

BOOK 1115 PAGE 0126 **DEED**

Prepared by: (Print signer's name below signature)
Christopher M. Troxell
Christopher M. Troxell, Esq.

This Deed is made on September 30th, 1994.

BETWEEN

JAMES TERSIGNI,

whose address is 525 John Mitchell Avenue, Phillipsburg, NJ 08865
referred to as the Grantor,

AND

PETER A. TUREK and TINA TEDFORD, Husband and Wife,

whose post office address is about to be Baptist Church Road, Union Township, ^{Hampton} 08827
Hunterdon County, New Jersey 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 Fourteen Thousand and 00/100 Dollars (\$314,000.00)

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of Union Township
Block No. 15 Lot No. 11.11 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 and State of New Jersey. The legal description is:
County of Hunterdon

SEE SCHEDULE "A" ATTACHED HERETO.

BEING A PORTION OF THE SAME LANDS AND PREMISES AS CONVEYED BY ROSARIO L. QUARTARARO AND MARIANNA A. QUARATARARO, HUSBAND AND WIFE, TO ADELPHI-HUNTERDON, INC., A NEW JERSEY CORPORATION BY DEED DATED APRIL 18, 1985 AND RECORDED APRIL 18, 1985 IN THE HUNTERDON COUNTY CLERK'S OFFICE IN BOOK 918, PAGE 986.

BEING ALSO THE SAME LANDS AND PREMISES DESCRIBED IN A DEED FROM ADELPHI-HUNTERDON, INC. TO ITSELF DATED MARCH 12, 1991 AND RECORDED IN BOOK 1054 OF DEEDS, PAGE 771, ET SEQ. IN THE HUNTERDON COUNTY CLERK'S OFFICE.

BEING THE SAME LANDS AND PREMISES DESCRIBED IN A DEED FROM ADELPHI-HUNTERDON, INC. TO JAMES TERSIGNI AND THOMAS S. FERGUSON DATED OCTOBER 24, 1991 AND RECORDED IN BOOK 1064 OF DEEDS, PAGE 909, ET SEQ. IN THE HUNTERDON COUNTY CLERK'S OFFICE ON NOVEMBER 18, 1991.

BEING THE SAME LANDS AND PREMISES DESCRIBED IN A DEED FROM JAMES TERSIGNI AND THOMAS S. FERGUSON TO JAMES TERSIGNI DATED APRIL 12, 1994, AND RECORDED IN BOOK 1106 OF DEEDS, PAGE 0581, ET SEQ. IN THE HUNTERDON COUNTY CLERK'S OFFICE ON APRIL 21, 1994.

COUNTY OF HUNTERDON
CONSIDERATION \$314,000
REALTY TRANSFER TAX 1994
DATE 9/30/94 BY ASB

87351

Schedule A

Beginning at a point on or near the center of Baptist Church Road (50' wide right-of-way), said point being the northeast corner to lands of N/F John C. and Eva M. Hrousis (Tax Map Block 15, Lot 40), said beginning point also being the southeast corner to the herein-described tract and from said beginning point running thence

(1) along a portion of said northerly line of Hrousis (Tax Map Block 15, Lot 40) North 85°53'00" West two hundred eighty-one and ninety-six one-hundredths feet (281.96') to a steel pin to be set and corner to Hrousig (passing through a concrete monument to be set twenty-five and forty-three one-hundredths feet (29.43') from the beginning of this course and also passing through an iron bolt four and thirty-one one-hundredths feet (4.31') from the beginning of this course) thence

(2) still along Hrousis (Tax Map Block 15, Lot 40) South 04°05'04" West sixty-six and zero one-hundredths feet (66.00') to a steel pin to be set thence

(3) still along another northerly line of Hrousis (Tax Map Block 15, Lot 40) North 84°42'56" West two hundred forty-six and thirty-eight one-hundredths feet (246.38') to an iron pin found, said pin being the southeast corner to lands of N/F F&G Realty Corporation (Tax Map Block 15, Lot 42.02) thence

(4) along a portion of the easterly line of F&G Realty Corporation (Tax Map Block 15, Lot 42.02) North 13°08'04" East three hundred nine and fifteen one-hundredths feet (309.15') to a steel pin to be set thence

(5) along the southerly side of a 50' wide tract of land about to be merged with and conveyed to Block 15, Lot 42.02 South 83°26'26" East five hundred twenty-one and fifty-three one-hundredths feet (521.53') to a point on or near the center of Baptist Church Road (passing through a steel pin to be set twenty-five and twenty-five one-hundredths feet (25.25') from the terminus of this course) thence

(6) along said road South 14°38'23" West two hundred twenty-five and ninety-two one-hundredths feet (225.92') to the point of beginning containing a gross area of 3.146+/- acres of land as calculated by James M. Hansen, New Jersey P.L.S. No. 32650 in July 1988.

The above-described tract is intended to be all of Lot 11.1) as shown on a map entitled, "Final Plat, Block 15, Lot 11.07, Union Township, Hunterdon County, New Jersey," prepared by Thomas L. Yager & Associates in July 1988 and revised to December 29, 1988.

Subject to a 30' x 100' right triangle easement located near the northeast corner of the herein-described tract with the 30' side of said easement coincident with a portion of course no. 5 as described above and the 100' side coincident with the westerly right-of-way of Baptist Church Road.

Subject to a 100' wide conservation area being parallel with, adjacent to and easterly of course no. 4 as described above.

Subject to a 25' wide right-of-way dedication to Union Township as indicated on a map entitled, "Final Plat, Block 15, Lot 11.07, Union Township, Hunterdon County, New Jersey," prepared by Thomas L. Yager & Associates in July 1988 and revised to December 29, 1988.

Subject to the stipulation that a driveway for access to Baptist Church Road is only to be located within a 50' x 397' driveway easement located along a portion of course no. 5 as described above and as shown on a map entitled, "Final Plat, Block 15, Lot 11.07, Union Township, Hunterdon County, New Jersey," prepared by Thomas L. Yager & Associates in July 1988 and revised to December 29, 1988. This lot is granted a driveway easement for the benefit of this lot and Lot 11.10, and to be used in common with Lot 42.02 and Lot 11.10, and Lot 12. The parties using the common driveway shall be responsible for the construction and maintenance of the driveway in proportion to the length of the driveway actually used by the parties.

Subject to all easements, restrictions, covenants, ordinances and agreements of record, if any.

The 50' wide right-of-way width for Baptist Church Road as stated above is based on the proposed right-of-way requirements as shown on Page 204 of the Township of Union "Master Plan and Background Analysis Report 1984," adopted September 20, 1984. However, the map entitled, "Final Plan, Country Acres I - Union, A Major Subdivision of Tax Map Sheet No. 8, Block 17, Lot 1-1, Union Township, Hunterdon County, New Jersey for Distribution Land Systems Inc.," prepared by Van Cleef Engineering Associates on June 12, 1975, Job #73-4-0, (Filed Map No. 495), indicates a 33' wide easterly half right-of-way along existing Block 17, Lot 1.01 which would yield a total right-of-way width of 58' along the above-described tract.

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 M. Troxell

Christopher M. Troxell,
Attorney At Law, State of
New Jersey

James Tersigni

JAMES TERSIGNI

(Seal)

(Seal)

RECORDED

OCT 3 10 10 AM '94

HUNTERDON COUNTY
DOROTHY S. TERPOK
CLERK

STATE OF NEW JERSEY, COUNTY OF Warren
I CERTIFY that on September 30, 1994,

SS.:

James Tersigni

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 his or her own act; and,

(c) made this Deed for \$ 314,000.00 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.)

Christopher M. Troxell

(Print name and title below signature)

Christopher M. Troxell,
Attorney At Law, State of
New Jersey

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

RVST-2

BOOK 1115 PAGE 0130

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 SOMERSET }

FOR RECORDER'S USE ONLY
Consideration \$ 314,000
Realty Transfer Fee \$ 1045 D
Date 10/3/94 By ASB

*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, Michael V. Camerino, being duly sworn according to law upon his/her oath deposes and says that he/she is the Legal Representative (State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.) in a deed dated September 30, 1994, transferring real property identified as Block No. 15 Lot No. 11.11 located at Baptist Church Road (Show Address, Municipality, County) Union Township, Hunterdon County 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 \$ 314,000.00

(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.

(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 H.U.D. 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 30th day of September, 1994. Michael V. Camerino, James Tarsigni (Name of Deponent/Grantor above line) (Name of Officer above line) 77 North Bridge Street, 525 John Mitchell Avenue, Somerville, NJ 08876, Phillipsburg, NJ 08865 (Address of Deponent) (Address of Officer at Time of Sale)

ANDREA DALRYMPLE
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires May 12, 1997

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.
Instrument Number 87351 County Hunterdon
Deed Number 87351 Book Page
Deed Dated 9/30/94 Date Recorded 10/3/94

IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HEREOF. This form is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered or amended without 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 from fee (N.J.A.C. 18:18-8.12). TRIPPLICATE - Pink copy is your file copy.

END OF DOCUMENT

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