

DEED

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

Beverly A. Mazzella
Beverly A. Mazzella, N.J. Natural Lands Trust

This Deed is made on December 4th, 19 85

BETWEEN Eileen E. Schuyler

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whose address is 1919 Southwest Palm City Rd. - I; Stuart, Fla. 34994

referred to as the Grantor.

AND THE NEW JERSEY NATURAL LANDS TRUST, a body corporate and politic with corporate succession, created and established in but not of the Division of Parks and Forestry of the Department of Environmental Protection pursuant to L. 1968, c. 426 as amended.

whose post office address is 22 South Clinton Avenue, CN 404, Trenton, New Jersey 08625-0404

referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of

ONE DOLLAR (\$1.00)

AND OTHER GOOD AND VALUABLE CONSIDERATION

The Grantor acknowledges receipt of this money.

Union Township

Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of
Block No. 5 Lot No. 1.02 Account No.

No property tax identification number is available on the date of this Deed. (Check box if applicable).

Property. The property consists of the land and all the buildings and structures on the land in the Township of Union of the County of Hunterdon and State of New Jersey. The legal description is:

All that tract or parcel of land and premises, situate, lying and being in the Township of Union in the County of Hunterdon and State of New Jersey, more particularly described as follows:

BEGINNING at a point in line of lands of Virginia Crooks and corner to Lot No. 1.1 of this subdivision, said point being located, North 77 degrees 04 minutes 07 seconds East, a distance of one thousand six hundred one and sixty-eight one-hundredths feet (1601.68') from an iron axle found which marks the most Southerly corner of a 48.643 Acre tract (cut-off) and this tract running; thence

1.) by a new line along said Lot 1.1, North 40 degrees 30 minutes 45 seconds West, a distance of one thousand two hundred ninety-five and seventeen one-hundredths feet (1295.17') to a point, corner to same and in or near the middle of Strotz Road; thence 2.) along same, North 49 degrees 20 minutes 20 seconds East, a distance of five hundred feet (500.00') to a point in same and in range with lands of Cecile Kirk; thence 3.) at first along lands of said Kirk, then along other lands of Plushanski (lot no. 3) South 40 degrees 30 minutes 45 seconds East, a distance of one thousand five hundred fifty-seven and sixty-five one-hundredths feet (1557.65') to a point, corner to said Plushanski and in line of lands of Robert Schlenger, et al, said point also marking the most Easterly corner of the entire tract; thence 4.) at first along said Schlenger, then along lands of Virginia Crooks, South 77 degrees 04 minutes 07 seconds West, a distance of five hundred sixty-four and eleven one-hundredths feet (564.11') to the place of Beginning.

as surveyed by Frank F. Jones, Land Surveyor, for Robert W. Lee Associates, Inc. in March, 1979. All bearings refer to New Jersey Grid North. Subject to the rights of the public in and to that portion of the right-of-way limits of Strotz Road which runs along Course No. 2 of the above. By virtue of this description a new Southerly right-of-way line of Strotz Road is hereby established as being 25.00' from the existing centerline of same.

ALSO EXCEPTING AND RESERVING FROM THE ABOVE A PROPOSED DRAINAGE AND DRAINAGE DETENTION EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Said easement being 80.00' wide and lying adjacent to and Northeasterly along the last three hundred seventy-five feet (375.00') of Course No. 1 of the above described 16.373 Acre tract, at this point said easement widens to one hundred-fifty feet (150') for a total of three hundred feet (300.00'), (675.00' from Strotz Road). Where the end of this easement intersects the existing stream, said easement will follow the stream as it now flows for a total width of thirty feet (30.00') or fifteen feet (15.00') on each side of the stream, to a point of termination in line of Course No. 4 of the above described.

In compliance with Chapter 157 of the Laws of 1977, the within lands are known as Tax Lot 1.02 in Block 5 on the tax map of Union Township, Hunterdon County, New Jersey containing 16.373 acres of land, be the same more or less.

Being the same land and premises conveyed to the Grantor herein, under deed dated July 3, 1979 from Fred Plushanski and Vondelle Plushanski, his wife, and recorded July 30, 1979 in the Hunterdon County Clerk's Office in Deedbook 846, page 483.

COUNTY OF HUNTERDON
CONSIDERATION 1.00
REALTY TRANSFER FEE 0
DATE 11/8/85 BY ASB

094502

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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).

Signatures. The Grantor signs this Deed as of the date at the top of the first page.

Witnessed by:

Eileen E. Schuyler (Seal)
Eileen E. Schuyler

Christine Giovannazzo (Seal)

OFFICIAL NOTARY SEAL
CHRISTINE GIOVANNAZZO
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC488951
MY COMMISSION EXPIRES APR. 17, 1998

RECORDED

JAN 18 9 37 AM '96

HUNTERDON COUNTY
DORTHY K. TIRPOK
CLERK

SS# 154-20-0600

Florida
STATE OF NEW JERSEY, COUNTY OF *Morris*
I CERTIFY that on December *14*, 19 *95*
Eileen E. Schuyler

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) executed this deed as his or her own act; and,
 - (c) made this Deed for \$ 1.00 ** 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 other good and valuable consideration.

Christine Giovannazzo
Christine Giovannazzo
(Print name and title below signature)

April 17, 1998

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

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

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To Be Recorded With Deed Pursuant to c. 49, P.L. 1968, as amended by c. 225, P.L. 1985 (N.J.S.A. 46:15-6 et seq.)

STATE OF NEW JERSEY } ss.
COUNTY OF Mercer }

FOR RECORDER'S USE ONLY
Consideration \$ 1.00
Realty Transfer Fee \$ 0
Date 1/18/96 By HST

*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, Thomas F. Hampton, being duly sworn according to law upon his/her oath deposes and says that he/she is the Legal Representative in a deed dated 12/4/95 transferring real property identified as Block No. 5 Lot No. 1.02 located at Strotz Road in Union Twp., Hunterdon County, New Jersey 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 \$ 1.00

(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.

be donated to a state agency.

(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 H.U.D. 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 8

day of January 19 96

Beverly A. Mazzella

NOTARY PUBLIC OF NEW JERSEY
My Commission Expires November 27, 1998

Thomas F. Hampton
NJNLT, CN 404
Trantons, NJ 08625
Address of Deponent

Eileen Schuyler
1919 Southwest Palm City Rd.-I
SENALE, Fla 34904
Address of Grantor at Time of Sale

FOR OFFICIAL USE ONLY
This space for use of County Clerk or Register of Deeds.
Document Number 99502 County Hunterdon
Deed Number 77502 Book 1141 Page 0161
Deed Dated 12/4/95 Date Recorded 1/18/96

IMPORTANT-BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HEREOF. This form is prescribed by the Director, Division of Taxation in the Department of the Treasury and may not be altered or amended without the approval of the Director.

END OF DOCUMENT

ORIGINAL-White copy to be retained by County.
DUPLICATE-County to forward yellow copy to Division of Taxation on partial exemptions from fee. (N.J.A.C. 18:18-5.2)

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