

DEED OF EASEMENT

THIS INDENTURE made this day of _____ 2023, by and between WILLIAM SACKEL AND JANICE SACKEL, owners of Block 36, Lot 8 on the tax map of the Borough of Bradley Beach also known as 309 McCabe Avenue, Bradley Beach, NJ 07720, hereinafter referred to as "Grantors" and ANN MARIE KUDER, owner of Block 36, Lot 7 on the tax map of the Borough of Bradley Beach also known as 309 ½ McCabe Avenue, Bradley Beach, NJ 07720 hereinafter referred to as the "Grantee."

WITNESSETH

Grantors hereby conveys to Grantee an easement over the Grantors' property as described in the metes and bounds description attached as Attachment A for the following sole purpose:

Grantee shall have a right to use the easement area solely for the purposes of allowing a motor vehicle parked on Grantee's property to open the driver's door or the rear passenger door on the driver's side to allow parties to exit the vehicle and then to walk around the vehicle partially in the easement area to then solely on the property owned by Grantee.

Grantee shall have no further rights other than described herein to the easement area and may not put any obstructions in the area, including any plantings or make any other use of the easement area.

Grantor agrees not to place any obstructions in the easement area that would prevent the use of the easement area as described herein.

For consideration of \$1.00 and other good and valuable consideration which the Grantor hereby acknowledges receipt of, the Grantee agrees to indemnify and hold harmless Grantor from any and all claims whatsoever that may arise out of any use of the easement area by Grantee or its invitees, representatives or agents. If any claim or action is brought by a third

party against Grantor relative to a claim related to the easement area, Grantee herein shall defend any such claim at Grantee's sole cost, and if for any reason Grantor has to incur attorney's fees, Grantee shall be obligated to reimburse Grantor for any reasonable attorney's fees incurred.

Grantor shall retain any and all rights to access the easement area so long as it does not result in any interference with Grantee's easement rights.

IN WITNESS THEREOF, Grantors and Grantee have duly executed this INDENTURE all as of the day and year first above written.

Dated: _____

WILLIAM SACKEL, GRANTOR

Dated: _____

JANICE SACKEL, GRANTOR

Dated: _____

ANN MARIE KUDER, GRANTEE

STATE OF NEW JERSEY :

:

COUNTY OF :

I CERTIFY that on _____, 2023 the Grantors, **WILLIAM SACKEL AND JANICE SACKEL** personally came before me and acknowledged under oath to my satisfaction that this person (or if more than one, each person):

- (a) were the makers of this Deed;
- (b) executed this Deed as his or her own act; and,
- (c) made this Deed for \$1.00 as the full and actual consideration paid or to be paid for the easement rights created by this Deed.

Notary Public of New Jersey

STATE OF NEW YORK :

:

COUNTY OF NEW YORK :

I CERTIFY that on _____, 2023, the Grantee, **ANN MARIE KUDER** personally came before me and acknowledged under oath to my satisfaction that this person (or if more than one, each person):

- (d) was the Grantee of this Deed;
- (e) executed this Deed as his or her own act; and,
- (f) made this Deed for \$1.00 as the full and actual consideration paid or to be paid for the easement rights created by the Deed.

Notary Public of New Jersey

RECORD AND RETURN TO:
THOMAS J. HIRSCH, ESQ.
3350 Rt. 138, Bldg. 1, Suite 214
Wall, NJ 07719