

COUNTY OF HUNTERDON
CONSIDERATION 429,105
REALTY TRANSFER FEE 11,222.50
DATE 11 25 1996 BY ASB

Deed

This Deed is made on November 8, 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

PAUL W. SHUMATE, JR. and RANDI A. SHUMATE, Husband and Wife,

whose post office address is 5 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 TWENTY-NINE THOUSAND ONE HUNDRED FIVE DOLLARS (\$429,105.00)**.
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. 30.01 Lot No. 8 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 8 in Block 30.01 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.
DANIEL C. SORIANO, JR., ESQ.

(For Recorder's Use Only)



SCHEDULE A

ALL that certain tract, lot and parcel of land lying and being in the Township of Union, County of Hunterdon and State of New Jersey, being more particularly described as follows:

BEING known and designated as Lot 8 in Block 30.01 as shown on a certain map entitled, "Wellington West", said map being duly filed in the Hunterdon County Clerk's Office on October 14, 1994 as Case No. 1164.

BEGINNING at an iron pipe found in the easterly right-of-way line of Grove Farm Road, a 50 foot wide road, said pipe marking the northwest corner of Lot 7 in Block 30.01 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 easterly right-of-way line of Grove Farm Road, North 30 degrees 59 minutes 11 seconds East, a distance of 283.46 feet to an iron pipe found; thence
2. along said right-of-way line of Grove Farm Road along the arc of a curve to the right having a radius of 25.00 feet, an arc distance of 39.27 feet, the chord of said arc bearing North 75 degrees 59 minutes 11 seconds East, a chord distance of 35.36 feet to a point; thence
3. along the southerly right-of-way line of Grove Farm Road, South 59 degrees 00 minutes 49 seconds East, a distance of 202.00 feet to an iron pipe set; thence
4. along the westerly line of Lot 1 in said Block 30.01 as shown on said Filed Map No. 1164, said Lot 1 owned by Brinkerhoff Enterprises, Inc., South 30 degrees 59 minutes 11 seconds West, a distance of 308.46 feet to an iron pipe set; thence
5. along the northerly line of Lot 7 in said Block 30.01, said Lot 7 owned by Brinkerhoff Enterprises, Inc., North 59 degrees 00 minutes 49 seconds West, a distance of 227.00 feet to the point and place of beginning.

BEING in accordance with a survey dated October 31, 1996 made by Peter J. Crowl, L.S.

(For Information Only) ALSO known and designated as Lot(s) 8 Block 30.01 on the Township of Union Tax Map.

The street address of the Property is: 5 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

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

Nov 25 2 44 PM '96

STATE OF NEW JERSEY, COUNTY OF HUNTERDON
I CERTIFY that on November 8, 1996.

SS.:

HUNTERDON COUNTY
DORTHY K. TIRPOK
CLERK

RONALD E. BRINKERHOFF

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 \$ **429,105.00** 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:

MICHAEL R. MARTINI, ESQ.
Weinstock & O'Malley
The Concourse at Beaver Brook
Route 31 South, P.O. Box 5419
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)

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

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

BOOK 1157 PAGE 0809

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 \$ 429,105.00
Realty Transfer Fee \$ 702.50
Date 11/25/96 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
(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)

In a deed dated November 8, 1996, transferring real property identified as Block No. 30.01

Lot No. 8 located at 5 Grove Farm Road, Union Township,

Hunterdon County

(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 \$ 429,105.00

(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.) Mera 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.

Subscribed and sworn to before me
this 11th day of November, 1996

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

BRINKERHOFF ENTERPRISES, INC.,
a New Jersey corporation

Name of Grantor (to be above line)
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 This space for use of County Clerk or Register of Deeds.
Instrument Number 99042 County Hunterdon
Deed Number 99042 Book _____ Page _____
Deed Dated 11/8/96 Date Recorded 11/25/96

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 on partial exemption from fee (N.J.A.C. 18:16 - 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