

Prepared By: Jan Callahan
Jan Callahan

RECORD AND RETURN TO:
CLOSING PARTNER, LLC
49 Parker Road
Long Valley, NJ 07853

CORRECTIVE DEED

This Deed is made on August 12, 2002

BETWEEN: **STICKEL CONSTRUCTION, INC., a corporation of the state of New Jersey**

located at P.O. Box 101, Pittstown, NJ 08867
referred to as the Grantor

AND: **ROY E. LUKASIK and KATHLEEN A. LUKASIK, husband and wife**

about to reside at 308 Gano Road, Asbury, NJ 08802
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 **ONE (\$1.00) DOLLAR.**

The Grantor acknowledges receipt of this money.

TAX MAP REFERENCE. (N.J.S.A. 46:15-1.1) Municipality of **UNION TOWNSHIP**
Block 1.09, Lot 29.08 commonly known as **308 Gano Road, Asbury, NJ 08802**

PROPERTY. The property consists of the land and all the buildings and structures on the land in the Union Township, County of Hunterdon, and State of New Jersey. The legal description is:

See **Exhibit A** attached hereto and made a part hereof.

Being part of the same premises conveyed to the Grantors herein by deed of Raymond A. Poniatowski, 1/2 undivided interest and Marie E. Poniatowski, 1/2 undivided interest as tenants in common, dated May 18, 1998 and recorded May 26, 1998 in the Hunterdon County Clerk's Office in Deed Book 1187, Page 847 &c.

A deed for these premises was made between the Grantor and Grantees herein on August 25, 1999, and recorded with the Hunterdon County Clerk on August 31, 1999 in Deed Book 1219, Page 617 &c.

THIS CORRECTIVE DEED IS MADE TO CORRECT THE LEGAL DESCRIPTION ATTACHED TO THE AFORESAID INITIAL DEED, which described Lot 29.09 and not Lot 29.08 (the intended premises). THE DESCRIPTION ATTACHED HERETO AS EXHIBIT A IS THE CORRECT DESCRIPTION OF THE PREMISES INTENDED TO BE CONVEYED BY THE PRIOR DEED, TO WIT: LOT 29.08.

Subject to easements, covenants, restrictions, agreements and other matters of record and such state of facts as an accurate survey and inspection may reveal.

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:
James M. Douglas
James M. Douglas, Secretary

STICKEL CONSTRUCTION, INC.
By: Michael Stickel
Michael Stickel, President

STATE OF NEW JERSEY, COUNTY OF HUNTERDON) SS.:
I CERTIFY that on 12th of August, 2002, Michael Stickel, personally came before me, and this person acknowledged under oath, to my satisfaction, that:
secretary of **STICKEL CONSTRUCTION, INC.**, the corporation named in this
(a) this person is the document;
(b) this person is the attesting witness to the signing of this document by the property corporate officer who is 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 proof to attest to the truth of these facts.

Signed and sworn to before me on
Aug 12, 2002
James M. Douglas
James M. Douglas, Secretary

ROBERT B. ZEDERBAUM
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Jan. 18, 2004

LEGAL DESCRIPTION
Tax Map Block 1.09 Lot 29.08
Union Township
Hunterdon County, New Jersey

Being commonly known as Street No. 308, Gano Road, being all of Lot No. 29.08 in Block 1.09, as shown on a certain filed map entitled, "FINAL PLAT, of, CHESTNUT RIDGE ESTATES, Block 1.09 Lot 29, Union Township, Hunterdon County, New Jersey", Dated: August 14, 1998, Scale: 1"=100', and was filed with the Hunterdon County Clerk's Office on November 19, 1998, as FILED MAP No. 1307, and further being known as Lot No. 29.08 Block 1.09, as appears on Sheet No. 2, of the Official Tax Map of the Township of Union, Hunterdon County, New Jersey, and is more particularly described as follows:

Beginning at a capped surveyor's iron to be set, at the southeast corner of Tax Map Lot 29.07 Block 1.09, lands now or formerly, Stickel Construction, Inc., said point of beginning being in the northerly right of way line of Gano Road, having a right of way width of 50', as shown on the above mentioned Filed Map No. 1307, and from said point of beginning running, thence:

- 1) Along the westerly line of said Corporation, N10 -26'-59"W, a distance of 150.38', to a capped surveyor's iron to be set at an angle point in same, thence;
- 2) Along the northeasterly line of same, N42 -08'-41"W, a distance of 134.11', to a capped surveyor's iron to be set, in the southeasterly line of Tax Map Lot 17 Block 1.09, lands now or formerly, Nicholas Burd & Laura Burd, h/w, thence;
- 3) Along the southeasterly line of said Burd, N47 -51'-19"E, a distance of 155.00', to a capped surveyor's iron to be set, at the most westerly corner of Tax Map Lot 29.09 Block 1.09, being other lands now or formerly, Stickel Construction, Inc. thence;
- 4) Along the southwesterly line of said Corporation, S42 -08'-41"E, a distance of 424.53', to a capped surveyor's iron to be set, in the northerly right of way line of said Gano Road, thence;
- 5) Along the northerly right of way line of same, on a curve to the right, having a radius of 275.00', a central angle of 12 -52'-02", an arc length of 61.76', and whose chord bears, S77 -35'-01"W, a distance of 61.63', to a point of curvature in same, thence;
- 6) Along the northerly right of way line of same, S84 -01'-03"W, a distance of 223.56', to the point and place of beginning, and containing a calculated area of 65,527 square feet or 1.5043 Acres.

Drainage and Conservation Easement

Subject to the benefits and burdens of a Conservation and Drainage Easement, granted to the Township of Union, and is more particularly described as follows:

Beginning at the beginning point of the hereinabove described Lot, and from said point of beginning running, thence:



Consideration:	1.00
Realty Tax:	0.00 E
Fees:	45.00

Instr# 8383320 Dorothy K. Tirpok
Recorded/Filed NF Hunterdon County Clerk
08/26/2002 11:45 Bk 2046 Pg 283 #Pg 4 DEED

1) Along the 1st course of same, N10 -26'-59"W, a distance of 150.38', to the terminus of same, thence;

2) Along the 2nd course of same, N42 -08'-41"W, a distance of 134.11', to the terminus of same, thence;

3) Along the 3rd course of same, N47 -51'-19"E, a distance of 155.00', to the terminus of same, thence;

4) Along a portion of the 4th course of same, S42 -08'-41"E, a distance of 25.00', to a point in same, thence;

5) Through lands of the grantor, 25' southeasterly to, and parallel with the 3rd course herein, S47 -51'-19"W, a distance of 147.50', to a corner in same, thence;

6) Through lands of the grantor, 7.5' northeasterly to and parallel with the 2nd course herein, S42 -08'-41"E, a distance of 111.24', to an angle point in same, thence;

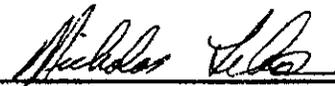
7) Through lands of the grantor, 7.5' easterly to and parallel with the 1st course herein, S10 -26'-59"E, a distance of 153.09', to a point in the 6th course of said description, thence;

8) Along a portion of said 6th course, S84 -01'-03"W, a distance of 7.52', to the point and place of beginning, and containing a calculated area of 5,839 square feet or 0.1341 Acres.

Subject to the benefits and burdens of covenants, easements and restrictions as are more particularly delineated on the above mentioned Filed Map No. 1307, and those of record.

The bearings in this description are referenced to those as found on a certain filed map entitled, "FINAL PLAT, of, CHESTNUT RIDGE ESTATES, Block 1.09 Lot 29, Union Township, Hunterdon County, New Jersey", Dated: August 14, 1998, Scale: 1"=100', and was filed with the Hunterdon County Clerk's Office on November 19, 1998, as FILED MAP No. 1307.

This Legal Description was prepared in accordance with a Plan of Survey, Prepared by NICHOLAS LEBO & ASSOCIATES, Inc., P.O. Box 592, Flemington, New Jersey 08822-0592, Telephone and FAX Number (908) 782-5528, for, RBZ ENTERPRISES, Inc., P.O. Box 5074, Clinton, New Jersey, Telephone Number (908) 713-6650, being SURVEY No. 980514.L08, Scale: 1" = 30', and Dated: August 5, 1999.

8/5/99 

Date: Nicholas Lebo, No. 21764
Professional Land Surveyor

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION OR EXEMPTION
(c. 49, P.L. 1968)

ALL-STATE® Legal
A Division of ALL-STATE International, Inc.
908-272-0800

or
PARTIAL EXEMPTION
(c. 176, P.L. 1975)

To be recorded with Deed pursuant to c. 49, P.L. 1968, as amended by c. 225, P.L. 1985 (N.J.S.A. 46:15-5 et seq.)

STATE OF NEW JERSEY
COUNTY OF Hunterdon

SS.

FOR RECORDER'S USE ONLY	
Consideration \$	<u>1.00</u>
Realty Transfer Fee \$	<u>E</u>
Date <u>8-26-02</u>	By <u>MF</u>

* Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3, 4 and 5 on reverse side.)

Deponent _____, being duly sworn according to law upon his/her oath
(Name)

deposes and says that he/she is the of Grantor Corporation in a deed dated _____,
(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)

transferring real property identified as Block No. 1 09 Lot No. 28.08

located at 308 Gano Road, Union Township, Hunterdon Co., NJ (Asbury, NJ
(Street Address, Municipality, County)
08802 and annexed hereto.

(2) CONSIDERATION (See Instruction #6.)

Deponent states that, with respect to deed hereto annexed, the actual amount of money and the monetary value of any other thing of value constituting the entire compensation paid or to be paid for the transfer of title to the lands, tenements or other realty, including the remaining amount of any prior mortgage to which the transfer is subject or which is to be assumed and agreed to be paid by the grantee and any other lien or encumbrance thereon not paid, satisfied or removed in connection with the transfer of title is \$ _____

(3) FULL EXEMPTION FROM FEE Deponent claims that this deed transaction is fully exempt from the Realty Transfer Fee imposed by c. 49, P.L. 1968, for the following reason(s): Explain in detail. (See Instruction #7.) Mere reference to exemption symbol is not sufficient.

Deed is a corrective deed given to correct a previously recorded deed pursuant to paragraph 7d on reverse.

(4) PARTIAL EXEMPTION FROM FEE

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. (See Instructions #8 and #9.)

Deponent claims that this deed transaction is exempt from the increased portion of the Realty Transfer Fee imposed by c. 176, P.L. 1975 for the following reason(s):

- A) SENIOR CITIZEN (See Instruction #8.)
- Grantor(s) 62 yrs. of age or over. *
 - One- or two-family residential premises.
 - Owned and occupied by grantor(s) at time of sale.
 - No joint owners other than spouse or other qualified exempt owners.
- B) BLIND (See Instruction #8.)
- Grantor(s) legally blind. *
 - One- or two-family residential premises.
 - Owned and occupied by grantor(s) at time of Sale.
 - No joint owners other than spouse or other qualified exempt owners.
- DISABLED (See Instruction #8.)
- Grantor(s) permanently and totally disabled.*
 - One- or two-family residential premises.
 - Receiving disability payments.
 - Owned and occupied by grantor(s) at time of sale.
 - Not gainfully employed.
 - No joint owners other than spouse or other qualified exempt owners.
- * IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANTOR NEED QUALIFY.
- C) LOW AND MODERATE INCOME HOUSING (See Instruction #8.)
- Affordable According to HUD Standards.
 - Meets Income Requirements of Region.
 - Reserved for Occupancy.
 - Subject to Resale Controls.
- D) NEW CONSTRUCTION (See Instruction #9.)
- Entirely new improvement.
 - Not previously used for any purpose.
 - Not previously occupied.

Deponent makes this Affidavit to induce the County Clerk or Register of Deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of c. 49, P.L. 1968.

Subscribed and sworn to before me this 13th day of August, 2002

[Signature]
Name of Deponent (sign above line)

Michael Stickel Pres.
Name of Grantor (type above line)

Stickel Construction, Inc.
P.O. Box 378, Oldwick, NJ 08858

Address of Deponent

Address of Grantor at Time of Sale

ROBERT B. ZEDERBAUM
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Jan. 16, 2004

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.	
Instrument Number	<u>8383320</u> County <u>Hunterdon</u>
Deed Number	<u>8383320</u> Book _____ Page _____
Deed Dated	<u>8-26-02</u> Date Recorded <u>8-26-02</u>

IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUC
This format is prescribed by the Director, Division of Taxation in the Department of the Treasury, a the approval of the Director.

ORIGINAL - White copy to be retained by County.
DUPLICATE - Yellow Copy to be forwarded by County to Division of Taxation on partial exemption
TRIPPLICATE - Pink Copy is your file copy.



END OF DOCUMENT

WHITE AND YELLOW COPIES MUST BE SUBMITTED WITH DEED TO COUNTY RECORDING OFFICER