality; and (iv) improvements to road intersections which the Township, State or municipality have identified as necessary.

- b. Computation of the amount payable shall not include acreage attributable to water bodies which are along a Property boundary.
- c. Any mortgages in effect at the time of closing and any real property taxes which are due and outstanding, will be paid.
- d. The amount payable shall not include acreage to any portion of the Property which the Township's title insurer is unwilling to insure subject to the time restriction on Purchaser set forth in Paragraph 2.4.

4.0 TITLE INSURANCE

Upon availability of funding to consummate the purchase contemplated herein, the Township shall investigate title to the Property. Seller agrees to cooperate with the Township's title agent and insurer and to execute such documents as may be required to confirm Seller's title. The Insurer's agreement to insure title shall be a precondition to closing. The Township shall be responsible for the cost of title insurance.

4.1 PROOF OF TITLE

The Township shall be entitled to cancel this Agreement if it cannot obtain "marketable title." Seller shall not be relieved from performance notwithstanding Seller's dispute with the determination of the Township's title insurer about the area of the Property owned by Seller.

4.2 EXTENSION OF COMMITMENT PERIOD

The Commitment Period defined in Section 1.0 shall be extended for up to 45 days if the Township's title insurance agent encounters difficulty in confirming Seller's title to the Property subject to Paragraph 2.4 and the time constraints therein. Seller shall be responsible for assisting the Township and its insurer in reviewing Seller's title.

5.0 SURVEY OF PROPERTY

The Township at its sole cost and expense shall obtain a survey of the Property together with a metes and bounds description in accordance with instruction for land survey attached as Schedule A. The description shall be utilized in the description of the Property to be conveyed.

6.0 INSPECTIONS OF PROPERTY

The Township shall have the right to inspect the Property at any time prior to the time scheduled for closing subject to restrictions in Paragraph 2.7. Absent special need therefor, all inspections shall be conducted during daylight hours and upon 24 hours' advance notice to the Seller. Execution of this Agreement shall constitute Seller's authorization to the Township's representatives to conduct inspections of the property pursuant to this section. Seller shall be held harmless for any injury to Purchaser, its employees or agents in conducting the inspection of the property. If any tests are conducted, the Property shall be returned to its original condition.

7.0 RISK OF LOSS

Risk of loss or damage to the Property by fire or other casualty between the date of execution of this Agreement by both parties and closing shall be and is assumed by the Seller. At its sole discretion the Township may elect to cancel this Agreement or limit the area of the Property subject to this Agreement in the event that the Property is substantially damaged or the potential for open space use of the Property is substantially impaired as a result of any occurrence between the date of this Agreement and closing. Seller is required to advise the Township of any occurrence which results in loss of or damage to the Property or the open space use. Seller's failure to so advise the Township may be grounds for termination of this Agreement at the Township's sole discretion. Seller hereby represents and affirms to the Township that the Property is substantially and materially in the condition it was when Seller applied to the Program and that Seller knows of no existing circumstance or condition which may impair open space use of the Property following closing.

8.0 SELLER'S INDEMNIFICATION

Seller hereby indemnifies and holds the Township harmless from and against any and all claims, judgments awarded, penalties assessed or orders entered which as of the date of closing pertaining to the discharge of hazardous substances on or from the Property that do not result from actions of the Township or its servants or agents. The Township's acceptance of a Deed from Seller conveying the Property and the Township's payment to Seller therefor shall not constitute nor be deemed to be an assumption of liability for any discharge of hazardous substances on the Property which occurred prior to date of closing.

9.0 DEFAULT BY SELLER

The following actions by Seller shall constitute events of default:

- a. Seller advises the Township that Seller does not intend to sell the Property to the Township;

- b. Seller violates or fails to comply with any term of this Agreement and fails to cure said default within a reasonable period of time;
- c. Seller or any person acting on Seller's behalf has made a misrepresentation of material fact in the application or in or through any other written communication with the Township concerning the Property which cannot be cured; or
- d. Seller fails to execute and deliver a Deed and all required supporting documentation on the date of closing scheduled by the Township. "Supporting documentation" includes but is not limited to affidavits of title and mortgage subordination agreements.

9.1 TOWNSHIP'S RIGHTS on SELLER'S DEFAULT

In the event that Seller defaults as to any term, covenant, requirement or condition of this Agreement, the Township shall have the right to declare Seller in default and take any of the following actions:

- a. sue for specific performance;
- b. terminate the agreement;
- c. require the Seller to pay the Township all of the Application Processing Costs it has incurred with respect to this matter;
- d. require that Seller restore the Property to the condition it was in prior to the time that non-open space use activity commenced subsequent to the execution of the Contract;
- e. require Seller to replace soil removed from the Property in violation of section 2.7 with topsoil approved as to quality by the NRCS.

10.0 ASSIGNMENT OF AGREEMENT/TRANSFER OF PROPERTY

This agreement is not assignable by the Seller without the prior written consent of the Township. Seller shall not sell, transfer or convey the Property to any person unless the purchaser, transferee or assignee agrees to comply with and perform in accordance with the terms of this Agreement.

11.0 REVIEW OF AGREEMENT BY SELLER'S ATTORNEY

Seller may submit this Agreement to an attorney for review. In the event that Seller fails

to submit this Agreement to an attorney for review or if the Seller's attorney neither disapproves nor requests modification to this agreement within five (5) business days of Seller's execution hereof Seller shall be bound hereby. Seller shall be responsible for the cost of any attorney retained to represent or counsel Seller with respect to this matter. In the event that Seller fails to submit this Agreement to an attorney prior to Seller's execution, such failure shall not entitle Seller to object to the terms contained, or performance required, herein.

12.0 COMPLETE AGREEMENT

This Agreement is the entire and only agreement between the Township and Seller. This Agreement can only be changed by an agreement in writing signed by both the Township and Seller.

13.0 ENFORCEMENT OF AGREEMENT

The Township shall have the right to enforce the terms of this agreement and the restrictions to be imposed on the Property contemplated by this Agreement by any means available, including an action for specific performance for any default by Seller. Seller hereby agrees and consents to jurisdiction of the Superior Court of New Jersey, Warren County vicinage, in any action brought by the Township to enforce the terms of this agreement or the terms and conditions of the Deed.

14.0 NO COLLUSION

Seller hereby affirms that neither Seller nor any person on Seller's behalf has made or agreed to make any valuable gift, whether in the form of service, loan, thing or promise, to the Township or to any employees of the Township. In the event that Seller's affirmation herein is untrue the Township shall have all rights on default described above as well as any other right that might be available to it under New Jersey law.

15.0 TIME OF THE ESSENCE

The Township, alone, shall have the right to declare time of the essence. No such declaration shall be made until the Township is satisfied that all preconditions to closing have been satisfied. In the event the Township does so Seller shall be ready and available to perform on the date specified by the Township.

15.1 TIME FOR CLOSING

Anything in this Agreement to the contrary notwithstanding, in the event that all preconditions to closing have been met, the Township shall have the right, but not the obligation, to close on this purchase at any time after the effective date of this Agreement. The closing shall take place on or about ninety (90) days from the

execution of the Contract.

16.0 NOTICES All notices to each party shall be made in writing, delivered personally, by certified return receipt requested mail, by regular mail, or by telefax, to the other party at the addresses below.

For the Seller:

Matthew J. Burne, Esq.
McDonnell Crowley, LLC
115 Maple Avenue, Suite 201
Red Bank, NJ 07701
Tel 732-383-7233
Fax 732-383-7531

For the Township:

Michael B. Lavery, Esq.
Courter, Kobert & Cohen, P.C.
1001 Route 517
Hackettstown, NJ 07840
Tel 908-852-2600
Fax 908-852-8225

17.0 SURVIVABILITY OF COVENANTS

All covenants and agreement made by Seller in this Agreement are binding on Seller and on Seller's agents, attorneys, heirs, administrators, executors, successors and assigns and shall survive closing. The Township shall be entitled to record this Agreement.

18.0 WAIVER OF BREACH

The waiver of a breach of any provision of this Agreement by the Township shall not operate or be construed as a waiver of any subsequent breach. Failure of the Township to declare Seller in breach of this Agreement shall not operate or be construed as a waiver thereof.

19.0 GOVERNING LAW

This Agreement shall be governed by and construed in accordance with New Jersey law and shall be subject to the requirements of the Act and the regulations promulgated pursuant thereto. If any provision of this Agreement shall be or become invalid under any law, such invalidity shall not affect the validity or enforceability of any other provision hereof except at the Township's election.

20.0 EFFECTIVE DATE

This Agreement shall become effective upon execution by both parties.

21.0 PERSONS BOUND

This agreement shall be binding upon the parties and upon their heirs, executors, administrators, successors and assigns and all persons who succeed to Seller's interest in the Property.

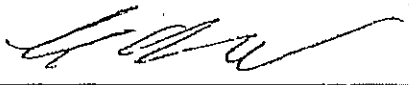
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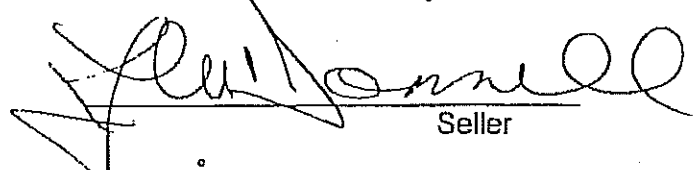
22.0 THE PROPERTY IS BEING SOLD "AS IS"
And "Where It's"
23.0 Sale of the property is contingent upon U.S. Bankruptcy COURT
IN WITNESS WHEREOF, the parties have caused these presents to be signed by their proper officers, their corporate seal affixed, and have hereunto set their hands and seals, all of the day and year first above written. APPROVAL,

fm

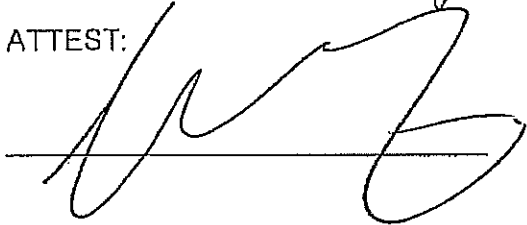
WITNESS:

John M. McDonnell, Chapter 7 Trustee
for The Estate of Charles James
and Michelle Renee Corley


BRIAN T. CROWLEY, Esq.
WITNESS AS TO Buyer


Seller
Seller

- ATTEST:



Township of Mansfield


Ted J. Tomaszewski, Mayor

(INDIVIDUAL ACKNOWLEDGMENT)

STATE OF NEW JERSEY)
 monmouth) SS
COUNTY OF WARREN)

I CERTIFY that on MARCH 25, 2014, JOHN McDONNELL, Trustee
personally appeared before me, the subscriber, 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 document;
- (b) signed, sealed and delivered this document as his or her act and deed;
and
- (c) made this document for and in consideration of mutual obligations and
benefits to each party.

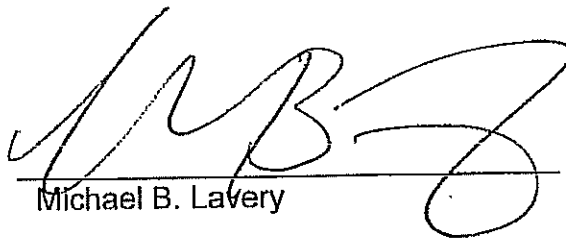


BRIAN T. CROWLEY
ATTORNEY AT LAW
State of New Jersey

STATE OF NEW JERSEY)
) SS
COUNTY OF WARREN)

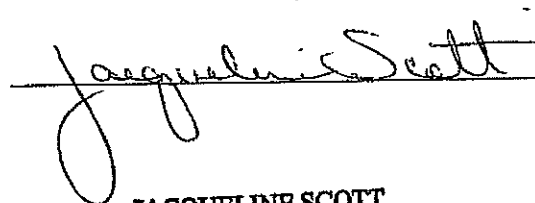
I CERTIFY that on April 1, 2014 Ted Tomaszewski personally appeared before me and this person acknowledged under oath to my satisfaction, that:

- (A) he is the Mayor of the Township of Mansfield;
- (B) this document was signed and delivered by the Township as its voluntary act duly authorized by a proper ordinance of the Committee Members of the Township.


Michael B. Lavery

Signed and sworn before me this

1ST day of April 2014



JACQUELINE SCOTT
Notary Public of New Jersey
My Commission Expires 6-24-18

Elite Title Group, LLC
22 Ridge Road
Lyndhurst, NJ 07071
(201) 672-6000 Fax: (201) 672-9800

May 15, 2014

Michael B. Lavery, Esq.
Courter, Kobert & Cohen, P.C.
1001 Route 517
Hackettstown, NJ 07840

Re: Commitment for Title Insurance
TITLE NO: ETG-11157
PREMISES: 350 Mount Bethel Road Mansfield Township, NJ
Mortgagor(s): Township of Mansfield

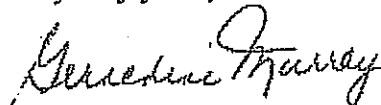
Dear Sir,

Enclosed please find our Commitment for Title Insurance concerning the above referenced transaction.

PLEASE NOTIFY THIS OFFICE TWENTY-FOUR (24) HOURS IN ADVANCE OF CLOSING SO WE MAY BRING TITLE TO DATE.

Thank you for the opportunity to be of service. If you have any questions, please do not hesitate to contact our office.

Very truly yours,



Geri Murray
Elite Title Group, LLC

Enclosures

Michael B. Lavery, Esq.
Courter, Kobert & Cohen, P.C.
1001 Route 517
Hackettstown, NJ 07840

May 15, 2014

Elite Title Group, LLC
22 Ridge Road
Lyndhurst, NJ 07071
(201) 672-6000 Fax: (201) 672-9800

Re: Your File No.: ETG-11157
Mortgagor(s): Township of Mansfield
Property Address: 350 Mount Bethel Road Mansfield Township, NJ

Dear Sir/Madam:

Please be advised that closing for the above referenced transaction took place on _____; and
all applicable documents were forwarded to the County Clerk's Office on _____.

ENCLOSED PLEASE FIND THE FOLLOWING DOCUMENTS:

- ☐ Check in the amount of \$ _____
- ☐ Copy of Closing Statement and/or RESPA
- ☐ Survey and/or Survey Affidavit of No Change
- ☐ Corporate Resolution and/or Partnership Agreement, as applicable
- ☐ Seller's Affidavit of Title, including statement of non-applicability as to judgments
(SPECIFICALLY DISPOSING OF JUDGMENTS)
- ☐ Mortgagor's Affidavit of Title, including statement of non-applicability as to judgments
(SPECIFICALLY DISPOSING OF JUDGMENTS)
- ☐ Any other documents called for in the Commitment

TAXES, WATER AND SEWER charges have been paid through the _____ quarter of _____.
All prospective municipal assessments as shown on the Municipal Improvement Search have been paid, except:
_____.

Club/Association dues are paid through _____.

LIENS, set forth under Schedule B-II of the Commitment have been satisfied, except: _____

REMARKS: _____

Very truly yours,

Michael B. Lavery, Esq.

Elite Title Group, LLC
22 Ridge Road
Lyndhurst, NJ 07071
(201) 672-6000 Fax: (201) 672-9800

We require the following information to be supplied to our company at or prior to closing from all sellers:

FULL NAME:

FORWARDING ADDRESS:

TELEPHONE NUMBER:

This information is in our files only and will not be distributed to any other parties.

Elite Title Group, LLC
22 Ridge Road
Lyndhurst, NJ 07071
(201) 672-6000 Fax: (201) 672-9800

May 15, 2014

Warren County Clerk
Court House
413 Second Street
Belvidere, NJ 07823-1500

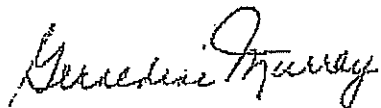
Reference: Notice of Settlement
Title #: ETG-11157
Premises: 350 Mount Bethel Road, Mansfield Township, NJ
Buyers: Township of Mansfield

Dear Sir/Madam:

Enclosed please find the Notice of Settlement for the above referenced transaction. A check in the amount of \$20.00 is enclosed herein for the cost of recording.

Should you have any questions concerning the above, please feel free to contact our office.
Thank you.

Very truly yours,



Elite Title Group, LLC

Enclosures

NOTICE OF SETTLEMENT

File #: ETG-11157

Name(s) and address(es):

Beth El Christian Ministries Church of God in Church
350 Mount Bethel Road
Mansfield Township, NJ

Seller(s)

Name(s) and address(es):

Township of Mansfield
350 Mount Bethel Road
Mansfield Township, NJ

Purchaser(s) and/or Mortgagor(s)

about to reside at:

350 Mount Bethel Road, Mansfield Township, NJ

NOTICE is hereby given of a contract, agreement of sale, between the parties hereto.

THE land to be affected is commonly known as 350 Mount Bethel Road, Tax Lot 23, Tax Block 901 in the Municipality of Township of Mansfield, County of Warren, State of NJ.

SAID land is more particularly described in SCHEDULE "C" attached hereto and made a part hereof.

Geraldine M. Murray, Title Officer
Elite Title Group, LLC
22 Ridge Road
Lyndhurst, NJ 07071

ACKNOWLEDGEMENT

State of NJ, County of Warren

Be it remembered that on May 15, 2014, before me, personally appeared Geraldine M. Murray, who I am satisfied, is or are the person(s) named in and who executed the within instrument, and thereupon he, she, or they signed, sealed, and delivered the same as such office aforesaid on behalf of the corporation and that the within instrument is the voluntary act and deed of such corporation.

Sworn to and subscribed before me, the date aforesaid.

NOTICE OF SETTLEMENT

SCHEDULE C Legal Description

Commitment No. ETG-11157

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Municipality of Township of Mansfield, in the County of Warren, State of New Jersey, being further described as follows:

BEGINNING at an iron pin set on the southerly side of Mount Bethel Road at the northwesterly corner of lands conveyed to James Travis as set forth in Deed Book 780 at page 334, said pin marks the southwesterly corner of lands conveyed to Thomas S. Beatty, et als, as trustees, as described in Deed Book 166, Page 213, and running thence:

1. By a line gradually diverging from Mount Bethel Road, North 66 degrees 28 minutes 15 seconds East, 270.90 feet to the northwesterly corner of the last mentioned deed; thence
2. South 64 degrees 00 minutes 00 seconds East, 46.89 feet to the westerly corner of lands conveyed to the trustees of the Methodist Episcopal Church of Mount Bethel as described in Deed Book 107, Page 351, also the southwesterly corner of other lands conveyed to the Methodist Episcopal Church of Mt. Bethel as described in Deed Book 72 at page 529; thence
3. North 22 degrees 34 minutes 15 seconds East, 236.28 feet to an iron pin set near the westerly side of the pavement of Mount Bethel Road at the northeasterly corner of the last mentioned deed; thence
4. Crossing Mount Bethel Road, and in and along Snyder Road, South 62 degrees 48 minutes 05 seconds East, 451.44 feet to an iron pin set at the southerly edge of the pavement at the northeasterly corner of the last mentioned deed; thence
5. Along the general course of a stone row, South 7 degrees 23 minutes 00 seconds West, 238.92 feet to an iron pin set at the southeasterly corner of the lands described in Deed Book 707, Page 351; thence
6. Along the southerly side of said lands, and southerly of an iron fence, North 64 degrees 00 minutes 00 seconds West, 316.17 feet to an iron pin set at the northeasterly corner of the lands described in Deed Book 166 at page 213; thence
7. Along the general course of a stone row, South 9 degrees 58 minutes 42 seconds West, 223.93 feet to an iron pin set at the southeasterly corner of the lands described in said deed; thence
8. North 62 degrees 54 minutes 45 seconds West, 481.92 feet to the point and place of BEGINNING.

Elite Title Group, LLC
 22 Ridge Road
 Lyndhurst, NJ 07071
 (201) 672-6000 Fax: (201) 672-9800

May 15, 2014

File Number: ETG-11157
 Westcor Land Title Insurance Company

Applicant: Michael B. Lavery, Esq. Courter, Kobert & Cohen, P.C. 1001 Route 517 Hackettstown, NJ 07840	Amount of Insurance: Fee/Price: \$45,000.00 Rate Type: 09/2013 Standard State: NJ 1 st Mortgage Insurance: \$0.00 2 nd Mortgage Insurance: \$0.00						
Seller: Beth El Christian Ministries Church of God in Church Purchaser: Township of Mansfield Property: 350 Mount Bethel Road Mansfield Township, NJ Tax Lot: 23 Tax Block: 901	PLEASE ORDER RUNDOWN 24 HOURS IN ADVANCE						
Charges:							
Premium Rate	\$236.00						
Examination	\$100.00						
Upper Court Searches/Patriot Name Search	\$30.00						
Tax and Assessment Searches	\$40.00						
Tidelands Search	\$25.00						
Corporate Status Report	\$30.00						
Filed Notice of Settlement	\$50.00						
Transaction Management Fee	\$25.00						
Survey Endorsement/No Survey Endorsement	\$25.00						
UPS	\$31.50						
Notes:	<table style="width: 100%; border: none;"> <tr> <td style="width: 60%;">Total Charges:</td> <td style="text-align: right;">\$592.50</td> </tr> <tr> <td>Total Payments:</td> <td></td> </tr> <tr> <td>Balance Due:</td> <td style="text-align: right;">\$592.50</td> </tr> </table>	Total Charges:	\$592.50	Total Payments:		Balance Due:	\$592.50
Total Charges:	\$592.50						
Total Payments:							
Balance Due:	\$592.50						

*** This invoice supersedes any/all prior invoices ***

NOTE: This invoice is subject to change. Final total invoice must be verified at closing.

NOTE: This invoice is subject to cancellation charges. Please call for appropriate charges.

The insurance commissioner has directed that a statement detailing each pass-through search charge must be supplied to the purchaser, borrower or lessee in each insured transaction.

Elite Title Group, LLC
22 Ridge Road
Lyndhurst, NJ 07071
(201) 672-6000 Fax: (201) 672-9800

CHARGES FOR HUD BREAKDOWN

1101 Title services and lender's title insurance	\$356.50
1102 Settlement or closing fee	\$0.00
1103 Owner's Title Insurance	\$236.00
1104 Lender's Title Insurance	\$25.00
1105 Lender's Title Policy limit	\$0.00
1106 Owner's Title Policy Limit	\$45,000.00
1107 Agent's portion of the total title insurance premium	\$225.60
1108 Underwriter's portion of the total title insurance premium	\$35.40



COMMITMENT FOR TITLE INSURANCE
WESTCOR LAND TITLE INSURANCE COMPANY
(NEW JERSEY VARIATION)

INFORMATION

The Title Insurance Commitment is a legal contract between you and the Company. It is issued to show the basis on which we will issue a Title Insurance Policy to you. The Policy will insure you against certain risks to the land title, subject to the limitations shown in the Policy.

The Company will give you a sample of the Policy form, if you ask.

The Policy contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or you as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <http://www.alta.org/>.

The Commitment is based on the land title as of the Commitment Date. Any changes in the land title or the transaction may affect the Commitment and the Policy.

The Commitment is subject to its Requirements, Exceptions and Conditions.

THIS INFORMATION IS NOT PART OF THE TITLE INSURANCE COMMITMENT. YOU SHOULD READ THE COMMITMENT VERY CAREFULLY.

If you have any questions about the Commitment, contact:
Westcor Land Title Insurance Company
875 Concourse Parkway South, Suite 200,
Maitland, Florida 32751

TABLE OF CONTENTS

AGREEMENT TO ISSUE POLICY 1

CONDITIONS 2

SCHEDULE A

1. Commitment Date
2. Policies to be Issued, Amounts and Proposed Insureds
3. Interest in the Land and Owner
4. Description of the Land

SCHEDULE B-I - REQUIREMENTS

SCHEDULE B-II - EXCEPTIONS

SCHEDULE C - CONTINUATION

AGREEMENT TO ISSUE POLICY

We agree to issue a policy to you according to the terms of the Commitment. When we show the policy amount and your name as the proposed insured in Schedule A, this Commitment becomes effective as of the Commitment Date shown in Schedule A.

If the Requirements shown in this Commitment have not been met within 180 days after the Commitment Date, our obligation under this Commitment will end. Also, our obligation under this Commitment will end when the Policy is issued and then our obligation to you will be under the Policy.

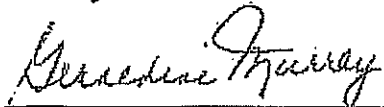
Our obligation under this Commitment is limited by the following:

- The Provisions in Schedule A.
- The Requirements in Schedule B-I.
- The Exceptions in Schedule B-II.
- The Conditions on Page 2

This Commitment is not valid without SCHEDULE A and Sections I and II of SCHEDULE B.

IN WITNESS WHEREOF, WESTCOR LAND TITLE INSURANCE COMPANY, has caused its corporate name and seal to be hereunder affixed and by these presents to be signed in facsimile under authority of its by-laws, effective as of the date of Commitment shown in Schedule A.

Issued By:



Geri Murray
Authorized Officer or Agent
Elite Title Group, LLC
22 Ridge Road
Lyndhurst, NJ 07071
Telephone: (201) 672-6000 Fax: (201) 672-9800

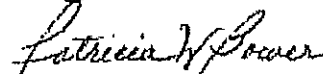


By:



President

Attest:



Secretary

CONDITIONS

1. DEFINITIONS

- (a) "Mortgage" means mortgage, deed of trust or other security instrument. (b) "Public Records" means title records that give constructive notice of matters affecting your title according to the state statutes where your land is located.

2. LATER DEFECTS

The Exceptions in Schedule B – Section II may be amended to show any defects, liens or encumbrances that appear for the first time in the public records or are created or attached between the Commitment Date and the date on which all of the Requirements (a) and (c) of Schedule B – Section I are met. We shall have no liability to you because of this amendment.

3. EXISTING DEFECTS

If any defects, liens or encumbrances existing at Commitment Date are not shown in Schedule B, we may amend Schedule B to show them. If we do amend Schedule B to show these defects, liens or encumbrances, we shall be liable to you according to Paragraph 4 below unless you knew of this information and did not tell us about it in writing.

4. LIMITATION OF OUR LIABILITY

Our only obligation is to issue to you the Policy referred to in this Commitment, when you have met its Requirements. If we have any liability to you for any loss you incur because of an error in this Commitment, our liability will be limited to your actual loss caused by your relying on this Commitment when you acted in good faith to:

Comply with the Requirements shown in Schedule B – Section I

or

Eliminate with our written consent any Exceptions shown in Schedule B- Section II.

We shall not be liable for more than the Policy Amount shown in Schedule A of this Commitment and our liability is subject to the terms of the Policy form to be issued to you.

5. CLAIMS MUST BE BASED ON THIS COMMITMENT

Any claim, whether or not based on negligence, which you may have against us concerning the title to the land must be based on this Commitment and is subject to its terms.

Elite Title Group, LLC.

22 Ridge Road
Lyndhurst, NJ 07071

PRIVACY POLICY NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of Elite Title Group, LLC.

We may collect nonpublic personal information about you from the following sources:

- Information we receive from you such as on applications or other forms.
- Information about your transactions we secure from our files, or from our affiliates or others.
- Information we receive from a consumer reporting agency.
- Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform marketing services on our behalf or with whom we have Joint Marketing Agreements:

- Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.
- Non-financial companies such as envelope stuffers and other fulfillment service providers.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

WESTCOR LAND TITLE INSURANCE COMPANY

IMPORTANT NOTICE AND DISCLOSURE

File No. ETG-11157

1. By law WESTCOR LAND TITLE INSURANCE COMPANY is required to advise you that the Title Insurance Commitment issued by us may contain conditions, exceptions, exclusions, limitations and requirements governing our liability and the coverage you may receive. **REAL ESTATE TITLE TRANSACTIONS ARE COMPLEX. THE COMPANY DOES NOT REPRESENT YOU AND CANNOT GIVE YOU LEGAL ADVICE. YOU ARE ENTITLED TO REVIEW THE TITLE INSURANCE COMMITMENT WITH AN ATTORNEY AT LAW OF YOUR OWN CHOOSING, AT YOUR EXPENSE, PRIOR TO THE TRANSFER OF TITLE. WE STRONGLY ADVISE THAT YOU DO SO.**
2. **THE ATTORNEY RETAINED BY YOU, OR BY YOUR LENDER, CLOSING OR SETTLING THIS TITLE IS NOT AN AGENT FOR AND DOES NOT ACT ON BEHALF OF WESTCOR LAND TITLE INSURANCE COMPANY. THE COMPANY ASSUMES NO LIABILITY FOR ANY LOSS, COST, OR EXPENSE INCURRED BY YOU BECAUSE YOUR ATTORNEY OR YOUR LENDER'S ATTORNEY HAS MADE A MISTAKE OR MISAPPLIED YOUR FUNDS.** Because the attorney is not our agent, we assume no responsibility for any information, advice or title insurance promises the attorney may give or make. Our only liability to you is under the terms of the Commitment, Policy and Closing Service Letter if you choose to obtain one.
3. By law we are also required to advise you that we have been asked to issue a mortgagee policy to the lender in the amount shown on Schedule A of the enclosed Title Insurance Commitment. If you have not already requested it, you have the right and opportunity to obtain title insurance in your own favor for an additional premium which we will quote on request.

TITLE INSURANCE COMMITMENT

Issued by Elite Title Group, LLC

22 Ridge Road

Lyndhurst, NJ 07071

Phone: 201-672-6000 Fax: 201-672-9800

AGENT FOR WESTCOR LAND TITLE INSURANCE COMPANY

TITLE INSURANCE COMMITMENT

SCHEDULE A

File No.: ETG-11157

1. Commitment Date: May 7, 2014

2. Policy (or Policies) to be issued:

a. Owner's Policy: (ALTA Owner's Policy – 6/17/06)

Policy Amount: \$45,000.00

Proposed Insured: Township of Mansfield

b. Loan Policy:

Policy Amount:

Proposed Insured:

c. Loan Policy:

Policy Amount:

Proposed Insured:

3. Fee Simple interest in the land described in this Commitment is owned, at the Commitment Date, by:

Beth El Christian Ministries Church of God in Church by deed from The Northern New Jersey Annual Conference of the United Methodist Church, successor to Trustees of the Mt. Bethel Methodist Episcopal Church, dated July 14, 2000, recorded August 4, 2000 in Deed Book 1700, Page 170.

4. The Land referred to in this Commitment is described as follows:

See SCHEDULE C attached hereto.

NOTE FOR INFORMATION: 350 Mount Bethel Road, Tax Lot 23 , Tax Block 901, in Township of Mansfield, County of Warren, in the State of NJ.

TITLE INSURANCE COMMITMENT
Issued by Elite Title Group, LLC
AGENT FOR WESTCOR LAND TITLE INSURANCE COMPANY

File No.: ETG-11157

SCHEDULE C
LEGAL DESCRIPTION

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Municipality of Township of Mansfield, in the County of Warren, State of New Jersey, being further described as follows:

BEGINNING at an iron pin set on the southerly side of Mount Bethel Road at the northwesterly corner of lands conveyed to James Travis as set forth in Deed Book 780 at page 334, said pin marks the southwesterly corner of lands conveyed to Thomas S. Beatty, et als, as trustees, as described in Deed Book 166, Page 213, and running thence:

1. By a line gradually diverging from Mount Bethel Road, North 66 degrees 28 minutes 15 seconds East, 270.90 feet to the northwesterly corner of the last mentioned deed; thence
2. South 64 degrees 00 minutes 00 seconds East, 46.89 feet to the westerly corner of lands conveyed to the trustees of the Methodist Episcopal Church of Mount Bethel as described in Deed Book 107, Page 351, also the southwesterly corner of other lands conveyed to the Methodist Episcopal Church of Mt. Bethel as described in Deed Book 72 at page 529; thence
3. North 22 degrees 34 minutes 15 seconds East, 236.28 feet to an iron pin set near the westerly side of the pavement of Mount Bethel Road at the northeasterly corner of the last mentioned deed; thence
4. Crossing Mount Bethel Road, and in and along Snyder Road, South 62 degrees 48 minutes 05 seconds East, 451.44 feet to an iron pin set at the southerly edge of the pavement at the northeasterly corner of the last mentioned deed; thence
5. Along the general course of a stone row, South 7 degrees 23 minutes 00 seconds West, 238.92 feet to an iron pin set at the southeasterly corner of the lands described in Deed Book 707, Page 351; thence
6. Along the southerly side of said lands, and southerly of an iron fence, North 64 degrees 00 minutes 00 seconds West, 316.17 feet to an iron pin set at the northeasterly corner of the lands described in Deed Book 166 at page 213; thence
7. Along the general course of a stone row, South 9 degrees 58 minutes 42 seconds West, 223.93 feet to an iron pin set at the southeasterly corner of the lands described in said deed; thence
8. North 62 degrees 54 minutes 45 seconds West, 481.92 feet to the point and place of BEGINNING.

NOTE: Being Lot 23 in Tax Block 901 on the Official Tax Map of Township of Mansfield, State of NJ.

NOTE: Lot and Block for informational purposes only.

TITLE INSURANCE COMMITMENT
Issued by Elite Title Group, LLC
AGENT FOR WESTCOR LAND TITLE INSURANCE COMPANY

SCHEDULE B – SECTION I

File No.: **ETG-11157**

REQUIREMENTS

The following requirements must be met:

- a. Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
- b. Pay us the premiums, fees and charges for the policy.
- c. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded:

• **Deed from Beth El Christian Ministries Church of God in Church to Township of Mansfield to be recorded in Warren County Clerk/Register's Office.**

NOTE: Spouses/Civil Union Partners, if any, of vested owners as set forth in Schedule A, Item 3 hereof must join in Deed of Conveyance if the subject premises is now or ever has been used as the primary marital/civil union residence.

- d. You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
- e. The Company requires that a NOTICE OF SETTLEMENT in connection with this transaction be filed, pursuant to N.J.S. 46:26A-11 et seq., as nearly as possible to (but not more than) sixty (60) days prior to the anticipated closing date. If the closing is postponed to a date which is more than sixty (60) days after the filing of the NOTICE OF SETTLEMENT, another NOTICE OF SETTLEMENT must be filed in a timely fashion.
- f. Affidavits of Title by all sellers and all mortgagors must be submitted to this Commitment and is subject to such additional exceptions, if any, we then deem appropriate.
- g. A continuation search (rundown) of the title must be ordered not less than 24 hours prior to closing of title.
- h. In the event that the proceeds of the loan to be secured by the mortgage to be secured are not to be fully disbursed at Closing, the Company must be notified and this commitment will then be modified accordingly.

TITLE INSURANCE COMMITMENT
Issued by Elite Title Group, LLC
AGENT FOR WESTCOR LAND TITLE INSURANCE COMPANY

SCHEDULE B – SECTION I

File No.: ETG-11157

REQUIREMENTS
(cont'd)

The following additional requirements must be met:

1. Cancellation or other disposition of Mortgage made by Beth El Christian Ministries Church of God in Christ to Kathleen M. Shawger, dated July 14, 2000, recorded August 4, 2000 in Mortgage Book 2237, Page 1 in the Clerk/Register's Office of Warren, in the originally stated amount of \$50,000.00.
2. New Jersey Superior Court, United States District Court search dated May 12, 2014 shows clear against Beth El Christian Ministries Church of God in Christ, the present owner.
3. With respect to Beth El Christian Ministries Church of God in Christ - The said transaction must be approved by the Bishop & Standing Committee of the Diocese.
4. A copy of the corporate resolution of the Grantor authorizing the sale of the premises must be produced at or prior to closing of title and provided to this company. Said corporate resolution must be a certified true copy in accordance with the certificate and that same has not been modified or rescinded
5. Subject to the results of Corporate Status with respect to Beth El Christian Ministries Church of God in Christ. Said report has been ordered but not yet received.

TITLE INSURANCE COMMITMENT
Issued by Elite Title Group, LLC
AGENT FOR WESTCOR LAND TITLE INSURANCE COMPANY

SCHEDULE B – SECTION II

File No.: ETG-11157

EXCEPTIONS

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

1. Notwithstanding any provision of the policy to the contrary, the following matters are expressly excepted from coverage of the policy, and the Company will not pay loss or damage, costs, attorney's fees or expenses that arise by reason of any encroachment, encumbrance, violation, variation, easements, overlaps, boundary line disputes or other matters and/or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.
2. Easements, or claims of easements, not shown by the public records.
3. Any liens or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
4. Taxes & Assessment Search dated May 13, 2014 - See Attached.

NOTE: Taxes must be paid in full at or prior to closing.

NOTE: Water/Sewer account to be current at the time of closing.

This property is subject to current year's taxes levied or to be levied, and not yet certified to by the County Board of Taxation in accordance with Chapter 397 Laws of 1941, as amended and supplemented.

5. Possible added or omitted assessments as provided by N.J.S.A. 54:4-63.1, et seq.
6. Subsurface conditions and/or encroachments not disclosed by an instrument of record. (Fee Policy only).
7. Covenants, conditions, restrictions and easements which may exist on the land.
8. Rights or Claims by parties in possession not shown by the public records.



Priority Search Services LLC

Personal Service. Dependable Results.

830 Broad Street, Shrewsbury, New Jersey 07702
Phone: (732) 741-5080 - Fax: (732) 741-5068

ELITE TITLE GROUP, LLC

Title #: **ETG-11157**

BLOCK: 901 LOT: 23

OWNER: **BETHEL CHURCH OF GOD IN CHRIST**

MAIL: PO BOX 47, PORT MURRAY, NJ 07865

LOCATION: **350 MOUNT BETHEL ROAD**

TOWNSHIP OF MANSFIELD, WARREN COUNTY (908) 689-6945

MUN. BLDG., 100 PORT MURRAY RD., PORT MURRAY, NJ 07865

2013 TAX RATE: 3.136; CERTIFICATE OF OCCUPANCY FOR SALE OF A 1 OR 2 FAMILY HOME NOT REQUIRED; SMOKE DETECTOR CERTIFICATE REQUIRED; MUNICIPAL CODE: 2116

APPROX. LOT SIZE:	5.93 AC.	LAND VALUE:	\$100,000
BUILDING DESCRIPTION:	CEMETERY & CHUR	IMPROVEMENT VALUE:	\$80,000
ASSESSOR'S CODE:	15D-RELIGIOUS /CHARITY	TOTAL ASSESSMENT:	\$180,000

EXEMPTIONS: **FULLY EXEMPT**

ABATEMENT OF: **NONE**

Current Year (2012) Homestead Benefit amounts will not be finalized and credited until the completion of the State Budget, which must be adopted by July 1, 2014. Visit <http://www.state.nj.us/treasury/taxation/homestead/benefit.shtml> for more information.

2013 TAXES: **PREVIOUSLY EXEMPT**

2014 QTR 1 (1/1-3/31) DUE 2/1: **CURRENTLY EXEMPT**

QTR 2 (4/1 - 6/30) DUE 5/1: **CURRENTLY EXEMPT**

QTR 3 (7/1 - 9/30) DUE 8/1: **TAXES REMAIN TO BE DETERMINED**

QTR 4 (10/1 - 12/31) DUE 11/1: **TAXES REMAIN TO BE DETERMINED**

2015(1st) HALF: **TAXES REMAIN TO BE DETERMINED**

ADDED ASSESSMENT: **SUBJECT TO PRORATED CHARGEBACK TAXES FROM
EFFECTIVE DATE OF LOSS OF EXEMPT STATUS/CHANGE
IN USE/OWNERSHIP**

LIENS: **NONE**

REDEMPTION REQUIRED
TO REDEEM LIEN

CONFIRMED ORDINANCE: **NONE**

SPECIAL ORDINANCE: **NONE**

WATER ACCOUNT # **PRIVATE - WELL**

SEWER ACCOUNT # **NONE - SEPTIC**

THE STATE CAPITAL TITLE & ABSTRACT CO.
HEREBY CERTIFIES TO

JUDGMENT SEARCH
SUPERIOR COURT OF NEW JERSEY
US DISTRICT COURT OF NJ
US BANKRUPTCY COURT OF NJ

REF:etg-11157

ELITE TITLE GROUP LLC
22 RIDGE ROAD
LYNDHURST, NJ 07071

THAT IT HAS SEARCHED THE INDEX OF THE CIVIL JUDGMENT AND ORDER DOCKET OF THE SUPERIOR COURT OF NEW JERSEY AND THE INDICES OF THE UNITED STATES DISTRICT COURT AND UNITED STATES BANKRUPTCY COURT, DISTRICT OF NEW JERSEY, AND FINDS THERE TO BE NO JUDGMENT OR OTHER DOCKETED RECORD REFERRED TO WITHIN THE AFORESAID COURT INDICES, CONSTITUTING A GENERAL LIEN ON REAL PROPERTY IN NEW JERSEY, WHICH REMAINS UNSATISFIED OF RECORD, NOR DOES IT FIND ANY CERCLA LIEN ON SPECIFIC REAL PROPERTY WITHIN NEW JERSEY, NOR ANY PETITION COMMENCING PROCEEDINGS IN A BANKRUPTCY ACTION, AGAINST THE NAMES SEARCHED, ENTERED OR FILED DURING THE PERIOD SEARCHED, EXCEPT AS FOLLOWS:

	FROM	TO
THE NORTHERN NEW JERSEY ANNUAL CONFERENCE OF THE UNITED METHODIST CHURCH (ENTITY)	05-12-1994	08-05-2000
TRUSTEES OF THE MT. BETHEL METHODIST EPISCOPAL CHURCH (ENTITY)	05-12-1994	08-05-2000

*** CLEAR ***

DATED: 05/12/2014
TIME: 11:46 AM

FEE: \$ 16.00
TAX: \$ 0.00
TOTAL: \$ 16.00

135 1255338 2131780

The State Capital Title & Abstract Co.
830 Bear Tavern Rd.
Trenton, NJ 08628
(609) 771-3818
www.statecapital.net

PATRIOT SEARCH
UNITED STATES PATRIOT NAME SEARCH
U.S. Department of the Treasury

ELITE TITLE GROUP LLC
22 RIDGE ROAD
LYNDHURST, NJ 07071
CUSTOMER CONTACT:

ORDER NUMBER: 1255338
REPORT CONTROL NO: 2131781
REPORT RUN : 5/15/2014

REFERENCE: etg-11157

FEE: \$ 0.00
TAX: \$ 0.00
TOTAL: \$ 0.00

THE STATE CAPITAL TITLE & ABSTRACT CO. hereby certifies to ELITE TITLE GROUP LLC that it has searched the Specially Designated Nationals and Blocked Persons list maintained by the United States Department of the Treasury, Office of Foreign Assets Control and finds in the record the following:

NAME SEARCHED: THE NORTHERN NEW JERSEY ANNUAL CONFERENCE OF
THE UNITED METHODIST CHURCH (ENTITY)
THROUGH: 08/05/2000
SEARCH FOR ABOVE NAME HAS COME BACK CLEAR

NAME SEARCHED: TRUSTEES OF THE MT. BETHEL METHODIST
EPISCOPAL CHURCH (ENTITY)
THROUGH: 08/05/2000
SEARCH FOR ABOVE NAME HAS COME BACK CLEAR

PLEASE NOTE: PURSUANT TO SANCTIONS IMPOSED BY THE U.S. DEPARTMENT OF TREASURY,
NO U.S. PERSON MAY DEAL WITH ANY LIBYAN OR IRAQI GOVERNMENT OFFICIAL WHETHER OR
NOT THEIR NAME APPEARS ON THE SPECIALLY DESIGNATED NATIONALS LIST.

THE STATE CAPITAL TITLE & ABSTRACT CO.
HEREBY CERTIFIES TO

JUDGMENT SEARCH
SUPERIOR COURT OF NEW JERSEY
US DISTRICT COURT OF NJ
US BANKRUPTCY COURT OF NJ

REF:etg-11157

ELITE TITLE GROUP LLC
22 RIDGE ROAD
LYNDHURST, NJ 07071

THAT IT HAS SEARCHED THE INDEX OF THE CIVIL JUDGMENT AND ORDER DOCKET OF THE SUPERIOR COURT OF NEW JERSEY AND THE INDICES OF THE UNITED STATES DISTRICT COURT AND UNITED STATES BANKRUPTCY COURT, DISTRICT OF NEW JERSEY, AND FINDS THERE TO BE NO JUDGMENT OR OTHER DOCKETED RECORD REFERRED TO WITHIN THE AFORESAID COURT INDICES, CONSTITUTING A GENERAL LIEN ON REAL PROPERTY IN NEW JERSEY, WHICH REMAINS UNSATISFIED OF RECORD, NOR DOES IT FIND ANY CERCLA LIEN ON SPECIFIC REAL PROPERTY WITHIN NEW JERSEY, NOR ANY PETITION COMMENCING PROCEEDINGS IN A BANKRUPTCY ACTION, AGAINST THE NAMES SEARCHED, ENTERED OR FILED DURING THE PERIOD SEARCHED, EXCEPT AS FOLLOWS:

	FROM	TO
BETH EL CHRISTIAN MINISTRIES CHURCH OF GOD IN CHRIST (ENTITY)	05-12-1994	05-12-2014

*** CLEAR ***

DATED: 05/12/2014
TIME: 9:34 AM

FEE: \$ 8.00
TAX: \$ 0.00
TOTAL: \$ 8.00

135 1255057 2131423

The State Capital Title & Abstract Co.
830 Bear Tavern Rd.
Trenton, NJ 08628
(609) 771-3818
www.statecapital.net

PATRIOT SEARCH
UNITED STATES PATRIOT NAME SEARCH
U.S. Department of the Treasury

ELITE TITLE GROUP LLC
22 RIDGE ROAD
LYNDHURST, NJ 07071
CUSTOMER CONTACT:

ORDER NUMBER: 1255057
REPORT CONTROL NO: 2131424
REPORT RUN : 5/15/2014

REFERENCE: etg-11157

FEE: \$ 0.00
TAX: \$ 0.00
TOTAL: \$ 0.00

THE STATE CAPITAL TITLE & ABSTRACT CO. hereby certifies to ELITE TITLE GROUP LLC that it has searched the Specially Designated Nationals and Blocked Persons list maintained by the United States Department of the Treasury, Office of Foreign Assets Control and finds in the record the following:

NAME SEARCHED: BETH EL CHRISTIAN MINISTRIES CHURCH OF GOD IN
CHRIST (ENTITY)
THROUGH: 05/12/2014
SEARCH FOR ABOVE NAME HAS COME BACK CLEAR

PLEASE NOTE: PURSUANT TO SANCTIONS IMPOSED BY THE U.S. DEPARTMENT OF TREASURY, NO U.S. PERSON MAY DEAL WITH ANY LIBYAN OR IRAQI GOVERNMENT OFFICIAL WHETHER OR NOT THEIR NAME APPEARS ON THE SPECIALLY DESIGNATED NATIONALS LIST.



Western Technologies Group, LLC

PO Box 636 Somerville, NJ 08876 - 908-725-1143 - www.wtgrouplic.com

"THE MAPPING EXPERTS"

Tidelands Search Certificate

Hereby Certifies to: Elite Title Group, LLC
22 Ridge Road
Lyndhurst, NJ 07071

Ref/File# ETG-11157

WTG# 3530852-3711192-KA

THAT THE PROPERTY HEREINAFTER DESIGNATED IS NOT CLAIMED BY THE STATE OF NEW JERSEY AS AREA NOW OR FORMERLY BELOW MEAN HIGH WATER AS SHOWN ON THE TIDELANDS MAP (IF APPLICABLE) PREPARED BY THE OFFICE OF ENVIRONMENTAL ANALYSIS AND APPROVED BY THE TIDELANDS RESOURCE COUNCIL AND/OR FROM OBSERVED/AS SEEN CONDITIONS ON AERIAL PHOTOGRAPHY.

APPLICABLE TIDELANDS MAP

Tidelands Map #: N/A

DESIGNATED PROPERTY

County: Warren

Municipality: Mansfield Township

Block: 901 Lot: 23

Street Number & Name: 350 Mount Bethel Rd

As shown on

SEARCH RESULTS

Findings: UNCLAIMED

Dated: 05/12/2014

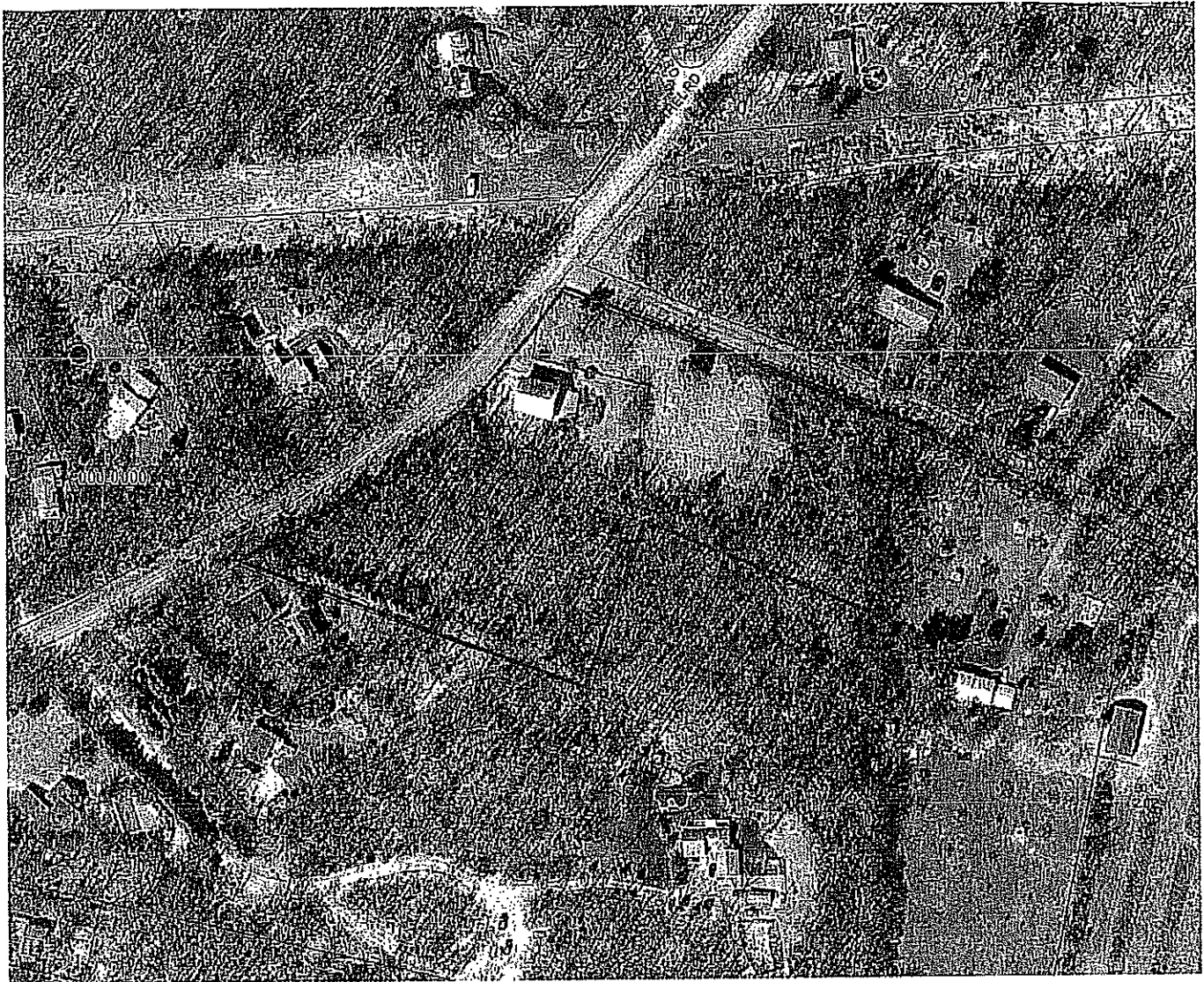
Fee: \$25.00

IN WITNESS WHEREOF, WESTERN TECHNOLOGIES GROUP, LLC. HAS CAUSED THIS CERTIFICATE TO BE EXECUTED BY ITS PRESIDENT.



Tidelands Report

WESTERN
TECHNOLOGIES
GROUP LLC



350 Mount Belhel Rd, Port Murray, NJ 07865-4144 Block: 901 Lot: 23

Maps: N/A

Property
Boundary

clear
layer

Claimed

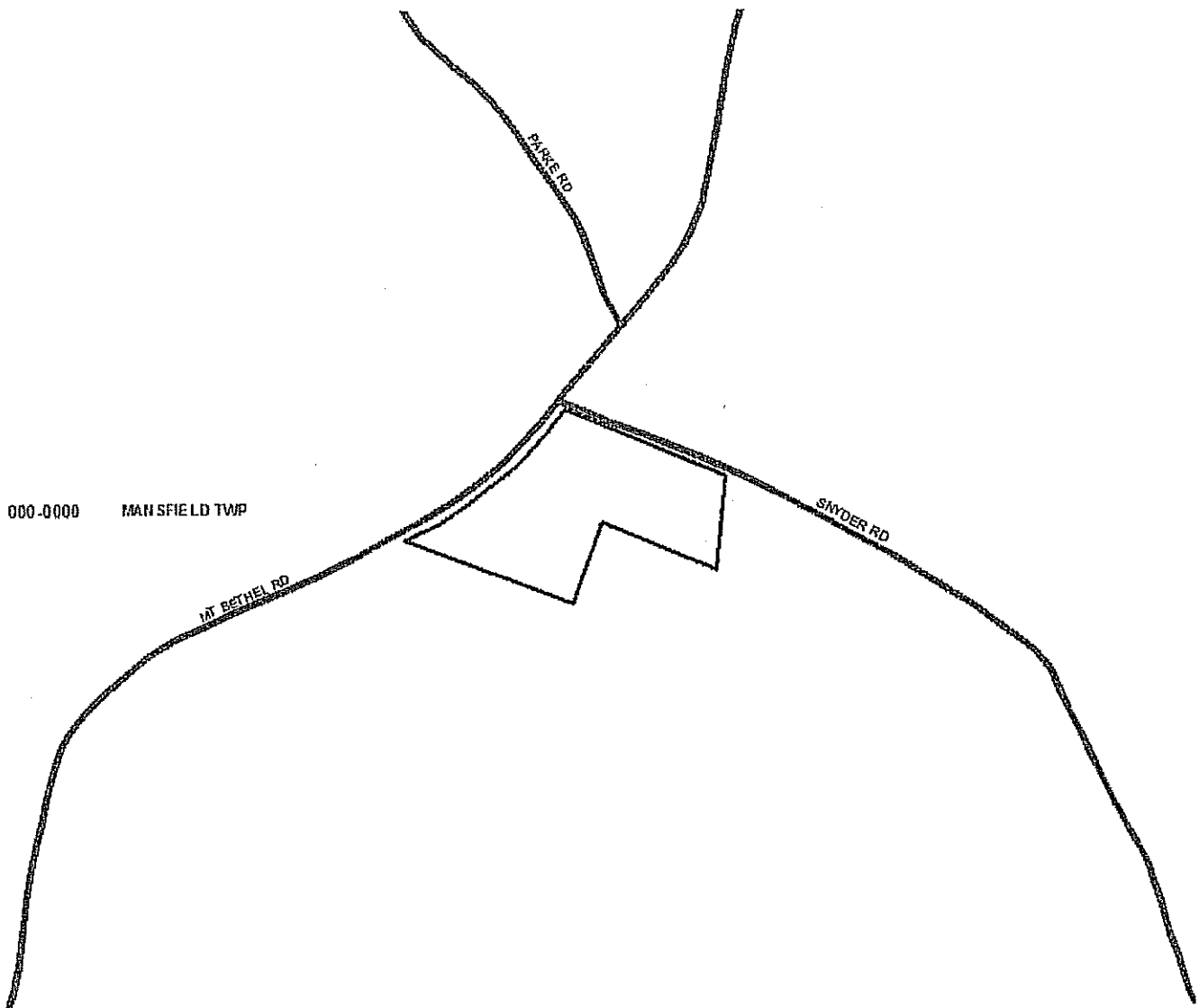
Unclaimed

The areas, boundaries and dimensions shown on this plan are derived from record tideland grants, quitclaim deeds, leases, licenses, easements and judgments quieting title. This map should be used for reference purposes only. The individual instrument should be consulted to ascertain the accurate legal description and the significance of all substantive terms and conditions.

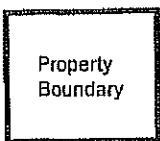


Tidelands Report

WESTERN
TECHNOLOGIES
GROUP LLC



350 Mount Bethel Rd, Port Murray, NJ 07865-4144 Block: 901 Lot: 23
Maps: N/A



Claimed
Unclaimed

clear
layer

The areas, boundaries and dimensions shown on this plan are derived from record tideland grants, quitclaim deeds, leases, licenses, easements and judgments quieting title. This map should be used for reference purposes only. The Individual Instrument should be consulted to ascertain the accurate legal description and the significance of all substantive terms and conditions.



Western Technologies Group, LLC

Tideland & Flood Searches

"The Mapping Experts"

908-725-1143 www.wtgroupllc.com

Property Location			
350 MOUNT BETHEL ROAD, Port Murray 07865-4144 2116 (Mansfield Township), Block: 901, Lot: 23, Qualifier:			
Property Information		Assessment Data	
Class: Class: 15D - Charitable		Total Value: \$180,000.00	
Additional Lots:		Land Value: \$100,000.00	
Bid Description: CEMETERY & CHUR		Improvement Value: \$80,000.00	
Land Description: 5.93 AC		% Improvement: 44.44	
Acreage: 5.93		Special Tax Codes:	
Square Footage: 0		Deductions: Senior() Veteran() Widow() Surv. Spouse() Disabled()	
Zoning: , Usage: CHURCH & CEMETERY		Exemption: 11	
Year Constructed: 1811		Exemption statute: 54:04-03.09	
Use Code: 0		2011 Rate: 3.074; 2011 Ratio: 77.85%; 2011 Taxes: \$5,633.20	
# Dwellings: 0		2012 Rate: 3.081; 2012 Ratio: 84.94%; 2012 Taxes: \$5,545.80	
Census Tract: 315		2013 Rate: 3.136; 2013 Ratio: 88.63%; 2013 Taxes: \$5,644.80	
Current Owner		Sale Data	
BETHEL CHURCH OF GOD IN CHRIST		Date: 07/14/2000	
PO BOX 47		Price: \$60,000.00	
Port Murray, NJ 07865-0047		Ratio: 3.0%	
Previous Owner:		Deed Book: 01700	
		Deed Page: 00170	
Latest Sales Detail			
Recorded: 08/04/2000	Sales Price: \$60,000.00	Recorded:	Sales Price:
Sales Date: 07/14/2000	Sales Ratio: 3.0%	Sales Date:	Sales Ratio:
Deed Book: 01700	Use Code: 0	Deed Book:	Use Code:
Deed Page: 00170	Not Usable: 00170	Deed Page:	Not Usable:
Buyer			Buyer
BETHEL CHURCH OF GOD IN CHRIST PO BOX 47 Port Murray, NJ 07865-0047			
Seller			Seller
N NJ ANUL CONF OF UNITED METHODIST 22 MADISON AVENUE Madison, NJ 07940-1433			

No map available

VL1700-70170

Prepared by:

[Signature]
Douglas E. Apple, Esq.

123261

DEED

This Deed is made on July 14, 2000,

BETWEEN

THE NORTHERN NEW JERSEY ANNUAL CONFERENCE OF THE
UNITED METHODIST CHURCH, successor to TRUSTEES OF THE
MT. BETHEL METHODIST EPISCOPAL CHURCH

whose address is 22 Madison Avenue, Madison, New Jersey 07940,

referred to as the Grantor,

AND

BETH EL CHRISTIAN MINISTRIES CHURCH OF GOD IN CHRIST

whose address is about 10 to 350 Mt. Bethel Road, Ft. Murray, New Jersey 07865,

referred to as the Grantee.

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 Sixty Thousand (\$60,000.00) Dollars. The Grantor acknowledges receipt of this money.

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

Block No. 901 Lot No. 23

Property. The property consists of the land and all the buildings and structures on the land in the Township of Mansfield, County of Warren and State of New Jersey. The legal description is:

See Schedule A attached hereto and made a part hereof.

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).

Consideration: \$ 60000.00 Exempt Code: 6.

County	State	207 T.E.F.	Total
08,06	123,55	1.04	214.44
rate	Date: 08/11/2000		

VL1700-171

Description Of Property Situate
In Mansfield Township,
Warren County, New Jersey

Beginning at an iron pin set on the southerly side of Mount Bethel Road at the northwesterly corner of lands conveyed to James Travis as set forth in Deed Book 780 at page 234, said pin marks the southwesterly corner of lands conveyed to Thomas S. Beatty, et al, as trustees, as described in Deed Book 166 at page 213, and running thence

1. By a line gradually diverging from Mount Bethel Road North 55°-28'-15" East 270.90 feet to the northwesterly corner of the last mentioned deed, thence

2. South 54°-00'-00" East 45.85 feet to the westerly corner of land conveyed to the trustees of Methodist Episcopal Church of Mount Bethel as described in Deed Book 107 at page 351, also the southwesterly corner of other lands conveyed to the Methodist Episcopal Church of Mount Bethel as described in Deed Book 72 at page 529, thence

3. North 22°-34'-15" East 235.28 feet to an iron pin set near the westerly side of the pavement of Mount Bethel Road at the northwesterly corner of the last mentioned deed, thence

4. Crossing Mount Bethel Road, and in and along Snyder Road South 62°-48'-45" East 451.44 feet to an iron pin set at the northerly edge of the pavement at the northeasterly corner of the last mentioned deed, thence

5. Along the general course of a stone row South 7°-23'-00" West 238.92 feet to an iron pin set at the southeasterly corner of the lands described in Deed Book 107 at page 351, thence

6. Along the southerly line of said lands, and southerly of an iron fence, North 54°-00'-00" West 318.17 feet to an iron pin set at the northeasterly corner of the lands described in Deed Book 166 at page 213, thence

7. Along the general course of a stone row South 9°-58'-42" West 223.93 feet to an iron pin set at the southeasterly corner of the lands described in said deed, thence

8. North 62°-54'-15" West 481.92 feet to the point and place of beginning.

SCHEDULE "A"

VL1700-0172

RESIDENT BISHOP
NORTHWEST NEW JERSEY ANNUAL CONFERENCE
THE UNITED METHODIST CHURCH

I, Rev. Alfred E. Johnson, Presiding Bishop of the Northwest New Jersey Annual Conference of the United Methodist Church, do hereby affirm that the transfer of real property evidenced by the attached Deed has been undertaken with my consent, the consent of the Annual Conference and of a majority of the District Superintendents. I have determined that this transfer conforms with the requirements to The Book of Discipline of the United Methodist Church.

REV. ALFRED E. JOHNSON
RESIDENT BISHOP

DATED: July 12, 2000

RECORDED

TO AUG -4 AM 50

WASH
D.C.
JUL 12 2000
J. E. J.
J. E. J.

DEATH

128261

VL 1700-75173

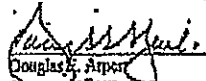
This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

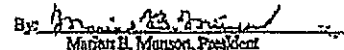
Subject to easements and restrictions of record, if any.

Signatures. The Grantor signs this Deed as of the date at the top of the first page.

NORTHERN NEW JERSEY ANNUAL
CONFERENCE OF THE UNITED METHODIST
CHURCH

Witnessed by:

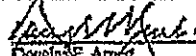

Douglas E. Arper
Attorney at Law
State of New Jersey

By: 
Marian H. Munson, President
Board of Trustees

STATE OF NEW JERSEY, COUNTY OF WARREN 'SS.1

I CERTIFY that on July 14, 2000, Marian H. Munson, personally came before me and acknowledged under oath, to my satisfaction, that this person:

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed in her capacity and as authorized as President of the Board of Trustees of the United Methodist Church; and
- (c) made this Deed for \$50,000.00 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. 46:15-3.)


Douglas E. Arper
Attorney at Law of the
State of New Jersey

Record and Return to:

Robert E. Wade, Esq.
225 Warwick Street
PO Box 215
Belvidere, NJ 07823

201 - MORTGAGE
Lender Corp. Mortgage

u vs -1

Copyright 1997 by ALL STATUTORY
One Commerce Drive, Cranford, NJ 07016

MORTGAGE

128262

This Mortgage is made on July 14

2000

ROBERT E. PACE, ESQ.

BETWEEN the (Borrower)

EX2237-POUGT

BETH EL CHRISTIAN MINISTRIES CHURCH OF GOD IN CHRIST,
a non-profit corporation of the State of New Jersey,

whose address is 350 Mount Bethel Road, P.O. Box 47, Port Murray, NJ 07865,

referred to as "Lender"

AND the Lender

KATHLEEN M. SHAWER,

whose address is P.O. Box 5746, Clinton, NJ 08809,

referred to as the "Borrower"

If more than one Borrower signs this Mortgage, the word "I" shall mean each Borrower named above. The word "Lender" means the original Lender and anyone else who takes this Mortgage by transfer.

Mortgage Note. In return for a loan that I received, I promise to pay \$50,000.00 (called "principal") plus interest in accordance with the terms of a Mortgage Note dated July 14, 2000 referred to as the "Note". The Mortgage Note is currently payable at \$483.62 and a yearly interest rate of 8.2%. All payments shall be made to the Lender. All interest on the Note is made part of this Mortgage.

Property Mortgage. The property mortgaged to the Lender (called the "Property") is located in the Township of Mansfield, County of Warren, State of New Jersey. The Property includes (a) the land and all buildings thereon, and (b) all fixtures and improvements that are attached to the land or buildings (for example, furniture, fixtures, and improvements) and all other rights in and to the Property. The legal description of the property is:

SEE ATTACHED SCHEDULE A CONTAINING NAMES AND BOUNDARY DESCRIPTION FOR PREMISES.

Being the same lands and premises conveyed by deed to the Beth El Christian Ministries Church of God in Christ, which deed is recorded simultaneously herewith.

This is a first purchase money mortgage to secure part of the purchase price for the premises above described.

Premises are known as Block 901, Lot 23 on the Tax Map of the Township of Mansfield, County of Warren, and State of New Jersey.

RECORDED
IN 128-4
PAGE 51
JUL 14 2000
MANSFIELD
NJ

8X2237-0002

SCHEDULE A

Frank J. Kowalik, P.A.

LAND SURVEYOR
400 ROUTE 46, P.O. BOX 25
GREAT MEADOWS, NEW JERSEY 07633-0025
(908) 637-6662
FAX (908) 637-3312

Description of Property Situate
In Mansfield Township,
Hudson County, New Jersey

Beginning at an iron pin set on the southerly side of Mount Bethel Road at the northwesterly corner of lands conveyed to James Travis as set forth in Deed Book 780 at page 334, said pin marks the southwesterly corner of lands conveyed to Thomas S. Bentley, et al, as trustees, as described in Deed Book 166 at page 213, and running thence

1. By a line gradually diverging from Mount Bethel Road North $66^{\circ}28'15''$ East 270.90 feet to the northwesterly corner of the last mentioned deed, thence
2. South $64^{\circ}00'00''$ East 46.89 feet to the westerly corner of lands conveyed to the trustees of Methodist Episcopal Church of Mount Bethel as described in Deed Book 107 at page 351, also the southwesterly corner of other lands conveyed to the Methodist Episcopal Church of Mount Bethel as described in Deed Book 72 at page 529, thence
3. North $22^{\circ}34'15''$ East 236.28 feet to an iron pin set near the westerly side of the pavement of Mount Bethel Road at the northeasterly corner of the last mentioned deed, thence
4. Crossing Mount Bethel Road, and in and along Snyder Road South $62^{\circ}48'05''$ East 451.44 feet to an iron pin set at the southerly edge of the pavement at the northeasterly corner of the last mentioned deed, thence
5. Along the general course of a stone row South $7^{\circ}23'00''$ West 298.92 feet to an iron pin set at the southeasterly corner of the lands described in Deed Book 107 at page 351, thence
6. Along the southerly line of said lands, and southerly of an iron fence, North $64^{\circ}00'00''$ West 316.77 feet to an iron pin set at the northeasterly corner of the lands described in Deed Book 166 at page 213, thence
7. Along the general course of a stone row South $3^{\circ}58'42''$ West 223.93 feet to an iron pin set at the southeasterly corner of the lands described in said deed, thence
8. North $62^{\circ}54'45''$ West 481.92 feet to the point and place of beginning.

BK2237-70003

Bearings for the above description are referenced to Deed Book 107 at page 351.

The above description is drawn by and in accordance with a survey conducted by Frank J. Kowalik, Land Surveyor, dated December 27, 1984, continued June 6, 2000.

Frank J. Kowalik
Frank J. Kowalik, Land Surveyor
License No. 77426

BK2237-76004

Rights Given to Lender. I mortgage the Property to the Lender. This means that I give the Lender those rights stated in this Mortgage and also those rights the law gives to lenders who hold mortgages on real property. When I pay all amounts due to the Lender under the Note and this Mortgage, the Lender's rights under this Mortgage will end. The Lender will then cancel this Mortgage at my expense.

From now, I make the following promises to the Lender:

1. **Note and Mortgage.** I will comply with all of the terms of the Note and this Mortgage.
2. **Payments.** I will make all payments required by the Note and this Mortgage.
3. **Ownership.** I warrant this to the premises (N.J.S.A. 46:2-2). This means I own the Property and will defend my ownership against all claims.
4. **Lien and Taxes.** I will pay all liens, taxes, assessments and other government charges made against the Property when due. I will not claim any deduction from the taxable value of the Property because of this Mortgage. I will not claim any credit against the principal and interest payable under the Note and this Mortgage for any taxes paid on the Property.

BK2237-PS005

5. Insurance. I must maintain extended coverage insurance on the Property. The Lender may also require that I maintain flood insurance or other types of insurance. The insurance company, policies, amount and type of coverage must be acceptable to the Lender. I will notify the Lender in the event of any substantial loss or damage. The Lender may then require the claim on my behalf if it falls within. All payments from the insurance company must be payable to the Lender under a "standard mortgage clause" in the insurance policy. The Lender may use any proceeds to repair and restore the Property or to reduce the amount due under the Note and this Mortgage. This will not delay the due date for any payment under the Note and this Mortgage.

6. Repairs. I will keep the Property in good repair, neither damaging nor neglecting it. I will allow the Lender to inspect the Property upon reasonable notice to me.

7. Statement of Amount Due. Upon request of the Lender, I will certify to the Lender in writing (a) the amount due on the Note and this Mortgage, and (b) whether or not I have any defense to my obligations under the Note and this Mortgage.

8. Rent. I will not accept rent from any tenant for more than one month in advance.

9. Lawful Use. I will use the Property in compliance with all laws, ordinances and other requirements of any governmental authority.

Emminent Domain. All or part of the Property may be taken by a government entity for public use. If this occurs, I agree that any compensation to be given to the Lender. The Lender may use this to repair and restore the Property or to reduce the amount owed on the Note and this Mortgage. This will not delay the due date for any further payments under the Note and this Mortgage. Any remaining balance will be paid to me.

Tax and Insurance Escrow. If the Lender requests, I will make regular monthly payments to the Lender of (a) 1/12 of the yearly real estate taxes and assessments on the Property, and (b) 1/12 of the yearly cost of insurance on the Property. These payments will be held by the Lender without interest to pay the taxes, assessments and insurance premiums as they become due.

Payments Made for Mortgages. If I do not make all of the repairs or payments as agreed in this Mortgage, the Lender may do so for me. The cost of these repairs and payments will be added to the principal, will bear interest at the same rate provided in the Note and will be repaid to the Lender upon demand.

Default. The Lender may declare that I am in default on the Note and this Mortgage if:

- (a) I fail to make any payment required by the Note and this Mortgage within 30 days after its due date;
- (b) I fail to keep any other promise I make in this Mortgage;
- (c) the ownership of the Property is changed for any reason;
- (d) the holder of any lien on the Property starts foreclosure proceedings; or
- (e) bankruptcy, insolvency or receivership proceedings are started by or against any of the Borrowers.

Payments Due Upon Default. If the Lender declares that I am in default, I must immediately pay the full amount of all unpaid principal, interest, other amounts due on the Note and this Mortgage and the Lender's costs of collection and reasonable attorney fees.

Lender's Rights Upon Default. If the Lender declares that the Note and this Mortgage are in default, the Lender will have all rights given by law or set forth in this Mortgage. This includes the right to do any one or more of the following:

- (a) take possession of and mortgage the Property, including the collection of rents and profits;
- (b) have a court appoint a receiver to accept rent for the Property if consent to this;
- (c) start a court action, known as foreclosure, which will result in a sale of the Property to reduce my obligations under the Note and this Mortgage; and
- (d) sue me for any money that I owe the Lender.

Notice. All notices must be in writing and personally delivered or sent by certified mail, return receipt requested, to the addresses given in this Mortgage. Address changes may be made upon notice to the other party.

No Waiver by Lender. Lender may preserve any right under this Mortgage or under any law, even if Lender has delayed in exercising that right or has agreed in a prior loan to exercise that right. Lender does not waive its right to declare that I am in default by making payments or incurring expenses on my behalf.

Each Person Liable. This Mortgage is legally binding upon each Borrower and all who succeed to their responsibilities (such as heirs and creditors). The Lender may enforce any of the provisions of the Note and this Mortgage against any one or more of the Borrowers who sign this Mortgage.

No Oral Changes. This Mortgage cannot be changed by an agreement in writing signed by both the Borrower(s) and the Lender.

Copy Received. I ACKNOWLEDGE RECEIPT OF A TRUE COPY OF THIS MORTGAGE WITHOUT CHARGE.

Signatures. I agree to the terms of this Mortgage. If the Borrower is a corporation, its proper corporate officers sign and its corporate seal is affixed.

Witnessed or Attested by:

Charles A. Corley, Jr.
Charles A. Corley, Jr., Secretary

BEAR BY CHRISTIAN MINISTRIES CHURCH
OF BOCA RATON
Michelle R. Corley (Seal)
Michelle R. Corley, President

(Seal)

BK2237-0006

128262

STATE OF NEW JERSEY, COUNTY OF
I CERTIFY that on

SS:

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 document; and
(b) signed, sealed and delivered this document as his or her act and deed.

(Print name and title below signature)

STATE OF NEW JERSEY, COUNTY OF HUNTERDON
I CERTIFY that on July 14, 2000.

SS:

CHARLES J. CORLEY, JR.,
personally came before me, and this person acknowledged under oath, to my satisfaction, that:
(a) this person is the Secretary of BETH EL CHRISTIAN MINISTRIES CHURCH
OF GOD IN CHRIST, the corporation named in this document;
(b) this person is the attesting witness in the signing of this document by the proper corporate officer who is
MICHAEL H. CORLEY, the President of the corporation;
(c) this document 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 document; and
(e) this person signed this paper in full knowledge of the truth of these facts.

Signed and sworn to before me on
July 14, 2000.

Charles J. Corley, Jr. Secretary

Robert E. Wade
Attorney-at-Law of the State of NJ

NOTE MORTGAGE

Dated: July 14, 2000

BETH EL CHRISTIAN MINISTRIES CHURCH
OF GOD IN CHRIST, a non-profit corporation
of the State of New Jersey,

themselves,

TO

AMULEN H. SHANKER,

Lender(s).

RAK Robert E. Wade, Esq.
P.O. Box 215
325 Radwick Street
Belvidere, NJ 07823

25

To the County Recording Officer of

County:

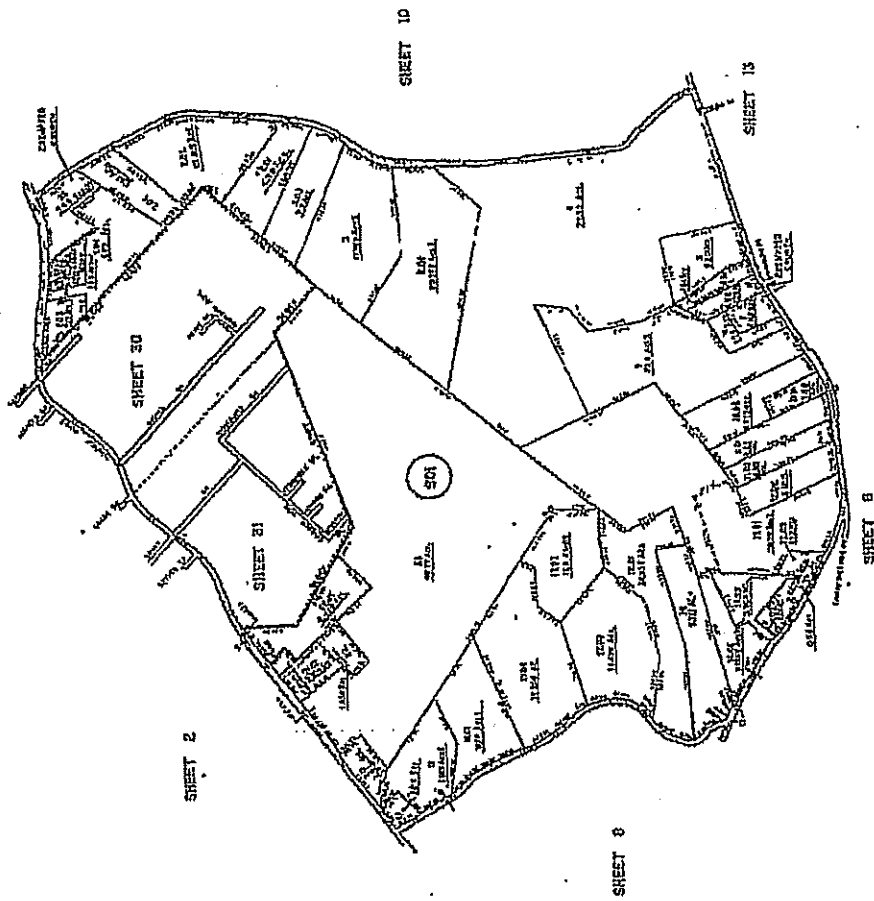
This Mortgage is fully paid, I authorize you to cancel it of record.

Dated

19

(Seal)
Lender

I certify that the signature of the Lender is genuine.



PRINTED
BY THE
COUNTY
ENGINEER

TAX MAP
MANFELDT
WARREN COUNTY,
NEW JERSEY

DATE 1917
BY THE
COUNTY ENGINEER
J. H. BROWN

FOR THE PURPOSE OF
ASSESSING TAXES
ON THE
LANDS
IN THE
COUNTY OF
WARREN
NEW JERSEY
1917

Date/Time: May, 15, 2014 2:35PM

File No.	Mode	Destination	Pg(s)	Result	Page Not Sent
0923	Memory TX	9734420202	P. 2	OK	

Reasons for error
 E. 1) HANG UP or line fall
 E. 2) No answer
 E. 3) Exceeded max. E-mail size
 E. 4) Busy
 E. 5) Destination does not support IP-Fax

To: marc

From: Barbara Brown

attached as what is received in the mail -

J. munda

Barbara

Appt: 973-442-0202

Issued by
Elite Title Group, LLC
AGENT FOR WESTCOR LAND TITLE INSURANCE COMPANY

COMMITMENT ENDORSEMENT

Re: Township of Mansfield
350 Mount Bethel Road
Mansfield Township, NJ

Attached to and forming a part of ETG-11157

Schedule B, - Section I, Item C is amended to read:

Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded:

- (i) Deed from Beth El Christian Ministries Church of God in Christ to Township of Mansfield to be recorded in Warren County Clerk/Register's Office.

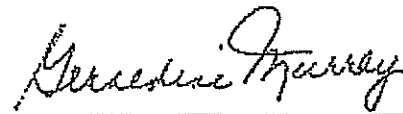
NOTE: Spouses/Civil Union Partners, if any, of vested owners as set forth in Schedule A, Item 2 hereof must join in Deed of Conveyance if the subject premises is now or ever has been used as the primary marital/civil union residence.

Amend Item (5): Corporate Status Report with respect to "Beth El Christian Ministries Church of God in Christ" and find no reference to said corporation. See search attached.

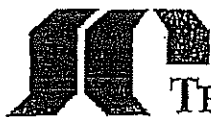
This endorsement is made a part of the commitment. It is subject to all the terms of the commitment and prior endorsements. Except as expressly stated on this endorsement, the terms, dates, and the amount of the commitment and prior endorsements are not changed.

Dated: May 19, 2014

Westcor Land Title Insurance Company



Geri Murray



THE STATE CAPITAL TITLE & ABSTRACT Co.

Past Executive Officers
Frederick Eler (1887-1970)
Wellington B. Eler (1918-2006)
John D. Eler, Esq. (1947-2005)

May 16, 2014

Christopher John Eler
President

Craig J. Goentler, Esq.
Vice President & Title Officer

Dolores Majoros
Corporate Status
& UCC Supervisor

Joann M. Simiesak
Assistant Corporate Status
& UCC Supervisor

Jane M. Moore
Judgment Supervisor

James A. Winters
Assistant Title Officer--
Abstracts

Carol A. Matzger
Assistant Title Officer--
Certificates

ELITE TITLE GROUP LLC
22 RIDGE ROAD
LYNDHURST, NJ 07071

Reference Number: ETG-11157

Name of Corporation: BETH EL CHRISTIAN MINISTRIES
CHURCH OF GOD IN CHRIST

Valued Customer:

In accordance with your recent request, we have contacted the Department of Treasury, Division of Commercial Recording for information relating to the subject corporation.

We have been advised, by said Office, that it finds no reference to the corporation above named in its corporate index, either as a domestic or foreign corporation.

Very truly yours,

Dolores Majoros
Corporate Status Supervisor

DM: KJ

Fee: \$30.00

