

B 1228 P0253

COUNTY OF HUNTERDON	
CONSIDERATION	548,878.-
REALTY IDENTIFICATION FILE	2320.-
DATE	12/10/99 BY [Signature]

Prepared By: [Signature]  
Matthew C. Johnston, Esq.  
DEED

THIS DEED is made on December 10, 1999

**BETWEEN: BRASS CASTLE ESTATES, 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: WILLIAM L. ZARBOCK**, unmarried and **NANCY A. KOENIG**, unmarried as joint tenants with right of survivorship

whose post office address is about to be 54 Wyckoff Drive, 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 FIVE HUNDRED FORTY EIGHT THOUSAND, EIGHT HUNDRED SEVENTY EIGHT AND (\$548,878.00) DOLLARS

The Grantor acknowledges receipt of this money.

**TAX MAP REFERENCE.** (N.J.S.A. 46:15-1.1) Municipality of Township of Union.

Block No. 29 Lot No. 2.15 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 2.15, Block 29 as shown on a certain map entitled: "Final Plat, Section 3, Brass Castle Estates, Lot 2, Block 29", revised 3/17/98, prepared by The Chester Partnership, and filed in the Hunterdon County Clerk's Office on 1/6/99 as Map No. 1312, Sheets 1 and 2. Being further described in accordance with Schedule "A" attached hereto.

BEING commonly known and designated as 54 Wyckoff Drive, Pittstown, NJ 08867

BEING also known as TBI Lot No. 33 (Brass Castle -Section 3)

BEING a part of the same premises conveyed to BRASS CASTLE ESTATES, L.P., a New Jersey Limited Partnership; by Deed from Brinkerhoff Home Builders, Inc. dated August 29, 1997, and recorded September 18, 1997, in Deed Book 1173, Page 660.

SUBJECT to easements, restrictions and zoning ordinances of record.

SUBJECT to Homeowners Association documents dated March 18, 1998, recorded April 6, 1998, in Deed Book 1184, Page 747.

BEING FURTHER SUBJECT to open space and/or conservation and open space easement per attached Exhibit "L" indicating buildable area.

117544

B1228.P0254

SCHEDULE "A"

**DESCRIPTION**  
**LOT 2.15 BLOCK 29**  
**BRASS CASTLE ESTATES**  
**TOWNSHIP OF UNION, HUNTERDON COUNTY, NEW JERSEY**

BEGINNING at a corner common to Lot 2.15 and Lot 2.16, Block 29, on the Northerly Right of Way line of Wyckoff Drive, distant 1,099.38 feet as measured along said line on various courses from the intersection of same extended with the extended Easterly Right of Way line of Stevens Lane; thence along said right of way line on the following two (2) courses:

1. North 16 degrees 30 minutes 00 seconds West, 26.00 feet to a point of curvature; thence
2. Along the arc of a curve to the left having a radius of 175.00 feet, an arc length of 111.99 feet and a central angle of 36 degrees 40 minutes 00 seconds; thence
3. Along a line common to Lots 2.14 and 2.15, North 36 degrees 50 minutes 00 seconds East, 187.02 feet; thence
4. Along a line common to Lots 2.15 and 10, South 29 degrees 12 minutes 53 seconds East, 248.26 feet; thence
5. Along a line common to Lots 2.15 and 2.16, South 73 degrees 30 minutes 03 seconds West, 170.03 feet to the point of BEGINNING.

Containing 31,205 square feet, more or less.

Subject to restrictions and easements of record, if any.

The above described tract being known and designated as Lot 2.15, Block 29, as it appears on a map entitled "FINAL PLAT, SECTION 3, BRASS CASTLE ESTATES, LOT 2 BLOCK 29", revised dated 3/17/98, sheets 1 and 2; prepared by The Chester Partnership, and filed in the Hunterdon County Clerk's Office on 1/6/99 as Map No. 1312, sheets 1 and 2.

Sv033



B1228 P0256

**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 LAND CORP. NO. 10,  
A Delaware Corporation, General  
Partner of BRASS CASTLE ESTATES, L.P.,  
a New Jersey Limited Partnership

*Kathryn L. Yates*  
Kathryn L. Yates  
Assistant Secretary

BY: *Bernard P. Anderson*  
Bernard P. Anderson, Vice President

STATE OF PENNSYLVANIA :  
SS:  
COUNTY OF MONTGOMERY :

I CERTIFY that on December 10, 1999, Kathryn L. Yates

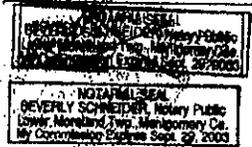
personally came before me and this person acknowledged under oath to my satisfaction, that:

- (a) this person is the Assistant Secretary of TOLL LAND CORP. NO. 10, General Partner of BRASS CASTLE ESTATES, L.P., a New Jersey Limited Partnership, the Grantor named in this Deed;
- (b) this person is the attesting witness to the signing of this Deed by the proper corporate officer who is Bernard P. Anderson, the Vice President of the corporation, who is authorized by the Board of Directors to sign 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 person knows the proper seal of the corporation which was affixed to this Deed;
- (e) this person signed this proof to attest to the truth of these facts; and
- (f) the full and actual consideration paid or to be paid for the transfer of title is \$ 548,878.00.

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

*Kathryn L. Yates*  
Kathryn L. Yates, Assistant Secretary

Signed and sworn to before me on  
December 10, 1999.

*Beverly Schneider*  


RECORDED  
Dec 17 9 26 AM '99  
HUNT DORTCH COUNTY CK

B1228 P0257

NC1646 - Affidavit of Consideration  
RTP-1 (Rev. 5/89)  
P&P

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

ALL-STATE Legal  
A Division of ALL-STATE International, Inc.  
(608) 772-0500 Page 1

PARTIAL EXEMPTION  
(c. 176, P.L. 1976)

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 WARREN

SS:

FOR RECORDER'S USE ONLY	
Consideration \$	540,178.10
Realty Transfer Fee \$	220.10
Date	12-17-99
By	[Signature]

\* Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3, 4 and 6 on reverse side.)

Deponent Matthew C. Johnston, being duly sworn according to law upon his/her oath

deposes and says that he/she is the Legal Representative in a deed dated 12-10-99

transferring real property identified as Block No. 29 Lot No. 2.15

located at 54 Wyckoff Drive, Township of Union, 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 \$ 540,178.10

(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 #4 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. 1976 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 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 c. 49, P.L. 1968.

Subscribed and sworn to before me  
this 10th  
day of December, 1999

Name of Deponent (Type above line)  
Matthew C. Johnston  
1901 Rte. 517  
Mackettstown, NJ 07840  
Address of Deponent

Brass Castle Estates, L.P.  
Name of Grantor (Type above line)  
3103 Philmont Avenue  
Huntingdon Valley, PA 19006  
Address of Grantor at Time of Sale

Maria Spangenberg

Notary Public, State of New Jersey  
My Commission Expires 2-28-04

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds			
Instrument Number	<u>175447544</u>	County	<u>Hunterdon</u>
Deed Number	<u>17544</u>	Book	<u>Page</u>
Deed Dated	<u>12-10-99</u>	Date Recorded	<u>12-17-99</u>

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 - 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