

COUNTY OF HUNTERDON  
CONSIDERATION 788,495  
REALTY TRANSFER FEE 3477.50  
DATE 1/28/97 BY ASB

# Deed

This Deed is made on January 22, 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

GARY V. BOCCADUTRE and SHARON S. BOCCADUTRE, Husband and Wife,

whose post office address is about to be 4 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 SEVEN HUNDRED EIGHTY-EIGHT THOUSAND FOUR HUNDRED NINETY-FIVE DOLLARS (\$788,495.00).

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. 35 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 35 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. 0822 dated December 4, 1996, and more particularly set forth in attached Schedule A.

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

*[Signature]*  
DANIEL C. SORIANO, JR., ESQ.

(For Recorder's Use Only)



039566

NEW JERSEY LICENSE NO. 14453  
PENNSYLVANIA LICENSE NO. 24231-E

TELEPHONE and TELECOPIER  
(908) 782-3876

**PETER J. CROWL**

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

Dwg. No. A-847 (revised)  
Block 30, Lot 35

December 4, 1996

Description of lands to be conveyed by Brinkerhoff Enterprises, Inc. to Gary V. Boccadutre and Sharon S. Boccadutre in Union Township, Hunterdon County, New Jersey.

BEGINNING at a concrete monument found in the northerly right-of-way line of Shipley Court, a 50 foot wide road, said monument marking the southwest corner of Lot 36 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 northerly right-of-way line of Shipley Court, North 59 degrees 00 minutes 49 seconds West, a distance of 185.93 feet to a point marking the southeast corner of Lot 34 in Block 30 as shown on said Filed Map No. 1164; thence
- (2) along the easterly line of said Lot 34 owned by Brinkerhoff Enterprises, Inc., North 30 degrees 59 minutes 11 seconds East, a distance of 385.00 feet to a point in line of Lot 1 in Block 30 owned by Brinkerhoff Enterprises, Inc.; thence
- (3) along said line of Lot 1, South 59 degrees 00 minutes 49 seconds East, a distance of 185.93 feet to a point marking the northwest corner of said Lot 36 in Block 30 owned by Brinkerhoff Enterprises, Inc.; thence
- (4) along the westerly line of said Lot 36, South 30 degrees 59 minutes 11 seconds West, a distance of 385.00 feet to the point and place of beginning, containing 1.643 acres, more or less, as surveyed in December 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 35 in Block 30 as shown on Filed Map No. 1164.

*Peter J. Crowl*

SCHEDULE A

The street address of the Property is: 4 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:

Judith A. Andresen  
Judith A. Andresen, Secretary

BRINKERHOFF ENTERPRISES INC.  
By: Ronald E. Brinkerhoff  
Ronald E. Brinkerhoff, President

RECORDED

STATE OF NEW JERSEY, COUNTY OF HUNTERDON  
I CERTIFY that on January 22, 1997,

SR: 28 10 12 AM '97

RONALD E. BRINKERHOFF

HUNTERDON COUNTY  
DEPT. OF CLERK  
CLERK

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 \$ 788,495.00 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.

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

RECORD AND RETURN TO:  
RAYMOND B. DRAKE, ESQ.  
Center Street & Grayrock Road  
P.O. Box 5160  
Clinton, New Jersey 08809



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.  
908-272-0800

3004 1160 PAGE 0889

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 SS.

FOR RECORDER'S USE ONLY	
Consideration \$	888,495
Realty Transfer Fee \$	3477.50 D
Date	1/28/97
By	ASB

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

(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)

In a deed dated January 22, 1997, transferring real property identified as Block No. 30

Lot No. 35 located at 4 Shipley Court, Union Township,

Hunterdon County

(Street Address, Municipality, 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 \$788,495.00

(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 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. 1975 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.

BRINKERHOFF ENTERPRISES, INC.,  
a New Jersey corporation

Subscribed and sworn to before me  
this 2nd day of January, 1997

Judith L. Andresen  
Signature of Deponent  
JUDITH L. ANDRESEN  
137 Lilac Drive  
Annandale, N.J.  
08801

Name of Grantor (if applicable)  
117 Locust Grove Road  
Pittstown, N.J. 08867  
Address of Grantor at Time of Sale

Daniel C. Soriano, Jr.  
An Attorney at Law of N.J.

FOR OFFICIAL USE ONLY	
Instrument Number	99866
Deed Number	99866 Book
Deed Dated	1/22/97
County	Hunterdon
Page	
Date Recorded	1/28/97

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 - While 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).  
TRIPLICATE - Pink copy is your file copy.

END OF DOCUMENT

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