

Prepared by: Gary R. Backinoff, Esq.
34 Franklin Corner Road
Lawrenceville, NJ 08648

Record & Return to:

D E E D

THIS DEED made as of March 14, 2022.

BETWEEN: Sandra Bossio, Trustee Under Trust Agreement of Vincent and Mary Aveni Dated October 13, 1994, whose address is 17 Hoover Avenue, Lawrenceville, NJ 08648, hereinafter referred to as the Grantor,

AND: H/W Purnima Kothapalli and Venkata Surya Kiran Akella, whose address is 19 East 19th Street, Apt 435 Bayonne NJ 07002, hereinafter referred to as the Grantee.

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

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of Three Hundred Eighty Thousand and No/100 Dollars (\$380,000.00). The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of Lawrence Township, Block No. 1504, Lot Nos 1, 2, and 3.

Property. The property consists of the land and all the buildings and structures on the land in the Municipality of Lawrence Township, Mercer County, New Jersey, and is known as 2191 US Highway 1, Trenton, NJ 08648.

The legal description is annexed hereto as Exhibit A.

BEING THE SAME PREMISES which Vincent Aveni and Mary Aveni, Husband and Wife, by their Deed dated October 13, 1994 and recorded March 31, 1995 in the

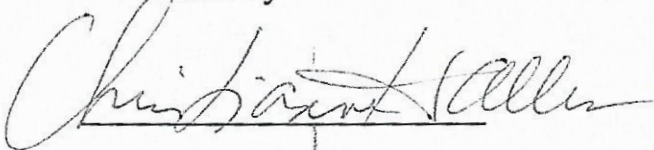
Office of the Clerk of Mercer County in Deed Book 2924, Page 1, granted and conveyed unto Sandra Bossio, as Trustee.

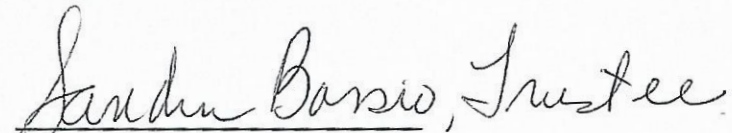
Subject to all easements and restrictions of record.

Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

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

Witnessed by:




Sandra Bossio, Trustee Under
Trust Agreement of Vincent and
Mary Aveni Dated October 13, 1994

STATE OF NEW JERSEY
COUNTY OF MERCER SS:

I CERTIFY that on March 11, 2022, Sandra Bossio, Trustee Under Trust Agreement of Vincent and Mary Aveni Dated October 13, 1994, personally came before me and stated to my satisfaction that this person (or if more than one, each person): (a) was the maker of the attached deed; (b) executed this deed as her own act; and, (c) made this Deed for \$380,000.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)

