

B1206 P0896

DEED - Bargain and Sale (Ind. to Ind.)
Plain Language

COUNTY OF HUNTERDON	
CONSIDERATION	110,000 -
REALTY TRANSFER FEE	365 -
DATE	4-15-99 BY 778

DEED

Prepared by:

James D. Cotreau
JAMES D. COTREAU, ESQ.

This Deed is made on April 12, 1999

BETWEEN

STEVEN L. LANG, a married man

whose address is 8 Melanie Manor, East Brunswick, New Jersey 08816

referred to as the Grantor,

AND

THOMAS A FITZPATRICK IV and
KAREN G. FITZPATRICK, his wife

whose post office address is 4 North Slope, Clinton, NJ 08809

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 HUNDRED TEN THOUSAND DOLLARS (\$110,000.00)** and No/100-----

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Township of Union
Block No. 16 Lot No. 7.04 Account No.

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

SEE SCHEDULE A, LEGAL DESCRIPTION ATTACHED

ALSO generally known as Route 579 and Gravel Hill Road, Union Township, Hunterdon County, New Jersey.

ALSO known as Tax Lot 7.04 (formerly part of 7.02), Tax Block 16 on the current Tax Map of the Township of Union, County of Hunterdon, State of New Jersey.

BEING the same premises conveyed to Steven Lang, by Deed from Robert Creveling, single, dated April 7, 1998 and recorded May 26, 1998 in the Hunterdon County Clerk's office in Deed Book 1187, Page 830.

112715

COMMONWEALTH LAND TITLE INSURANCE COMPANY OF NEW
JERSEY

TITLE INSURANCE COMMITMENT

File Number: C504990

81208 P0897

SCHEDULE A
LEGAL DESCRIPTION

BEGINNING at a point in the new northerly right-of-way line of County Route No. 579 (AKA Bloomsbury-Pittstown Road) (30 feet wide from the centerline of pavement), where the same is intersected by the common boundary line between the herein described lot and Lot 7.03, Block 16 as laid out on the hereinafter referenced filed map, and running: thence -

- 1.) N 05°52'11" W, a distance of 75.00 feet along the said common boundary line between the herein described land and Lot 7.03, Block 16 to an angle point; thence -
- 2.) N 45°15'04" W, a distance of 1221.39 feet along the same to a point in the southerly line of lands N/F of Richard & Ann Rekuc (Tax Lot 4.22, Block 16); thence -
- 3.) N 82°02'20" E, a distance of 300.68 feet along said line N/F of Rekuc to a corner of same marked, by a stone found, being also a corner to lands N/F of Saunders (Lot 5, Block 16); thence -
- 4.) S 43°43'38" E, a distance of 981.31 feet & along the southwesterly line of said lands of Saunders to a point in the new southwesterly right-of-way line of Gravel Hill Road (25 feet wide from centerline); thence -
- 5.) Southeasterly, along said new line of Gravel Hill Road along a curve to the left having a radius of 874.52 feet, an arc length of 261.16 feet, and a chord bearing and length of S 32°24'36" E, 260.19 feet to the beginning of a curve connecting said line of Gravel Hill Road to the aforesaid new northerly right-of-way line of County Route No. 579; thence -
- 6.) Southeasterly, southerly, southwesterly, westerly and northwesterly along said connecting curve, bearing left having a radius of 25.00', an arc length of 58.35 feet and a chord bearing and length of S 25°54'11" W, 45.99 feet to a point of reverse curvature in said new northerly right-of-way line of County Route No. 579; thence -
- 7.) Northwesterly, westerly, and southwesterly, along said line of County Route No. 579 on a curve to the left having a radius of 1463.12 feet, an arc length 220.65 feet and a chord bearing and distance of S 08°27'03" W, 399.28 feet to a point in the same and the POINT AND PLACE OF BEGINNING.

B1208 P0898

CONSIDER
REALTY TR
DATE 7-

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 D. Cotreau
.....
JAMES D. COTREAU
An Attorney at Law of New Jersey

STEVEN L. LANG (Seal)
.....
RECORDED
Apr 15 9 49 AM '99
MUNTERDGH COUNTY
S. MORTHY K. TIRPOK
CLERK

STATE OF NEW JERSEY, COUNTY OF MORRIS

I CERTIFY that on April 12, 1999

STEVEN L. LANG, a married man, personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his or her act and deed; and
- (c) made this Deed for \$ 110,000.00 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.)

James D. Cotreau
.....
JAMES D. COTREAU
An Attorney at Law of New Jersey

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Page 341

BOOK 1187 PAGE 0830

COUNTY OF HUNTERDON	
CONSIDERATION	150,000
REALTY TRANSFER FEE	5.35 -
DATE	5/26/98 BY MJB

Deed

This Deed is made on April 7, 1998
BETWEEN

Robert Creveling, Single

whose post office address is

PO Box 4978, Clinton, NJ 08809

referred to as the Grantor,
AND

Steven Lang

whose post office address is

8 Melanie Manor, East Brunswick, NJ 08816

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 \$150,000.00

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. 16 Lot No. 7.02, & 7.03 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 and State of New Jersey. The legal description is:
County of Hunterdon

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

107053

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

Thomas F. DiBianca
Attorney At Law State of New Jersey

(For Recorder's Use Only)



SCHEDULE A

BEGINNING at a railroad spike found in the traveled way of the public roadway designated as County Route 579, said railroad spike also marking the northeasterly corner of lands belonging to David and Virginia G. Hurford, and running from said beginning point:

1. By a line running along said lands of Hurford, North 45 degrees 46 minutes 27 seconds West 1226.48 feet to an iron pipe found, corner also to said lands of Hurford, said iron pipe also being corner to lands belonging to Andrew C. Jurgensen; thence, by the following two courses along said lands of Jurgensen,
2. North 02 degrees 40 minutes 33 seconds West 127.70 feet to a iron pipe found; thence,
3. North 81 degrees 17 minutes 50 seconds East 154.28 feet to a point, corner also to said lands of Jurgensen and corner also to Lots 4.12 and 4.13; thence
4. By a line running along said Lot 4.13 as shown on Filed Map No. 751 on File at the Hunterdon County Clerk's Office North 82 degrees 02 minutes 20 seconds East 465.44 feet to a planted stone found, said planted stone also being corner to Lot 4.13 and also corner to Toll et. als; thence,
5. By a line running along said lands belonging to Toll et. als, South 43 degrees 43 minutes 38 seconds East 1215.85 feet to an iron pipe found, corner also to said lands of Toll, said iron pipe also being corner to lands belonging to Jonathan B. Santamaria; thence,
6. By a line running along said lands of Santamaria, South 35 degrees 48 minutes 07 seconds East 159.70 feet to an iron pin set in the traveled way of the aforementioned road designated as County Route 579; thence, by the remaining two courses by lines running within said road;
7. South 89 degrees 49 minutes 42 seconds West 231.00 feet to a railroad spike set; thence,
8. South 81 degrees 49 minutes 25 seconds West 435.89 feet to the place of beginning.

Being the same premises as conveyed to Grantor herein by deed from himself dated April 29, 1988 and recorded May 5, 1988 in Hunterdon County Clerks in Deed Book 1006, page 962.

BOOK 1187 PAGE 0832

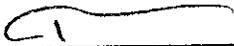
The street address of the Property is:

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)
Robert Creveling



Thomas F. DiBianca
An Attorney At Law of New Jersey

RECORDED (Seal)

MAY 26 12 49 PM '98

HUNTERDON COUNTY SS.
DORTNY R. TIRFOX
CLERK

STATE OF NEW JERSEY, COUNTY OF Hunterdon
I CERTIFY that on April 7, 1998

personally came before me and stated to my satisfaction that this person (or if more than one, each person):

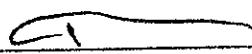
(a) was the maker of this Deed;

(b) executed this Deed as his or her own act; and,

(c) made this Deed for \$ 150,000. 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:

Steven Lang, Esq.
8 Melanie Manor
East Brunswick, NJ 08809


(Print name and title below signature)

Thomas F. DiBianca
An Attorney At Law of New Jersey

BOOK 1006 PAGE 962

DEED

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

Thomas F. DiBianca, Esq.

This Deed is made on April 29, 1988

BETWEEN Robert Creveling, Single

whose address is P.O. Box 4978, Clinton, NJ 08809 referred to as the Grantor.

AND Robert Creveling, Single

whose post office address is P.O. Box 4978, Clinton, NJ 08809 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 and 00/xx (\$1.00) Dollar.

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Union Township

Block No. 16 Lot No. 7.01 and 7.02 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:

BEGINNING at a railroad spike found in the traveled way of the public roadway designated as County Route 579, said railroad spike also marking the northeasterly corner of lands belonging to David and Virginia G. Hurford, and running from said beginning point:

1. by a line running along said lands of Hurford, north 45 degrees 46 minutes 27 seconds west 1226.48 feet to an iron pipe found, corner also to said lands of Hurford, said iron pipe also being corner to lands belonging to Andrew C. Jurgensen; thence, by the following two courses along said lands of Jurgensen,
2. north 02 degrees 40 minutes 33 seconds west 127.70 feet to an iron pipe found; thence,
3. north 81 degrees 17 minutes 50 seconds east 154.28 feet to a point, corner also to said lands of Jurgensen and corner also to Lots 4.12 and 4.13; thence,
4. by a line running along said Lot 4.13 as shown on filed map No. 751 on file at the Hunterdon County Clerk's office north 82 degrees 02 minutes 20 seconds east 465.44 feet to a planted stone found, said planted stone also being corner to Lot 4.13 and also corner to Toll et. als; thence,
5. by a line running along said lands belonging to Toll et. als, south 43 degrees 43 minutes 38 seconds east 1215.85 feet to an iron pipe found, corner also to said lands of Toll, said iron pipe also being corner to lands belonging to Jonathan B. Santamaria; thence,
6. by a line running along said lands of Santamaria, south 35 degrees 48 minutes 07 seconds east 159.70 feet to an iron pin set in the traveled way of the aforementioned road designated as County Route 579; thence, by the remaining two courses by lines running within said road;
7. south 89 degrees 49 minutes 42 seconds west 231.00 feet to a railroad spike set; thence,

COUNTY OF HUNTERDON
CONSIDERATION
REALLY TRASMISER JEE
DATE 5-5-88 BY JJK

54171

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:

Robert Creveling (Seal)
Robert Creveling

Thomas F. DiBianca (Seal)
Thomas F. DiBianca, Esq.

RECORDED
MAY 5 10 07 AM '88
HUNTERDON COUNTY
DEEDS
BOOK

STATE OF NEW JERSEY, COUNTY OF Hunterdon

SS.:

I CERTIFY that on April 29, 1988, Robert Creveling

and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his or her act and deed; and
- (c) made this Deed for \$ 1.00 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.)

Thomas F. DiBianca
(Print name and title below signature)
Thomas F. DiBianca
An Attorney at Law of New Jersey

END OF DOCUMENT