

104-DEED - BARGAIN AND SALE (Covenant as to Grantor's Acts)
CORP TO IND. OR CORP - Plain Language

ADD

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One Commerce Drive, Cranford, N.J. 07016

DEED

Prepared by: (Print signer's name below signature)

J. Douglas Orr

This Deed is made on May 1, 1991

BETWEEN

Stryker's Construction Enterprises, Inc.

having its principal office at 1898 Woodland Terrace
Bound Brook, New Jersey 08805 referred to as the Grantor.

AND Christopher/Sarkisian and Serena/Jimenez
both single, as Joint Tenants with Right of Survivorship

whose post office address is about to be 222C Charlestown Road
Hampton, NJ 08827 referred to as the Grantee.
The word "Grantee" shall mean all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of \$320,000.00

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Union Township
Block No. 12 Lot No. 5 Account No.
 No property tax identification number is available on the date of this Deed. (Check box if applicable.)

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

See attached.

Being a portion of the same lands and premises conveyed to the grantor herein by deed of Elizabeth H. Stobb dated May 5, 1987 which was recorded May 18, 1987 in Hunterdon County Deed Book 986 at page 630.

RECORDING OFFICE
DATE 5/19/91 BY RB

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

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DEED DESCRIPTION

UNION TOWNSHIP TAX MAP BLOCK 12, LOT 5
HUNTERDON COUNTY, NEW JERSEY

Beginning at an iron pipe found for a cover, said beginning point being a common corner to lands now or formerly James and Patricia Buzby (Block 12, Lot 5.02), said point being the termination of Course No. 2 as recorded in Deed Book 1012, Page 1088 filed in the Hunterdon County Clerk's Office. Said beginning point being also a common corner to lands now or formerly Gunter and Elsa Wolschina (Block 12, Lot 4) and running; thence,

(1) Along lands now or formerly Gunter & Elsa Wolschina (Block 12, Lot 4), North $89^{\circ}59'04''$ East, a distance of five hundred ten and eight one-hundredths feet (510.08') to a corner in or near the center of a bridge crossing the Mulhockaway Creek; thence,

(2) Along Hunterdon County Route 635, South $04^{\circ}03'54''$ East, a distance of eighty-three and sixty-one one-hundredths feet (83.61') to a railroad spike found in same; thence,

(3) Along the same, South $13^{\circ}19'22''$ West, a distance of one hundred thirty and sixty-seven one-hundredths feet (130.67') to a railroad spike found in same; thence,

(4) Along the same, South $23^{\circ}14'35''$ West, a distance of five hundred eighty-one and fourteen one-hundredths feet (581.14') to a railroad spike found in same; thence,

(5) Along the same, South $20^{\circ}48'41''$ West, a distance of two hundred and forty-five one-hundredths feet (200.45') to a railroad spike found in same; thence,

(6) Along the same, South $18^{\circ}16'47''$ West, a distance of two hundred fifty-one and eighty-nine one-hundredths feet (251.89') to a railroad spike found near the easterly edge of pavement of same; thence,

(7) Crossing Hunterdon County Route 635 and along lands now or formerly Rainer and Maureen Schandert (Block 12, Lot 7.01), North $83^{\circ}35'57''$ West, a distance of two hundred thirty and forty one-hundredths feet (230.40') to an iron pipe found corner to same; thence,

(8) Along the same, South $18^{\circ}12'35''$ West, a distance of two hundred fifty-eight and forty-seven one-hundredths feet (258.47') to an iron pipe found in line of same, common corner to lands now or formerly George and Elizabeth Hodulika (Block 12, Lot 6); thence,

(9) Along lands now or formerly George and Elizabeth Hodulik, North $73^{\circ}23'26''$ West, a distance of one hundred fifty-eight and sixty-four one-hundredths feet (158.64') to an iron pipe found, corner to same; thence,

(10) Along the same, North $15^{\circ}47'24''$ West, a distance of five hundred sixty-nine and ninety-three one-hundredths feet (569.93') to an iron pipe found, corner to same, corner also to lands now or formerly Sarah Dougan (Block 12, Lot 3);

Page 2

DEED DESCRIPTION

UNION TOWNSHIP TAX MAP BLOCK 12, LOT 5
HUNTERDON COUNTY, NEW JERSEY

(11) North $15^{\circ}54'56''$ West, a distance of five hundred thirty-five and ninety-five one-hundredths feet (535.95') to a corner in line of same, corner also to lands now or formerly Stryker Construction Enterprises (Block 12, Lot 5.04); thence,

(12) Along lands now or formerly Stryker Construction Enterprises (Block 12, Lot 5.04) and then along other lands now or formerly Stryker Construction Enterprises (Block 12, Lot 5.03), then along lands now or formerly James and Patricia Buzby (Block 12, Lot 5.02), North $66^{\circ}48'52''$ East, a distance of seven hundred fifteen and twenty-five one-hundredths feet (715.25') to the point and place of beginning and containing 22.609 acres plus or minus as surveyed by Heritage Consulting Engineers in October, 1988 and updated in March, 1991.

All bearings herein refer to those as shown on "Final Plat for Douglas G. Stryker, Block 12, Lot 5, Union Township, Hunterdon County, New Jersey," prepared by Heritage Consulting Engineers and recorded in the Hunterdon County Clerk's Office as Filed Map No. 1003.

Subject to the following (5) easements as shown on Filed Map No. 1003:

- (1) A conservation easement;
- (2) A drainage easement along a tributary to the Mulhockaway Creek;
- (3) A 10' wide Elizabethtown Gas Company easement;
- (4) A right-of-way easement to Hunterdon County along Hunterdon County Route 635; and,
- (5) A 25' wide fire department water access easement.

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All-state Information
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D.G.S.

BOOK 1146 PAGE 0851

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Prepared by: 
Ann R. Bartlett, Esq.

DEED

This Deed is made on *April 30*, 1996,

BETWEEN

CHRISTOPHER T. SARKISIAN and SERENA J. SARKISIAN, also known as Serena J. Jimenez, both unmarried,

whose address is 17 Route 635, Hampton, NJ 08827 and 243 Hidden Den Circle, Doylestown, PA, respectively, referred to as the Grantor,

AND

CHRISTOPHER T. SARKISIAN, unmarried,

whose post office address is 17 Route 635, Hampton, NJ 08827, 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 \$1.00 (ONE DOLLAR AND 00/100-----)

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of Union Township
Block No. 12 Lot No. 5 Account No.

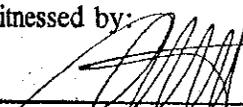
Property. The property consists of the land and all the buildings and structures on the land in the Township of Union, County of Hunterdon and State of New Jersey. The legal description is:

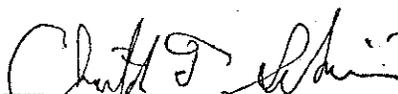
SEE ATTACHED SCHEDULE A

BEING the same lands and premises conveyed to Grantors herein by Deed unto themselves, dated July 30, 1991, and recorded August 5, 1991 in Book 1060 at Page 500 in the Office of the Clerk of Hunterdon County, to create a tenancy by the entirety.

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: 



CHRISTOPHER T. SARKISIAN

SERENA SARKISIAN

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SCHEDULE "A"

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(11) North $15^{\circ}54'56''$ West, a distance of five hundred thirty-five and ninety-five one-hundredths feet (535.95') to a corner in line of same, corner also to lands now or formerly Stryker Construction Enterprises (Block 12, Lot 5.04); thence,

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