

Deed

This Deed is made on **October 17, 2001**

BETWEEN

GARY F. FORSYTH

CLAIRE M. FORSYTH

Husband and Wife

whose post office address is

197 Main Street Jutland, Hampton, NJ 08827

referred to as the Grantor,

AND

CLAIRE M. FORSYTH

Married

whose post office address is

197 Main Street Jutland, Hampton, NJ 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 **\$100.00**

One Hundred Dollars and No Cents

The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of **Union**

Block No. **21.02**

Lot No. **32.03**

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**

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.)

BEING the same premises conveyed to the Grantors herein by deed from Perryville Estates, LLC., dated September 22, 2000, and recorded in Deed Book 1249, Page 0417 in the Hunterdon County Clerk's Office

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



ROBERT D. SPENGLER, ESQ.

(For Recorder's Use Only)



Consideration:
Realty Tax:
Fees:

100.00
0.00 B
24.00

Instr# **8345247** Dorothy K. Tirpok
Recorded/Filed **LB** Hunterdon County Clerk
12/13/2001 14:52 Bk 2025 Pg 340 #Pg 4 DEED

R

H

EXHIBIT ATownship of Union, County of Hunterdon, State of New Jersey

BEGINNING at a point in Main Street (41.5 foot wide right of way), said point marking the southeast corner of Lot 32.04 of this subdivision and running thence

- 1) Along the northeasterly line of said Lot 32.04, North 24° 38' 07" West 274.52 feet to an angle point; thence
- 2) Along the northerly line of said Lot 32.04, North 72° 03' 23" West 196.56 feet to a point in the easterly line of Main Street (50.00 foot wide right of way); thence
- 3) Along said side line, North 17° 56' 37" East 70.00 feet to a point of curvature; thence
- 4) Still along said side line on a curve to the right having a radius of 300.00 feet, an arc distance of 77.18 feet to a point of tangency; thence
- 5) Still along said side line, North 32° 41' 05" East 45.00 feet to a point; thence
- 6) Leaving said side line and running along the southerly line of Lot 32.05 of this subdivision, South 69° 09' 06" East 286.08 feet to a point; thence
- 7) Along the southwesterly line of Lot 32.02 of this subdivision, South 24° 38' 07" East 330.02 feet to a point in the first mentioned Main Street; thence
- 8) In the same, South 65° 41' 23" West 200.00 feet to the point and place of BEGINNING.

BEING known and designated as Lot 32.03 in Block 21.02 on a certain map entitled "Final Map of Perryville Estates, Lot 32 Block 21.02, Union Township, Hunterdon County, New Jersey" which map was filed in the Hunterdon County Clerk's Office on February 2, 2000 as Map 1350.

The above description is drawn in accordance with a survey made by Templin Engineering Associates dated August 21, 2000.

BEING also known and designated as Lot 32.03 in Block 21.02 on the official Tax Map of the Township of Union.

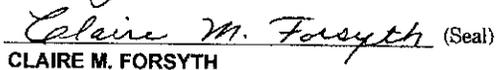
The street address of the Property is:
197 Main Street Jutland, Hampton, NJ 08827

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

Witnessed By


ROBERT D. SPENGLER, ESQ.

 (Seal)
GARY F. FORSYTH

 (Seal)
CLAIRE M. FORSYTH

STATE OF NEW JERSEY, COUNTY OF Somerset
I CERTIFY that on October 17, 2001

SS:

GARY F. FORSYTH

CLAIRE M. FORSYTH

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 \$ 100.00

transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)

as the full and actual consideration paid or to be paid for the

RECORD AND RETURN TO:
ROBERT D. SPENGLER, ESQ.
59 West Union Ave., PO Box 309
Bound Brook, NJ 08805



ROBERT D. SPENGLER, Attorney at Law of New Jersey
Print name and title below signature

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

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

To be recorded with Deed pursuant to P.L. 1968, c. 49, as amended by P.L. 1991, c. 308 (N.J.S.A. 46:15-5 et seq.)

STATE OF NEW JERSEY
COUNTY OF **SOMERSET**

SS:

FOR RECORDER'S USE ONLY	
Consideration \$	100.00
Realty Transfer Fee \$	E
Date	12-13-01
By	RS

* 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 **ROBERT D. SPENGLER, ESQ.**, being duly sworn according to law upon his/her oath
(Name)

deposes and says that he/she is the **Legal Representative** in a deed dated **10/17/01**
(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)

transferring real property identified as Block No. **21.02** Lot No. **32.03**

located at **197 Main Street Jutland, Union Twp., Hunterdon County;**
(Street Address, Municipality, 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 \$ **100.00**

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

(a) For a consideration of less than \$100.00;

(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 P.L. 1975, c. 176 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.
 Owners as joint tenants must all qualify except in the case of a spouse.
- 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 owners as joint tenants 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 owners as joint tenants 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 P.L. 1968, c. 49.

Subscribed and sworn to before me this day of **October 2001**

[Signature]

Name of Deponent (sign above line)
ROBERT D. SPENGLER, ESQ.
59 West Union Ave., Bound Brook, NJ 08805
Address of Deponent

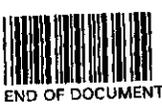
GARY F. FORSYTH
Name of Grantor (type above line)
197 Main Street Jutland
Hampton, NJ 08827
Address of Grantor at Time of Sale

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.			
Instrument Number	8345847	County	Hunterdon
Book Number	8345847	Book	
Deed Dated	10-17-01	Date Recorded	12-13-01

TIFFANY MEOLA
Notary Public of New Jersey
My Commission Expires January 20, 2004

IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HEREOF. This format is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered without the approval of the Director.

ORIGINAL - To be retained by County.
DUPLICATE - To be forwarded by County to Division of Taxat.
TRIPPLICATE - Is your file copy.



Deed

This Deed is made on **October 17, 2001**

BETWEEN

GARY F. FORSYTH

CLAIRE M. FORSYTH

Husband and Wife

whose post office address is
197 Main Street Jutland, Hampton, NJ 08827

referred to as the Grantor,
AND
CLAIRE M. FORSYTH

Married

whose post office address is
197 Main Street Jutland, Hampton, NJ 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 **\$100.00**

One Hundred Dollars and No Cents

The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of **Union**

Block No. **21.02**

Lot No. **32.03**

Qualifier No.

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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:

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



ROBERT D. SPENGLER, ESQ.

(For Recorder's Use Only)



Consideration:

100.00

Realty Tax:

0.00

Fees:

24.00

Instr# **8345247**

Dorothy K. Tirpok

Recorded/Filed **LB Hunterdon County Clerk**
12/13/2001 14:52 Bk 2025 Pg 340 #Pg 4 DEED

Pi

H

EXHIBIT A

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

BEGINNING at a point in Main Street (41.5 foot wide right of way), said point marking the southeast corner of Lot 32.04 of this subdivision and running thence

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- 4) Still along said side line on a curve to the right having a radius of 300.00 feet, an arc distance of 77.18 feet to a point of tangency; thence
- 5) Still along said side line, North $32^{\circ} 41' 05''$ East 45.00 feet to a point; thence
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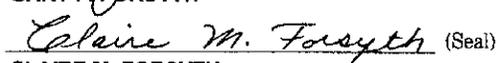
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Witnessed By


ROBERT D. SPENGLER, ESQ.

 (Seal)
GARY F. FORSYTH
 (Seal)
CLAIRE M. FORSYTH

STATE OF NEW JERSEY, COUNTY OF Somerset
I CERTIFY that on **October 17, 2001**

SS:

GARY F. FORSYTH

CLAIRE M. FORSYTH

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,

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transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)

as the full and actual consideration paid or to be paid for the

RECORD AND RETURN TO:
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ROBERT D. SPENGLER, Attorney at Law of New Jersey
Print name and title below signature

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STATE OF NEW JERSEY
COUNTY OF SOMERSET

SS:

FOR RECORDER'S USE ONLY	
Consideration \$	<u>100.00</u>
Realty Transfer Fee \$	<u>2</u>
Date	<u>12-13-01</u> By <u>RD</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 ROBERT D. SPENGLER, ESQ., being duly sworn according to law upon his/her oath
(Name)

deposes and says that he/she is the Legal Representative in a deed dated 10/17/01
(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)

transferring real property identified as Block No. 21.02 Lot No. 32.03

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(Street Address, Municipality, County)

and annexed hereto.

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 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 P.L. 1968, c. 49.

Subscribed and sworn to before me this 10th day of October 2001

Tiffany Meola
Notary Public of New Jersey
My Commission Expires January 20, 2002

Name of Deponent (sign above line)
ROBERT D. SPENGLER, ESQ.
59 West Union Ave., Bound Brook, NJ 08805
Address of Deponent

GARY F. FORSYTH
Name of Grantor (type above line)
197 Main Street Jutland
Hampton, NJ 08827
Address of Grantor at Time of Sale

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.			
Instrument Number	<u>8345247</u>	County	<u>Hunterdon</u>
Book Number	<u>8345247</u>	Page	
Deed Dated	<u>10-17-01</u>	Date Recorded	<u>12-13-01</u>

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END OF DOCUMENT

RECORDING OFFICER