

BOOK 1128 PAGE 1010

# DEED

Prepared by: (Print signer's name below signature)  
*Raymond B. Drake*  
Raymond B. Drake, Esquire

This Deed is made on June 28, 1995

BETWEEN CRC EQUITIES t/a CRC COMMUNITIES

whose address is 91 Ryder Way, New Providence, New Jersey 07974 referred to as the Grantor,

AND JEFFREY A. BERGLUND and GAIL M. BERGLUND, husband and wife

whose post office address is 4 Scotch Willie Lane, Hampton, New Jersey 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 FOUR HUNDRED THIRTY FOUR THOUSAND EIGHT HUNDRED FIFTY AND 10/100 ---- (\$434,850.10) ----- DOLLARS.

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. 40.04 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 Schedule A attached hereto and made a part hereof.

The attached description is in accordance with a survey dated June 1, 1995 and prepared for the grantees herein by Harris Surveying.

BEING the same lands and premises conveyed to the grantors herein by Deed from Valley National Bank, a National Banking Association, successor by merger to Peoples's Bank, N.A., a Corporation, dated August 3, 1994 and recorded August 9, 1994 in the Hunterdon County Clerk's Office in Deed Book 1112, Page 249.

COUNTY OF HUNTERDON  
CONSIDERATION \$434,850.10  
REALTY TRANSFER FEE 11050  
DATE 7/18/95 BY ASB

091:29

SCHEDULE A

BOOK 1128 PAGE 1011

Township of Union, County of Hunterdon and State of New Jersey.

BEING KNOWN AS LOT 40.04 AS SHOWN ON A CERTAIN MAP ENTITLED, "FINAL PLAT MAXWELL'S HERITAGE", FILED IN THE HUNTERDON COUNTY CLERK'S OFFICE ON FEBRUARY 10, 1995 AS MAP NO. 1176 AND BEING MORE PARTICULARLY BOUND AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SCOTCH WILLIE LANE (50 FOOT RIGHT OF WAY) CORNER TO LOT 40 AND BEING DISTANT 660.62 FEET WESTERLY FROM TERMINUS OF A CURVE CONNECTING THE WESTERLY LINE OF BAPTIST CHURCH ROAD (VARIABLE RIGHT OF WAY) WITH THE SAID NORTHERLY LINE OF SCOTCH WILLIE LANE, AND RUNS;THENCE


- 1) ALONG THE NORTHERLY LINE OF SCOTCH WILLIE LANE, WESTERLY, ON A CURVE TO THE RIGHT HAVING A RADIUS OF 350.00 FEET AN ARC LENGTH OF 65.00 FEET TO A POINT OF COMPOUND CURVATURE IN SAME;THENCE
- 2) STILL ALONG THE NORTHERLY LINE OF SCOTCH WILLIE LANE, NORTHWESTERLY, ON A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AN ARC LENGTH OF 22.64 FEET TO A POINT OF REVERSE CURVATURE IN SAME;THENCE
- 3) STILL ALONG THE NORTHERLY LINE OF SCOTCH WILLIE LANE, WESTERLY, ON A CURVE TO THE LEFT HAVING A RADIUS OF 56.00 FEET AN ARC LENGTH OF 99.34 FEET TO A POINT CORNER TO LOT 40.03;THENCE
- 4) ALONG THE NORTHEASTERLY LINE OF LOT 40.03, NORTH 48 DEGREES 11 MINUTES 32 SECONDS WEST, A DISTANCE OF 659.40 FEET TO A POINT IN THE EASTERLY LINE OF LOT 13 (LANDS NOW OR FORMERLY OF MELISSA T. HARRISON);THENCE
- 5) ALONG THE EASTERLY LINE OF LOT 13, NORTH 07 DEGREES 29 MINUTES 27 SECONDS EAST, A DISTANCE OF 261.82 FEET TO AN ANGLE POINT IN SAME;THENCE
- 6) ALONG THE SOUTHEASTERLY LINE OF LOT 13, NORTH 39 DEGREES 18 MINUTES 32 SECONDS EAST, A DISTANCE OF 285.66 FEET TO A POINT CORNER TO LOT 12 (LANDS NOW OR FORMERLY OF WILLIAM J. & CHERYL L. DOWD, III);THENCE
- 7) ALONG THE SOUTHERLY LINE OF LOT 12, SOUTH 88 DEGREES 58 MINUTES 03 SECONDS EAST, A DISTANCE OF 249.27 FEET TO A POINT IN THE WESTERLY LINE OF LOT 42.02 (LANDS NOW OR FORMERLY OF WILLIAM J. & CHERYL L. DOWD, III);THENCE
- 8) ALONG THE WESTERLY LINE OF LOT 42.02, SOUTH 01 DEGREES 22 MINUTES 02 SECONDS WEST, A DISTANCE OF 567.12 FEET TO AN IRON PIPE (FOUND) CORNER TO SAME;THENCE
- 9) ALONG THE SOUTHERLY LINE OF LOT 42.02, SOUTH 89 DEGREES 51 MINUTES 23 SECONDS EAST, A DISTANCE OF 154.39 FEET TO A POINT CORNER TO LOT 40;THENCE
- 10) ALONG THE WESTERLY LINE OF LOT 40, SOUTH 09 DEGREES 04 MINUTES 33 SECONDS EAST, A DISTANCE OF 362.72 FEET TO THE POINT AND PLACE OF BEGINNING.

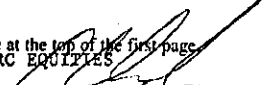
THIS WRITTEN DESCRIPTION IS IN ACCORDANCE WITH A SURVEY PREPARED BY HARRIS SURVEYING DATED JUNE 1, 1995.


**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:

  
RAYMOND B. DRAKE, ESQ.

By:  (Seal)  
CRC EQUITIES  
CARL CHECCHIO General Partner

 (Seal)  
ROBERT CHECCHIO General Partner

STATE OF NEW JERSEY, COUNTY OF HUNTERDON

I CERTIFY that on June 28, 19 95 .


Carl Checchio and Robert Checchio

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 \$ 434,850.10 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.)

RECORDED  
Jul 6 3 11 PM '95  
HUNTERDON COUNTY  
DOROTHY K. TIRPOK  
CLERK

  
(Print name and title below signature)  
Raymond B. Drake  
An Attorney at Law of New Jersey

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

ALL-STATE LEGAL SUPPLY CO.  
One Commerce Drive, Cranford, N.J. 07010

PARTIAL EXEMPTION  
(c. 178, P.L. 1975)

BOOK 1128 PAGE 1013

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

FOR RECORDER'S USE ONLY  
Consideration \$ 434,850.10  
Realty Transfer Fee \$ 1050 D  
Date 7/16/95 By ASB

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

Deponent, Carl Checchio, being duly sworn according to law upon his/her oath deposes and says that he/she is the Partner of the Grantor in deed dated June 28, 1995, transferring real property identified as Block No. 15 Lot No. XXXXXX 40.04 located at Scotch Willie Lane, 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 \$ 434,850.10

(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 28th day of June, 1995

Raymond B. Drake  
An Attorney at Law of NJ

Signature of Deponent  
Carl Checchio  
91 Ryder Way  
New Providence, NJ 07974

Signature of Grantor  
Carl Checchio, Partner  
91 Ryder Way  
New Providence, NJ 07974

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.  
Instrument Number 9229 County Hunterdon  
Deed Number 9229 Book Page  
Deed Dated 6/28/95 Date Recorded 7/16/95

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. 18:18-6.12).  
TRIPPLICATE - Pink copy is your file copy.

END OF DOCUMENT

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

COUNTY OF HUNTERDON	
CONSIDERATION	515,000.-
SALE TRANSFER FEE	2350.-
DATE 12-3-98	BY [Signature]

Phillip J. Simms, Attorney at Law

B1200 P0871

# Deed

15/40.04  
25

This Deed is made on DECEMBER 1, 1998  
**BETWEEN**  
 JEFFREY A. BERGLUND and GAIL M. BERGLUND, h/w

whose post office address is  
 2 Amesbury Street, Auburn, Massachusetts

referred to as the Grantor,  
**AND**  
 ROBERT E. JACKSON and JUDITH A. JACKSON, h/w

[Handwritten signature: R E Jackson]

whose post office address is  
 about to be 4 Scotch Willie Lane, Hampton, New Jersey 08827

referred to as the Grantee.  
 The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

**1. Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of Five Hundred Fifteen Thousand & xx/100 (\$515,000.00)-----Dollars  
 The Grantor acknowledges receipt of this money.

**2. Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of Union Township  
 Block No. 15 Lot No. 40.04 Qualifier No. Account No.  
 No property tax identification number is available on the date of this Deed. (Check Box if Applicable.)

**3. 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:

Please see attached Legal Description annexed hereto and made a part hereof. (Check Box if Applicable.)

See Schedule A attached hereto and made a part hereof.

BEING the same lands and premises conveyed to the grantors herein by Deed from JEFFREY A. BERGLUND and GAIL M. BERGLUND, h/w, dated June 28, 1995 and recorded July 6, 1995 in the Hunterdon County Clerk's Office in Deed Book 1128, Page 1010.

110623

15/40.04

Prepared by: (print signer's name below signature)  
 [Signature]  
 PHILLIP J. SIMMS,  
 AN ATTORNEY AT LAW OF NJ

(For Recorder's Use Only)



B1200 P0872

SCHEDULE "A"

Township of Union, County of Hunterdon and State of New Jersey.

BEING KNOWN AS LOT 40.04 AS SHOWN ON A CERTAIN MAP ENTITLED, "FINAL PLAT MAXWELL'S HERITAGE", FILED IN THE HUNTERDON COUNTY CLERK'S OFFICE ON FEBRUARY 10, 1995 AS MAP NO. 1176 AND BEING MORE PARTICULARLY BOUND AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SCOTCH WILLIE LANE (50 FOOT RIGHT OF WAY) CORNER TO LOT 40 AND BEING DISTANT 660.62 FEET WESTERLY FROM TERMINUS OF A CURVE CONNECTING THE WESTERLY LINE OF BAPTIST CHURCH ROAD (VARIABLE RIGHT OF WAY) WITH THE SAID NORTHERLY LINE OF SCOTCH WILLIE LANE, AND RUNS; THENCE

- 1) ALONG THE NORTHERLY LINE OF SCOTCH WILLIE LANE, WESTERLY, ON A CURVE TO THE RIGHT HAVING A RADIUS OF 350.00 FEET AN ARC LENGTH OF 65.00 FEET TO A POINT OF COMPOUND CURVATURE IN SAME; THENCE
- 2) STILL ALONG THE NORTHERLY LINE OF SCOTCH WILLIE LANE, NORTHWESTERLY, ON A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AN ARC LENGTH OF 22.64 FEET TO A POINT OF REVERSE CURVATURE IN SAME; THENCE
- 3) STILL ALONG THE NORTHERLY LINE OF SCOTCH WILLIE LANE, WESTERLY, ON A CURVE TO THE LEFT HAVING A RADIUS OF 56.93 FEET AN ARC LENGTH OF 99.34 FEET TO A POINT CORNER TO LOT 40.03; THENCE
- 4) ALONG THE NORTHEASTERLY LINE OF LOT 40.03, NORTH 48 DEGREES 11 MINUTES 12 SECONDS WEST, A DISTANCE OF 659.40 FEET TO A POINT IN THE EASTERLY LINE OF LOT 13 (LANDS NOW OR FORMERLY OF MELISSA T. HARRISON); THENCE
- 5) ALONG THE EASTERLY LINE OF LOT 13, NORTH 07 DEGREES 29 MINUTES 27 SECONDS EAST, A DISTANCE OF 261.82 FEET TO AN ANGLE POINT IN SAME; THENCE
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- 8) ALONG THE WESTERLY LINE OF LOT 42.02, SOUTH 01 DEGREES 22 MINUTES 02 SECONDS WEST, A DISTANCE OF 567.12 FEET TO AN IRON PIPE (FOUND) CORNER TO SAME; THENCE
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THIS WRITTEN DESCRIPTION IS IN ACCORDANCE WITH A SURVEY PREPARED BY HARRIS SURVEYING DATED JUNE 1, 1995.


The street address of the Property is:  
4 Scotch Willie Lane, Hampton, New Jersey


4. **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).

5. **Signatures.** The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature.)

Witnessed By:

 (Seal)  
JEFFREY A. BERGLUND

  
PHILLIP J. SIMMS,  
AN ATTORNEY AT LAW OF NJ

 (Seal)  
GAIL M. BERGLUND

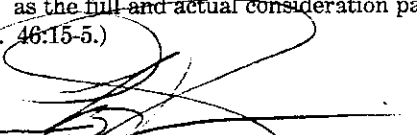
RECORDED  
DEC 3 3 25 PM '98  
HUNTERDON COUNTY  
DORTCH  
CLERK  
SS.

STATE OF NEW JERSEY, COUNTY OF HUNTERDON  
I CERTIFY that on NOVEMBER 24, 1998  
JEFFREY A. BERGLUND and GAIL M. BERGLUND,

personally came before me and stated to my satisfaction that this person (or if more than one, each person):  
(a) was the maker of this Deed;  
(b) executed this Deed as his or her own act; and,

(c) made this Deed for \$ 515,000.00 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.)

RECORD AND RETURN TO:  
RYLAK & GIANOS  
P.O. BOX 5365  
12 LOWER CENTER STREET  
CLINTON, NEW JERSEY 08809

  
(Print name and title below signature)  
PHILLIP J. SIMMS,  
AN ATTORNEY AT LAW OF NJ