

COUNTY OF HUNTERDON	
CONSIDERATION	444,140.00
REALTY TRANSFER FEE	1697.50
DATE	10-3-97 BY ASB

# Deed

This Deed is made on October 30, 1997  
 BETWEEN  
 BRINKERHOFF ENTERPRISES, INC.,

a corporation of the state of New Jersey,  
 having its principal office at 117 Locust Grove Road, Pittstown, New Jersey 08867,

referred to as the Grantor,  
 AND  
 JOHN M. ROMEI and KATHRYN A. ROMEI, Husband and Wife,

whose post office address is about to be 22 Grove Farm Road, Pittstown, New Jersey 08867,

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 **FOUR HUNDRED FORTY-FOUR THOUSAND ONE HUNDRED FORTY DOLLARS (\$444,140.00)**.  
 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. 30 Lot No. 24 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 known and designated as Lot 24 in Block 30 as shown on a filed map entitled "Final Plat for Wellington West Tax Map Block 30, Lot 1", located in Union Township, Hunterdon County, New Jersey, which map was prepared by Van Cleef Engineering Associates and filed in the Hunterdon County clerk's Office on October 14, 1994, as Map No. 1164.

BEING part of the same property conveyed to Brinkerhoff Enterprises, Inc., a New Jersey corporation, by Deed of Farm II, a New Jersey Limited Partnership, dated September 3, 1986, and recorded in the Hunterdon County Clerk's Office on September 17, 1986, in Book 970 of Deeds at pages 47, etc.

CONVEYANCE is made subject to:

- (1) Wellington West Subdivision Declaration of Covenants and Restrictions, recorded in the Hunterdon County Clerk's Office on November 17, 1994, in Book 1117 of Deeds at pages 469, etc.
- (2) such further restrictions and easements shown on or set forth on Filed Map #1164 and applicable to this property.
- (3) Any other easements or restrictions of record affecting this property.

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

DANIEL C. SORIANO, JR., ESQ.

(For Recorder's Use Only)



The street address of the Property is: 22 Grove Farm Road, Pittstown, New Jersey 08867

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. This Deed is signed and attested to by the Grantor's proper corporate officers as of the date at the top of the first page. Its corporate seal is affixed. (Print name below each signature).

Witnessed or Attested by:

BRINKERHOFF ENTERPRISES, INC.

Judith L. Andresen  
Judith L. Andresen, Secretary

Ronald E. Brinkerhoff  
By: Ronald E. Brinkerhoff, President

RECORDED

Nov 3 12 44 PM '97

STATE OF NEW JERSEY, COUNTY OF SOMERSET  
I CERTIFY that on October 30, 1997

RONALD E. BRINKERHOFF

HUNTERDON COUNTY  
DORTHY A. TRAPON

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

(a) was the maker of the attached Deed;  
(b) was authorized to and did execute this Deed as President  
of BRINKERHOFF ENTERPRISES, INC.,

the entity named in this Deed;

(c) made this Deed for \$444,140.00 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. 46:16-5); and  
(d) executed this Deed as the act of the entity.

RECORD AND RETURN TO:  
KENNETH E. SHOTLANDER, ESQ.  
The Professional Center  
@ Hillsborough  
207 Omni Drive  
Somerville, New Jersey 08876

Daniel C. Soriano, Jr.  
(Print name and title below signature)  
Daniel C. Soriano, Jr.  
An Attorney at Law of New Jersey



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

ALL-STATE Legal  
A Division of ALL-STATE International, Inc.  
908-272-0800

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

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 SOMERSET SS.

FOR RECORDER'S USE ONLY  
Consideration \$ 444,140.00  
Realty Transfer Fee \$ 16,977.50  
Date 11-3-97 By ASB

\* 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 JUDITH L. ANDRESEN, being duly sworn according to law upon his/her oath

deposes and says that he/she is the Secretary of Grantor in a deed dated 10/30/97

transferring real property identified as Block No. 30 Lot No. 24  
located at 22 Grove Farm Road, Union Township, 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 \$ 444,140.00

(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 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 c. 176, P. L. 1975 for the following reason(s):

- A) SENIOR CITIZEN (See Instruction #8.)
B) BLIND (See Instruction #8.)
C) LOW AND MODERATE INCOME HOUSING (See Instruction #8.)
D) NEW CONSTRUCTION (See Instruction #9.)

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 30th day of October, 1997

JUDITH L. ANDRESEN
137 Lilac Drive
Annandale, N.J. 08801

BRINKERHOPF ENTERPRISES, INC.,
a N.J. corporation
117 Locust Grove Road
Pittstown, N.J. 08867

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.
Instrument Number 104011 County Hunterdon
Deed Number 104011 Book Page
Deed Dated 10-30-97 Date Recorded 11-3-97

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 fee (N.J.A.C. 18:15 - 8.12).
TRIPPLICATE - Pink Copy Is your file copy.

END OF DOCUMENT

WHITE AND YELLOW COPIES MUST BE SUBMITTED WITH DEED TO COUNTY RECORDING OFFICER