

COUNTY OF HUNTERDON
 COOPERATION 411,410.00
 COUNTY TRANSFER FEE 1532.50
 DATE 12/13/96 BY [Signature]

BOOK 1158 PAGE 0797

Deed

This Deed is made on December 10, 1996,
 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

GARY JONES and KAREN JONES, Husband and Wife,

whose post office address is about to be 7 Shipley Court, 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 ELEVEN THOUSAND FOUR HUNDRED TEN DOLLARS (\$411,410.00).**
 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. **31** 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 31 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.

BEING further described in accordance with a survey made by Peter J. Crowl, Land Surveyor, 177 Old Clinton Road, Flemington, N.J. 08822 dated October 25, 1996, and more particularly set forth in attached Schedule A.

Prepared by (print signer's name below signature)

DANIEL C. SORIANO, JR., ESQ.

(For Recorder's Use Only)



NEW JERSEY LICENSE NO. 14453
PENNSYLVANIA LICENSE NO. 14231-E

TELEPHONE and TELECOPIER
(908) 782-3876

PETER J. CROWL

LAND SURVEYOR
177 OLD CLINTON ROAD
FLEMINGTON, N.J. 08822

Dwg. No. A-842 (revised)
Block 30, Lot 31

October 25, 1996

Description of lands to be conveyed by Brinkerhoff Enterprises, Inc. to
Gary Jones and Karen Jones in Union Township, Hunterdon County, New Jersey.

BEGINNING at a concrete monument found in the southerly right-of-way line of Shipley Court, said monument marking the northwest corner of Lot 30 in Block 30 as shown on a map entitled "Final Plat for Wellington West Tax Map, Block 30 Lot 1" filed in the Hunterdon County Clerk's Office on October 14, 1994, as Map No. 1164 and running; thence

(1) along the westerly line of said Lot 30 in Block 30 as shown on said Filed Map No. 1164, said Lot 30 owned by Robert L. Friedman, South 30 degrees 59 minutes 11 seconds West, a distance of 285.52 feet to a point in a line of lands owned by Ludwig Roerig; thence

(2) along said line of lands owned by Roerig, being Lot 8 in Block 30 as shown on the Union Township Tax Map, running along a hedgerow, North 62 degrees 06 minutes 31 seconds West, a distance of 181.02 feet to a point; thence

(3) along a line of Lot 1 in said Block 30 owned by Brinkerhoff Enterprises, Inc., North 19 degrees 34 minutes 33 seconds East, a distance of 363.43 feet to a point; thence

(4) along the southerly line of Lot 32 in said Block 30 as shown on Filed Map No. 1164, said Lot 32 owned by Harold J. Novick, South 59 degrees 00 minutes 49 seconds East, a distance of 179.33 feet to a point in said right-of-way line of Shipley Court; thence

(5) along said right-of-way line of Shipley Court along the arc of a curve to the left having a radius of 62.00 feet, an arc distance of 108.78 feet, the chord of said arc bearing South 19 degrees 16 minutes 30 seconds East, a chord distance of 95.35 feet to the point and place of beginning, containing 1.667 acres, more or less, as surveyed in October of 1996 by Peter J. Crowl, Land Surveyor, New Jersey License No. 14453. All bearings herein refer to those as shown on Filed Map No. 1164.

Being Lot 31 in Block 30 as shown on Filed Map No. 1164.

SCHEDULE A

The street address of the Property is: 7 Shipley Court, 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

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

RECORDED

STATE OF NEW JERSEY, COUNTY OF HUNTERDON
I CERTIFY that on December 10, 1996,
RONALD E. BRINKERHOFF

SS.:

Dec 13 12 26 PM '96

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

HUNTERDON COUNTY
DORTHY K. TIRPOK
CLERK

(c) made this Deed for \$411,410.00 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.); and
(d) executed this Deed as the act of the entity.

RECORD AND RETURN TO:
ROBERT DeCHELLIS, ESQ.
39 Main Street, P.O. Box 5259
Clinton, New Jersey 08809

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

ALL-STATE LEGAL, A Division of
ALL-STATE International, Inc.
908-272-0400

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 HUNTERDON

FOR RECORDEES USE ONLY
Consideration \$ 411,410.00
Realty Transfer Fee \$ 7532.50
Date 12/13/96 By [Signature]

(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 December 10, 1996, transferring real property identified as Block No. 30
Lot No. 31 located at 7 Shipley Court, 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 grantor and any other lien or encumbrance thereon not paid, satisfied or removed in connection with the transfer of title is \$ 411,410.00

(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.) More 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 c. 176, P. L. R 75 for the following reason(s):

- a) SENIOR CITIZEN (See Instruction #8.)
 Grantor(s) 62 yrs. of age or over. Owned and occupied by grantor(s) at time of sale.
 One or two-family residential premises. No joint owners other than spouse or other qualified exempt owners.
- b) BLIND (See Instruction #8.)
 Grantor(s) legally blind. Owned and occupied by grantor(s) at time of sale.
 One or two-family residential premises. No joint owners other than spouse or other qualified exempt owners.
- DISABLED (See Instruction #8.)
 Grantor(s) permanently and totally disabled. Owned and occupied by grantor(s) at time of sale.
 One or two-family residential premises. Not gainfully employed.
 Receiving disability payments. 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. Reserved for Occupancy.
 Meets Income Requirements of Region. Subject to Resale Controls.

d) NEW CONSTRUCTION (See Instruction #9.)
 Entirely new improvement. Not previously occupied.
 Not previously used for any purpose.

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 13th day of December, 1996
[Signature]
JUDITH L. ANDRESEN
137 Lilac Drive
Annandale, N.J. 08801

BRINKERHOFF ENTERPRISES,
INC., a N.J. corporation
Name of Grantor (Type below line)
117 Locust Grove Road
Pittstown, N.J. 08867
Address of Grantor at Time of Sale

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.
Instrument Number 99301 County Hunterdon
Deed Number 99301 Book Page
Deed Dated 12/10/96 Date Recorded 12/13/96

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 in partial exemption from fee (N.J.A.C. 18:16 - 8.12).
TRIPLICATE - Pink copy is your file copy.

END OF DOCUMENT

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