

Block 27 Lot 3.09

Prepared By: J.F. Moscatiuri
JAMES F. MOSCAGIURI, ESQ.

**DEED
(NEW CONSTRUCTION)**

THIS DEED is made on June 21, 2004, and delivered on July 6, 2004,

BETWEEN: TOLL NJ IV, L.P. a New Jersey Limited Partnership, having its principal office c/o Toll Brothers, Inc., 3103 Philmont Avenue, Huntingdon Valley, PA 19006,

referred to as the GRANTOR.

AND ^{/E.} **DAVID TWOHY and JOSEPHINE TWOHY,**
husband and wife,

whose post office address is about to be 6 Stirling Place, Pittstown, NJ 08867,

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

EIGHT HUNDRED SIXTEEN THOUSAND TWO HUNDRED EIGHTY FIVE-----
-----(\$816,285.00) 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. 27 Lot No. 3.09 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 as follows:

BEING known and designated as Lot 3.09, Block 27 as shown on a certain map entitled: "FINAL SUBDIVISION PLAT, Block 27, Lot 3, THE SANCTUARY, Union Township, Hunterdon County, New Jersey", dated December 10, 2002, prepared by Eastern States Engineering Inc., and filed in the Hunterdon County Clerk's Office on June 25, 2003, as Instrument No. 8437290. Being further described in accordance Schedule "A" attached hereto.

BEING commonly known and designated as 6 Stirling Place, Pittstown, NJ 08867.

BEING also known as TBI Lot No. 4. (The Sanctuary)

BEING a portion of the same premises conveyed to TOLL NJ IV, L.P. by Deed dated July 12, 2002, from Walter J. Stobb and Jeannie Stobb, a/k/a Jean M. Stobb, husband and wife, and recorded July 23, 2002, in the Hunterdon County Clerk's Office in Deed Book 2043, Page 43; and by Deed dated July 12, 2002, from Margaret A. Stobb Irrevocable Wealth Management Trust Dated May 7, 1991, recorded July 23, 2002, in Deed Book 2043, Page 46.

SUBJECT to Declaration of Protective Covenants recorded in the Hunterdon County Clerk's Office on June 25, 2003, in Book 2066, Page 703,

Being subject to easements, restrictions and zoning ordinances of record.

SCHEDULE "A"

DESCRIPTION
LOT 3.09 BLOCK 27
THE SANCTUARY

UNION TOWNSHIP, HUNTERDON COUNTY, NEW JERSEY

BEGINNING at a corner common to Lot 3.09 and Lot 3.10, Block 27, on the Northerly Right of Way line of Stirling Place (40' R.O.W.), distant 696.46 feet as measured along said line on various courses from the intersection of same extended with the extended Westerly Right of Way line of Asher Smith Road; thence

1. Along said right of way line on the arc of a curve to the left having a radius of 58.00 feet, an arc length of 103.16 feet and a central angle of 101 degrees 54 minutes 28 seconds; thence
2. Along a line common to Lots 3.08 and 3.09, North 82 degrees 07 minutes 03 seconds West, 709.88 feet; thence
3. Along a line common to Lots 10, 10.01 and 10.02 with Lot 3.09, North 26 degrees 09 minutes 21 seconds West, 433.31 feet; thence
4. Along a line common to Lots 1 and 3.09, North 56 degrees 21 minutes 03 seconds East, 315.69 feet; thence along a line common to Lots 3.09 and 3.10 on the following two (2) courses:
5. South 56 degrees 17 minutes 03 seconds East, 901.21 feet; thence
6. South 19 degrees 47 minutes 25 seconds West, 121.53 feet to the point of BEGINNING.

Containing 8.30 acres, more or less.

Subject to restrictions and easements of record, if any.

The above described tract being known and designated as Lot 3.09, Block 27, as it appears on a map entitled "FINAL SUBDIVISION PLAT, BLOCK 27 LOT 3, THE SANCTUARY", dated 12/10/02, prepared by Eastern States Engineering, Inc. and filed in the Hunterdon County Clerk's Office on 6/25/03, as Instrument No. 8437290.


Dana J. Parish, Professional Land Surveyor
New Jersey License No. 30092

Sv04



Instr# 8504875 Dorothy K. Tirpok
Recorded/Filed LB Hunterdon County Clerk
07/09/2004 14:00 Bk 2096 Pg 443 #Pg 3 DEED

| | |
|----------------|-----------|
| Consideration: | 816285.00 |
| Realty Tax: | 5743.70 D |
| Fees: | 60.00 |

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. This Deed is signed and attested to by the Grantor's proper representative as of the date at the top of the first page. Its corporate seal is affixed.

ATTESTED BY:

TOLL NJ IV, L.P.,
a New Jersey Limited Partnership
By TOLL LAND CORP. NO. 10,
A Delaware Corporation, General Partner

Doris M. Smith
Doris M. Smith,
Assistant Secretary

BY: *Kathryn L. Yates*
Kathryn L. Yates,
Assistant Vice President

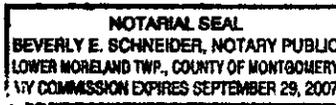
COMMONWEALTH OF PENNSYLVANIA :
SS:
COUNTY OF MONTGOMERY :

I CERTIFY that on *June 21*, 2004,

personally came before me and acknowledged under oath to my satisfaction, that this person:

- (a) is the **Assis. Vice President** of TOLL LAND CORP. NO. 10, A Delaware corporation, General Partner of TOLL NJ IV, L.P., a New Jersey Limited Partnership, the Grantor named in this Deed;
- (b) was authorized to and did execute this Deed on behalf of said corporation;
- (c) this Deed was signed and delivered by the corporation as its voluntary act duly authorized by a proper resolution of its Board of Directors;
- (d) this deed was made for \$ 816,285.00 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.)
- (e) executed this Deed as the act of the entity.

Beverly E. Schneider
(Notary)



Record & Return to:

XXXXXXXXXXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXXXXXXXXXX

KENNETH R. SAUTER, ESQ.
Ramsey Berman, P.C.
P.O. Box 2249
Morristown, NJ 07962-2249

