

81243 P0812

COUNTY OF HUNTERDON
CONSIDERATION \$435,710.00
REALTY TRANSFER FEE \$455.00
DATE 07-20-00 BY 446

Prepared By Matthew C. Johnston, Esq.
DEED

THIS DEED is made on July 10, 2000

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: ANTHONY J. Del PIANO and IRENE F. Del PIANO,
husband and wife

whose post office address is about to be **46 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 **FOUR HUNDRED THIRTY FIVE THOUSAND, SEVEN HUNDRED AND TEN (\$435,710.00) 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: **2.19** 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 **2.19**, 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 **46 Wyckoff Drive, Pittstown, NJ 08867**

BEING also known as TBI Lot No. **29 (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 "1" indicating buildable area

121157

CHRISTOPHER A. MELICK

PROFESSIONAL LAND SURVEYOR
PROFESSIONAL PLANNER

802 BOOZER LANE, NEWMAN, NJ 08853
908-369-7424 • FAX: 908-369-7430

July 1, 2000

Description of Lot 2.19, Block 29
Township of Union, Hunterdon County, New Jersey
Located at 46 Wyckoff Drive

Being known as Lot 2.19, Block 29 as shown on the map entitled "Final Plat Section 3, Brass Castle Estates, Lot 2, Block 29, Township of Union, Hunterdon County, New Jersey" filed in the Hunterdon County Clerk's office on January 6, 1999 as Map No. 1312. Being more particularly described as follows:

Beginning at a point in the northeasterly Right of Way line of Wyckoff Drive (50 feet wide) distant 434.13 feet northeasterly from the terminus of the curve joining the northeasterly Right of Way line of Stevens Lane and the northeasterly Right of Way line of Wyckoff Drive, and runs, thence;

- 1.) Along the northeasterly Right of Way line of Wyckoff Drive, North 29 degrees 30 minutes 00 seconds West a distance of 126.62 feet to a point of curvature, thence;
- 2.) Continuing along the northeasterly Right of Way line of Wyckoff Drive, following a curve to the left having a radius of 675.00 feet and an arc length of 23.56 feet to a point, thence;
- 3.) Along the southeasterly Property line of Lot 2.18, North 58 degrees 30 minutes 00 seconds East a distance of 180.42 feet to a point, thence;
- 4.) Along the southwesterly Property line of Lot 10, South 29 degrees 12 minutes 53 seconds East a distance of 156.48 feet to a point, thence;
- 5.) Along the northwesterly Property line of Lot 2.20, South 60 degrees 30 minutes 00 seconds West a distance of 179.12 feet to the point and place of beginning.

Containing 0.632 acres of land more or less.

Subject to underground utilities. Subject to easements, setbacks, municipal ordinances and restrictions of record.

Christopher A. Melick 07.01.00
Christopher A. Melick, NJPLS
License No. 35860

Commitment No. 002332
Loan No.

SCHEDULE A
(Description)

All the real property located in the Township of Union, County of Hunterdon, State of New Jersey and being further described as follows:

Known and designated as Lot No.(s) 2.19 in Block No. 29 on a certain Map entitled "Final Plat Section 3 of Brass Castle Estates, Lot 2 Block 29, Township of Union Hunterdon County, New Jersey" filed in the Office of the Hunterdon County Clerk on January 6, 1999 as Map No. 1312, and being further described as follows:

FOR INFORMATION ONLY: Being known as Tax Lot 2.19, in Tax Block 29, as shown on the Tax Assessment Map of the Township of Union.

BEING the same premises conveyed to the grantor and grantee herein by Deed from Brinkerhoff Home Builders, Inc., to Brass Castle Estates, L.P., a New Jersey limited partnership, dated August 29, 1997 and recorded in the Hunterdon County Register's Office in Deed Book 1173, Pages 0660 - 0664.

THIS SURVEY IS CERTIFIED TO:

OCT-12-1999 13:24

NJ SUP 151

81243 P0815 908 638 5214 P.01-01

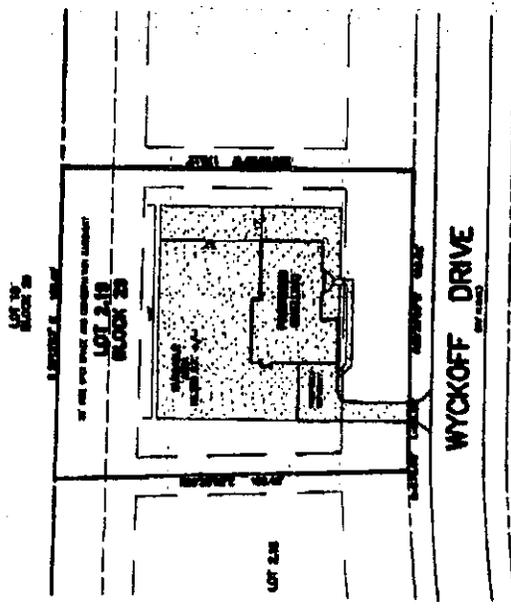
NO OTHER IS ONLY APPROVED TO DON'T BE SET OR MAKE AWA.

Handwritten signatures and dates: 5/10/99, 6/22/99, 8/11/99

Vertical text block, possibly a list or notes, partially illegible.

Vertical text block, possibly a list or notes, partially illegible.

CHART 7
LOT 2-18 BLOCK 2B
WYCKOFF DRIVE



TOTAL P. 01

B1243 P0816

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: *Wayne S. Patterson*
Wayne S. Patterson, Senior Vice President

STATE OF PENNSYLVANIA :
SS:
COUNTY OF MONTGOMERY :

I CERTIFY that on July 10, 2000, Kathryn L. Yates

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

- (a) this person is the Aast. 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 Wayne S. Patterson, the Senior Vice Pres. 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 \$435,710.00.

(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
July 10, 2000

Beverly E. Schneider

NOTARIAL SEAL
BEVERLY E. SCHNEIDER, Notary Public
Lower Merion Twp, Montgomery Co.
My Comm. expires Sept 22, 2003

2000-1577
JUL 20 12 43 PM '00

B1243 P0817

ST 1645 Affidavit of Consideration
RTF-1 (Rev. 1.00)
1/4/00

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION OR EXEMPTION
(P.L. 1988, c. 19)

N.J. STATE Legal[®]
A Division of ALL STATE International Inc.
970-992-0000 Page 1

PARTIAL EXEMPTION
(P.L. 1978, c. 176)

To be recorded with Deed pursuant to P.L. 1964, 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 WARREN

FOR RECORDER'S USE ONLY	
Consideration \$	438,710.00
Realty Transfer Fee \$	1,655.00
Date	07-20-00
By	MLC

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3, 4 and 5 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 7-10-00

transferring real property identified as Block No. 29 Lot No. 2, 19

located at 46 Wyckoff Drive, Township of Union, County of Hunterdon

(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 \$438,710.00

(3) FULL EXEMPTION FROM FEE Deponent claims that this deed transaction is fully exempt from the Realty Transfer Fee imposed by P.L. 1988, c. 49 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 P.L. 1976, 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 #8.1)
 - 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 #9.)
 - Affordable According to HUD Standards.
 - Meets Income Requirements of Region.
 - Reserved for Occupancy.
 - Subject to Rent Controls.
 - D) NEW CONSTRUCTION (See Instruction #9.1)
 - 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. 40.

Subscribed and sworn to before me this 10th day of July, 2000

Matthew C. Johnston
Name of Person(s) Registered Herein
1001 Rte. 517
Hackettstown, NJ 07840
Address of Deponent(s)

Brass Castle Estates, L.P.
Name of Business Type Herein
3103 Philmont Avenue
Huntingdon Valley, PA 19006
Address of Location at Time of Sale

MARIA SPANGENBERG
Notary Public, State of New Jersey
My Commission Expires 8-26-04

FOR OFFICIAL USE ONLY This area for use of County Clerk or Register of Deeds.

Instrument Number	121157	County	Hunterdon
Deed Number	121157	Book	
Deed Date	07-10-00	Date Recorded	07-20-00

IMPORTANT: BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HEREOF. The 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 returned by County
DUPLICATE: To be forwarded by County to Division of Taxation for partial exemption (in fee N.J.A.C. 170.6-8.2)
TRIPLICATE: To your attorney

ORIGINAL AND DUPLICATE COPY MUST BE SUBMITTED WITH DEED TO COUNTY RECORDING OFFICER

END OF DOCUMENT