

B1237 P0597

COUNTY OF HUNTERDON	
CONSIDERATION	449,900
REALTY TRANSFER FEE	1735
DATE	5/1/00 BY
	ASB

# Deed

25

This Deed is made on April 27, 2000,  
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

THOMAS J. CANNAN and DIANE J. CANNAN, Husband and Wife,

whose post office address is about to be 11 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-NINE THOUSAND NINE HUNDRED DOLLARS (\$449,900.00)**.  
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. 5 Qualifier No. 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.)

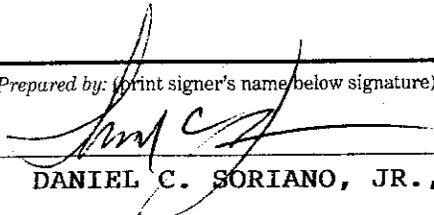
BEING known and designated as Lot 5 in Block 30.01 as shown on a filed map entitled "Final Plat for Wellington West Tax Map Block 30, Lot 1", located in Union Township, Hunterdon County, New Jersey, which map was prepared by Van Cleef Engineering Associates and filed in the Hunterdon County Clerk's Office 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., ESQ.

(For Recorder's Use Only)



3008/5

119628

LEGAL DESCRIPTION

**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 5 in Block 30.01 as shown on a certain map entitled, "Final Plat, Wellington West, Tax Map Block 30, Lot 1", said map being duly filed in the Hunterdon County Clerk's Office on October 14, 1994 as Filed Map No. 1164.

BEGINNING at an iron pin found in the easterly right of way line of Grove Farm Road, a 50 foot wide road, said pin marking the southwest corner of Lot 6 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, said Lot 6 owned by Orest R. Walchuk and running; thence

1. along the southerly line of said Lot 6 in Block 30.01 owned by Walchuk, South 59 degrees 00 minutes 49 seconds East, a distance of 227.00 feet to a point marking a common corner of said Lot 6, Lot 3 in Block 30.01 owned by Robert A. Randall and Lot 4 in said Block 30.01 owned by William E. Decker; thence
2. along the westerly line of said Lot 4 owned by Decker, South 30 degrees 59 minutes 11 seconds West, a distance of 316.80 feet to a point in the northerly right of way line of Grove Farm Road; thence the following 3 courses running along the northerly and easterly right of way line of Grove Farm Road; thence
3. North 59 degrees 00 minutes 49 seconds West, a distance of 52.00 feet to a point; thence
4. along the arc of a curve to the right having a radius of 175.00 feet, an arc distance of 274.89 feet, the chord of said arc bearing North 14 degrees 00 minutes 49 seconds West, a chord distance of 247.49 feet to an iron pipe found; thence
5. North 30 degrees 59 minutes 11 seconds East, a distance of 141.80 feet to the point and place of BEGINNING.

BEING in accordance with a survey dated April 5, 2000 made by Peter J. Crowl, L.S.

(For Information Only) ALSO known and designated as Lot(s) 5 Block 30.01 on the Township of Union Tax Map.

The street address of the Property is: 11 Grove Farm Road

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

MAR 1 2 39 PM '00

HUNTERDON COUNTY  
DORTHY K. TIRPOK  
CLERK  
SS.

STATE OF NEW JERSEY, COUNTY OF SOMERSET  
I CERTIFY that on April 27, 2000,  
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 \$ 449,900.00 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:  
ALAN J. MARKMAN, ESQ.  
Law Offices of Theodore J. Leo  
256 Broad Street, P.O. Box 1489  
Bloomfield, New Jersey 07003

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



B1237 P0600

NC1645 - Affidavit of Consideration  
RTF-1 (Rev. 5/99)  
P5/99

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 Page 1

or  
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 \$	449,900
Realty Transfer Fee \$	1725.00
Date	5/1/00
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  
(Name)

deposes and says that he/she is the Secretary of Grantor in a deed dated 4/27/00,  
(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)

transferring real property identified as Block No. 30.01 Lot No. 5

located at 11 Grove Farm Road, 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 \$ 449,900.00

(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.
- 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 gainfully employed.  
 No joint owners other than spouse or other qualified exempt owners.

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 N.J. corporation

Subscribed and sworn to before me  
this 27th day of April, 2000

Judith L. Andresen  
Name of Deponent (sign above line)  
JUDITH L. ANDRESEN  
137 Lilac Drive  
Annandale, N.J. 08801  
Address of Deponent

Name of Grantor (type above line)  
117 Locust Grove Road  
Pittstown, N.J. 08867  
Address of Grantor at Time of Sale

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

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.	
Instrument Number	119625
Deed Number	119625
Deed Dated	4/27/00
County	Hunterdon
Book	
Page	
Date Recorded	5/1/00

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