

mm

Prepared by:
Frederick R. Stem
FREDERICK R. STEM ESQ.

DEED

THIS DEED is made on *October 24th*, 2001,

BETWEEN

JOEY FOOR, single

whose address is 2 Coachman Drive, Hampton, New Jersey 08827 referred to as the Grantor,

AND

JOEY FOOR, single

whose address is 2 Coachman Drive, Hampton, New Jersey 08827 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 NO CONSIDERATION.

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-1.1) Union Township, Block No. 5, Lot No. 16.03.

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:

SEE ATTACHED SCHEDULE A

The attached description is in accordance with a map entitled, "Amended Minor Subdivision for Joey Foor", Block 5, Lot 16.03, Union Township, Hunterdon County, NJ", prepared by Jess H. Symonds, P.E. of Biggs Engineering Associates, P.A., dated August 23, 2001 and revised through September 6, 2001, and approved by the Union Township Planning Board on November 4, 1999, as later amended on September 6, 2001.

Being a portion of the same lands and premises as conveyed by deed from Joseph M. Conry and Janet L. Conry, husband and wife to Joey Foor, single dated July 28, 1999 and recorded August 10, 1999 in the Hunterdon County Clerk's Office in Deed Book 1217 at page 942.

Subject to a Declaration of Restriction for Modified Transition Area pursuant to a Transition Area Waiver-Averaging Plan Approval issued by the New Jersey Department of Environmental Protection, Land Use Regulation Program under File No. 1025-99-0004.2, which Declaration of Deed Restriction is about to be recorded simultaneously herewith in the Hunterdon County Clerk's Office.

Such lands/shall remain as permanent open space. If such lands are further subdivided, such subdivision shall be for agricultural purposes only and no portion of such land shall be used as gross buildable site area for determining residential density as defined within the MLUL, and also shall comply with the notes on the approved amended minor subdivision for Block 5 Lot 16.03, revision 9/6/01 and attached hereto as Schedule "C".

Subject to a conservation easement about to be recorded simultaneously herewith in the Hunterdon County Clerk's Office as more particularly described in Schedule "A" and shown and designated as "conservation easement area" on Schedules "B" and notes in Sch. "C" attached.

Consideration: 0.00
Realty Tax: 0.00 B
Fees: 32.00



Instr# 8338756 Dorothy K. Tirpok
Recorded/Filed ASB Hunterdon County Clerk
10/31/2001 12:25 Bk 2022 Pg 451 #Pg 8 DEED



ROBERT W. LEE ASSOCIATES, INC.

456 ROUTE 31 SOUTH
P.O. BOX 366
HAMPTON, NEW JERSEY 08827
Telephone (908) 537-4081
Fax (908) 537-6862
E-mail: rwleeassociates@sprint.mail.com

KENNETH D. REIGLE, P.L.S.
N.J. LIC. NO. 27484
JON C. SLATON, P.L.S.
N.J. LIC. NO. 36278

CONSULTANTS

DONALD F. RUMPF, SR., P.L.S.
N.J. LIC. NO. 16977
FRANK F. JONES, P.L.S.
N.J. LIC. NO. 10120

ROBERT W. LEE, P.L.S.
N.J. LIC. NO. 11662
P.A. LIC. NO. 11432-E

DESCRIPTION OF LANDS

BLOCK 5, LOT 16.03

UNION TOWNSHIP, HUNTERDON COUNTY

BEGINNING at a point in the easterly right-of-way line of Coachman Drive, said point also marking the northwesterly corner of a tract of land previously merged to Lot 15, and this tract running thence (1) along the easterly right-of-way line of Coachman Drive, North $37^{\circ} 36' 04''$ West, a distance of two hundred fifty-seven and forty-eight hundredths feet (257.48') to an iron pin set, corner also to Lot 16.08; thence (2) along Lot 16.08 and then along Lot 4.03, North $31^{\circ} 38' 06''$ West, a distance of one thousand seven hundred twenty-seven and sixty-five hundredths feet (1727.65') to an iron pin found; thence (3) along Lot 4.03 and then along Lots 10 and 12, North $84^{\circ} 23' 01''$ East, a distance of eight hundred sixty-nine and seventy-six hundredths feet (869.76') to a concrete monument found, corner also to Lot 13; thence (4) along Lot 13, North $84^{\circ} 56' 46''$ East, a distance of two hundred thirty-two and eight hundredths feet (232.08') to an iron pin found, corner also to Lot 14; thence (5) along Lot 14, South $20^{\circ} 46' 39''$ East, a distance of five hundred eighty-two and fifteen hundredths feet (582.15') to an iron pipe found, corner also to Lot 15; thence (6) along Lot 15, South $58^{\circ} 13' 38''$ West, a distance of four hundred twenty-two and seventy-five hundredths feet (422.75') to an iron pin found; thence (7) still along Lot 15, South $31^{\circ} 45' 36''$ East, a distance of eight hundred twenty-six and eighty-nine hundredths feet (826.89') to a point; thence (8) still along Lot 15, South $45^{\circ} 29' 12''$ West, a distance of four hundred forty-two and ninety-four hundredths feet (442.94') to the place of Beginning.

Containing a calculated area of twenty-six and nine hundred seventy-one thousandths acres (26.971 Ac.), as surveyed by Kenneth D. Reigle, Professional Land Surveyor, for Robert W. Lee Associates, Inc., in May, 1999

All bearings herein refer to New Jersey Grid North (N.A.D. 1927).

Subject to any utility easements of record.

Subject to a conservation easement more particularly described as follows:

SCHEDULE A

BEGINNING at a concrete monument found, said monument marking the beginning of Course No. 4 above, and this easement running thence (1) North $84^{\circ} 56' 46''$ East, a distance of two hundred thirty-two and eight hundredths feet (232.08') to a pin; thence (2) South $20^{\circ} 46' 39''$ East, a distance of five hundred eighty-two and fifteen hundredths feet (582.15'); thence (3) South $58^{\circ} 13' 38''$ West, a distance of four hundred twenty-two and seventy-five hundredths feet (422.75') to an iron pin found; thence (4) South $31^{\circ} 45' 36''$ East, a distance of three hundred twenty-five and eleven hundredths feet (325.11'); thence (5) North $76^{\circ} 51' 40''$ West, a distance of eighty-four and forty-seven hundredths feet (84.47'); thence (6) on a curve to the left having a radius of 75', an arc length of 18.38' and whose chord bears North $83^{\circ} 52' 50''$ West, a distance of eighteen and thirty-three hundredths feet (18.33') to a point; thence (7) South $89^{\circ} 06' 00''$ West, a distance of twenty-six and six hundredths feet (26.06') to a point; thence (8) North $86^{\circ} 59' 34''$ West, a distance of thirty and sixty-six hundredths feet (30.66') to a point; thence (9) North $77^{\circ} 21' 04''$ West, a distance of forty-four and ninety-seven hundredths feet (44.97') to a point; thence (10) North $65^{\circ} 06' 33''$ West, a distance of fifty-one feet (51.00') to a point; thence (11) North $34^{\circ} 12' 00''$ East, a distance of seventy-four and seventy-three hundredths feet (74.73') to a point; thence (12) North $55^{\circ} 48' 00''$ West, a distance of sixty-three and two tenths feet (63.20') to a point; thence (13) along a curve to the right having a radius of 150.00', an arc length of 80.02' and whose chord bears North $40^{\circ} 31' 00''$ West, a distance of seventy-nine and eight hundredths feet (79.08') to a point of reverse curvature; thence (14) along a curve to the left having a radius of 50.00', an arc length of 24.59' and whose chord bears North $39^{\circ} 19' 24''$ West, a distance of twenty-four and thirty-five hundredths feet (24.35') to a point; thence (15) North $53^{\circ} 24' 49''$ West, a distance of nine and eighty-one hundredths feet (9.81') to a point; thence (16) along a curve to the left having a radius of 150.00', an arc length of 22.37' and whose chord bears North $57^{\circ} 41' 12''$ West, a distance of twenty-two and thirty-five hundredths feet (22.35') to a point; thence (17) North $61^{\circ} 57' 00''$ West, a distance of forty-one and forty-eight hundredths feet (41.48') to a point; thence (18) along a curve to the right having a radius of 150.00', an arc length of 119.74' and whose chord bears North $39^{\circ} 05' 24''$ West, a distance of one hundred sixteen and fifty-nine hundredths feet (116.59') to a point; thence (19) North $16^{\circ} 13' 13''$ West, a distance of thirteen and twenty-three hundredths feet (13.23') to a point; thence (20) North $24^{\circ} 14' 42''$ West, a distance of eighty-five and fifty-five hundredths feet (85.55') to a point; thence (21) North $19^{\circ} 49' 53''$ West, a distance of sixty-seven and eighty-nine

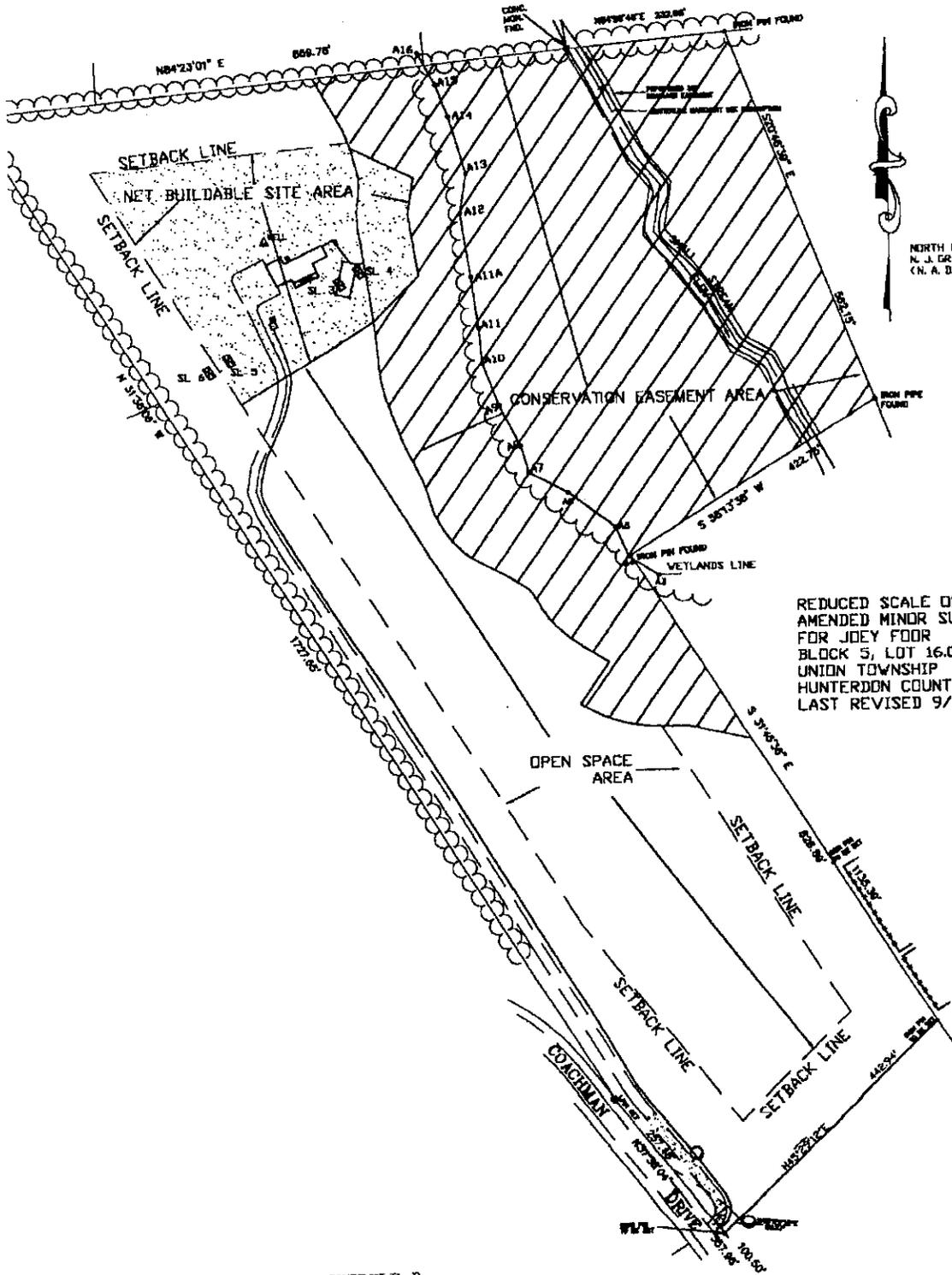
hundredths feet (67.89') to a point; thence (22) on a curve to the right having a radius of 150.00', an arc length of 41.37' and whose chord bears North 11° 55' 48" West, a distance of forty-one and twenty-four hundredths feet (41.24') to a point; thence (23) North 04° 01' 43" West, a distance of forty-three and thirty-four hundredths feet (43.34') to a point; thence (24) North 07° 00' 51" West, a distance of thirty-two and one hundredths feet (32.01') to a point; thence (25) North 44° 52' 25" East, a distance of ninety-four and thirty-one hundredths feet (94.31') to a point; thence (26) North 08° 42' 54" West, a distance of ninety-two and sixty-three hundredths feet (92.63') to a point; thence (27) North 09° 23' 54" East, a distance of fifty-three and thirty-six hundredths feet (53.36') to a point; thence (28) North 64° 05' 07" West, a distance of one hundred one and twenty-eight hundredths feet (101.28') to a point; thence (29) North 20° 18' 58" West, a distance of twenty-six and six hundredths feet (26.06') to a point; thence (30) North 28° 48' 09" West, a distance of ninety and eight hundredths feet (90.08') to a point; thence (31) North 84° 23' 01" East, a distance of three hundred seventy-three and twenty-nine hundredths feet (373.29') to the place of Beginning. Containing a calculated area of ten and eighty-eight hundredths acres (10.88 Ac.) .

Subject to a 30.00' wide drainage easement, the centerline of which runs down the centerline of a small stream running through the easterly portion of the above-described tract of land.

All of the above shown on map entitled in part, "Amended Minor Subdivision for Joey Foor" by Biggs Engineering Associates, File No. 99-053, dated August 23, 2001, revised through September 6, 2001.


KENNETH D. REIGLE
Professional Land Surveyor
New Jersey License NO. 27484

KDR:cj
8/15/01
RWL File No. 10947
cj#18/Foor Desc



NORTH REFERRED TO
N. J. GRID NORTH
(N. A. D. 1927)

REDUCED SCALE OF PLAT
AMENDED MINOR SUBDIVISION
FOR JOEY FOOR
BLOCK 5, LOT 16.03
UNION TOWNSHIP
HUNTERDON COUNTY, NJ
LAST REVISED 9/6/01

SCHEDULE B

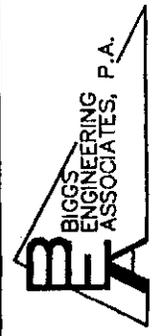
NOTE :

1. WETLANDS DELINEATION WAS PERFORMED BY JEFF TARELIA WETLAND CONSULTANTS IN MAY,1999
2. TRANSITION AREA WAIVER-AVERAGING PLAN APPROVED 9/14/00 # 1025-99-0004.2
3. FIELD LOCATION OF WETLANDS WAS PERFORMED BY ROBERT W. LEE ASSOC. IN MAY,1999.
4. CONTOURS ARE BASED ON U.S.G.S. (N.G.V.D. 1929)
5. IMPERVIOUS SURFACE RATIO NOT TO EXCEED 10% OF EACH LOT AREA.
6. HEIGHT OF BUILDINGS NOT TO EXCEED 35'.
7. ALL LOTS TO BE RESTRICTED FROM FURTHER SUBDIVISION.
8. ALL CONSTRUCTION SHALL ADHERE TO NJDOT "BLUEBOOK" STANDARDS AND ANY AMENDMENTS THEREOF.
9. POSITIVE SLOPE AWAY FROM THE BASE OF BOTH HOMES IS REQUIRED, TO BE ACHIEVED WITH SWALES AROUND HOUSES.
10. OPEN SPACE AREA NOT TO BE RESTRICTED FROM FARM BUILDINGS / FARM USE.
11. THE OPEN SPACE SHALL BE RESTRICTED AGAINST ANY FUTURE BUILDING, DEVELOPMENT, OR USE EXCEPT AS IS CONSISTENT WITH THAT OF PROVIDING FOR OPEN SPACE FOR RECREATION, CONSERVATION, AGRICULTURE, AND AESTHETIC SATISFACTION OF THE RESIDENTS OF THE DEVELOPMENT OR OF THE GENERAL PUBLIC. BUILDINGS OR USES FOR NONCOMMERCIAL RECREATION, CULTURAL, OR AGRICULTURAL PURPOSES COMPATIBLE WITH THE OPEN SPACE OBJECTIVES MAY BE PERMITTED ONLY WITH THE EXPRESS APPROVAL OF THE PLANNING BOARD.

SHEET 2	TAX MAP DATA	BLOCK 5	LOT 16.03
PRELIMINARY PLAT			
FOR			
BLOCK 5	LOT 16.03	IN	
UNION TOWNSHIP HUNTERDON COUNTY, N.J.			
PREPARED BY			
 KENNETH D. REIGLE, PROFESSIONAL LAND SURVEYOR N.J. LIC. NO. 27434 ROBERT W. LEE ASSOCIATES, INC. PROFESSIONAL LAND SURVEYORS ROUTE 31 & HUNTERDON BL., P.O. BOX 398 - HANMINGTON, N.J. 08827			



AMENDED MINOR
SUBDIVISION
FOR
JOEY FOOR
BLOCK 5 LOT 16.03
UNION TOWNSHIP
HUNTERDON COUNTY, NJ



JESS H. STYMONDS
PROFESSIONAL ENGINEER 33960
111 E. WASHINGTON AVE. WASHINGTON, N.J. 07782
(908) 897-1004

DATE: 8/21/00	SCALE: 1" = 100'
DESIGNED BY: KRH	FILE # 99-053
DRAWN BY: KRH	SHEET 1 OF 1
CHECKED BY: JHS	

REVISIONS	DATE
PER ROBERT REIGLE	9/6/01

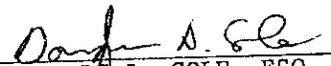
SCHEDULE C

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:

 _____ (Seal)
JOEY FOOR

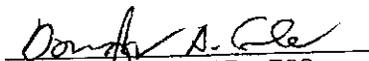

DOUGLAS A. COLE, ESQ.

STATE OF NEW JERSEY, ss.:
COUNTY OF HUNTERDON

I certify that on 10/29 2001

Joey Foor 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 No Consideration 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.)

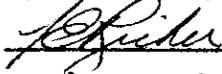

DOUGLAS A. COLE, ESQ.
Attorney at Law of N.J.

Record and return to:

Frederick R. Stem
571 Milford-W.G. Road
Milford, NJ 08848

**CLASSIFIED AND APPROVED
AS A Minor SUBDIVISION BY THE
TOWNSHIP OF UNION
PLANNING BOARD ON:**

November 4, 1999
As Amended on September 6, 2001

 _____
CHAIRMAN

 _____
SECRETARY

**IN ORDER FOR THIS SUBDIVISION TO BE
VALID A DEED FOR THE ABOVE MUST BE
RECORDED WITHIN 190 DAYS OF THE DATE
THEREOF**

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

ALL-STATE Legal®
A Division of ALL-STATE International, Inc.
(908) 272-0800 Page 1

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

To be recorded with Deed pursuant to P.L. 1968, c. 49, as amended by P.L. 1991, c. 308 (N.J.S.A. 46:15-5 et seq.)

STATE OF NEW JERSEY
COUNTY OF HUNTERDON

SS:

FOR RECORDER'S USE ONLY	
Consideration \$	0
Realty Transfer Fee \$	0
Date 10/24/01	By JFB

* 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 JOEY FOOR (Name), being duly sworn according to law upon his/her oath

deposes and says that he/she is the Grantor in a deed dated 10/24/01,
(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)

transferring real property identified as Block No. 5 Lot No. 16.03

located at 2 Coachman Drive, Union Township, Hunterdon County, New Jersey
(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 \$NO Consideration

(3) FULL EXEMPTION FROM FEE Deponent claims that this deed transaction is fully exempt from the Realty Transfer Fee imposed by P.L. 1968, c. 49 for the following reason(s): Explain in detail. (See Instruction #7.) Mere reference to exemption symbol is not sufficient.

(a) For a consideration of less than \$100.00

(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 P.L. 1975, c. 176 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.
 - Owners as joint tenants must all qualify except in the case of a spouse.
- 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 owners as joint tenants 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 owners as joint tenants 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 P.L. 1968, c. 49.

Subscribed and sworn to before me
this 24th
day of October, 2001

Douglas A. Cole
DOUGLAS A. COLE, ESQ.

Joey Foor
Name of Deponent (sign above line)
2 Coachman Drive
Hampton, NJ 08827
Address of Deponent

Joey Foor
Name of Grantor (type above line)
2 Coachman Drive
Hampton, NJ 08827
Address of Grantor at Time of Sale

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.			
Instrument Number	<u>8338756</u>	County	<u>Hunterdon</u>
Deed Number	<u>8338756</u>	Book	
Deed Dated	<u>10/24/01</u>	Date Recorded	<u>Hunterdon</u>

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, as required by law, and may not be altered without the approval of the Director.

ORIGINAL - To be retained by County.
DUPLICATE - To be forwarded by County to Divis
TRIPLICATE - Is your file copy.



: 18:16 - 8.12)

COUNTY RECORDING OFFICER



Instr# 8338758
 Recorded/Filed ASB Hunterdon County Clerk
 10/31/2001 12:28 Bk 2022 Pg 464 #Pg 7 DEED

Prepared by:

Frederick R. Stem
 FREDERICK R. STEM ESQ.

DEED

THIS DEED is made on *October 24th*, 2001,

BETWEEN

JOEY FOOR, single

whose address is 2 Coachman Drive, Hampton, New Jersey 08827 referred to as the Grantor,

AND

ROBERT KUSMICH and ANNE KUSMICH, husband and wife

whose address is about to be 2 Coachman Drive, Hampton, New Jersey 08827 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 SIX HUNDRED EIGHTY-FIVE THOUSAND AND 00/100 (\$685,000.00) DOLLARS.

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-1.1) Union Township, Block No. 5, Lot No. 16.03.

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:

SEE ATTACHED SCHEDULE A

The attached description is in accordance with a map entitled, "Amended Minor Subdivision for Joey Foor", Block 5, Lot 16.03, Union Township, Hunterdon County, NJ", prepared by Jess H. Symonds, P.E. of Biggs Engineering Associates, P.A., dated August 23, 2001 and revised through September 6, 2001, and approved by the Union Township Planning Board on

Being a portion of the same lands and premises as conveyed by deed from Joseph M. Conry and Janet L. Conry, husband and wife to Joey Foor, single dated July 28, 1999 and recorded August 10, 1999 in the Hunterdon County Clerk's Office in Deed Book 1217 at page 942. And being the same lands and premises as conveyed by deed confirming a subdivision approved by the Union Township Planning Board on November 4, 2000 as amended September 6, 2001 from Joey Foor, single to Joey Foor, single dated October 24, 2001 and about to be recorded just prior to this deed in the Hunterdon County Clerk's Office.

Subject to a Declaration of Restriction for Modified Transition Area pursuant to a Transition Area Waiver-Averaging Plan Approval issued by the New Jersey Department of Environmental Protection, Land Use Regulation Program under File No. 1025-99-0004.2, which Declaration of Deed Restriction is about to be recorded simultaneously herewith in the Hunterdon County Clerk's Office.

Such lands as identified as "open space area" on Schedule "B" attached shall remain as permanent open space. If such lands are further subdivided, such subdivision shall be for agricultural purposes only and no portion of such land shall be used as gross buildable site area for determining residential density as defined within the MLUL, and also shall comply with the notes on the approved amended minor subdivision for Block 5, Lot 16.03, revision 9/6/01 and attached hereto as Schedule "C".

Subject to a conservation easement about to be recorded simultaneously herewith in the Hunterdon County Clerk's Office as more particularly described in Schedule "A" and shown and designated as "conservation easement area" on Schedule "B" and notes in Schedule "C" attached.

685000.00
 3200.00 R
 30.00

Consideration:
 Realty Tax:
 Fees:



ROBERT W. LEE ASSOCIATES, INC.

456 ROUTE 31 SOUTH
P.O. BOX 366
HAMPTON, NEW JERSEY 08827
Telephone (908) 537-4081
Fax (908) 537-6862

E-mail: rwleeassociates@sprint.mail.com

KENNETH D. REIGLE, P.L.S.
N.J. LIC. NO. 27484

JON C. SLATON, P.L.S.
N.J. LIC. NO. 36278

CONSULTANTS

DONALD F. RUMPF, SR., P.L.S.
N.J. LIC. NO. 16977

FRANK F. JONES, P.L.S.
N.J. LIC. NO. 10120

ROBERT W. LEE, P.L.S.
N.J. LIC. NO. 11662
P.A. LIC. NO. 11432-E

DESCRIPTION OF LANDS

BLOCK 5, LOT 16.03

UNION TOWNSHIP, HUNTERDON COUNTY

BEGINNING at a point in the easterly right-of-way line of Coachman Drive, said point also marking the northwesterly corner of a tract of land previously merged to Lot 15, and this tract running thence (1) along the easterly right-of-way line of Coachman Drive, North 37° 36' 04" West, a distance of two hundred fifty-seven and forty-eight hundredths feet (257.48') to an iron pin set, corner also to Lot 16.08; thence (2) along Lot 16.08 and then along Lot 4.03, North 31° 38' 06" West, a distance of one thousand seven hundred twenty-seven and sixty-five hundredths feet (1727.65') to an iron pin found; thence (3) along Lot 4.03 and then along Lots 10 and 12, North 84° 23' 01" East, a distance of eight hundred sixty-nine and seventy-six hundredths feet (869.76') to a concrete monument found, corner also to Lot 13; thence (4) along Lot 13, North 84° 56' 46" East, a distance of two hundred thirty-two and eight hundredths feet (232.08') to an iron pin found, corner also to Lot 14; thence (5) along Lot 14, South 20° 46' 39" East, a distance of five hundred eighty-two and fifteen hundredths feet (582.15') to an iron pipe found, corner also to Lot 15; thence (6) along Lot 15, South 58° 13' 38" West, a distance of four hundred twenty-two and seventy-five hundredths feet (422.75') to an iron pin found; thence (7) still along Lot 15, South 31° 45' 36" East, a distance of eight hundred twenty-six and eighty-nine hundredths feet (826.89') to a point; thence (8) still along Lot 15, South 45° 29' 12" West, a distance of four hundred forty-two and ninety-four hundredths feet (442.94') to the place of Beginning.

Containing a calculated area of twenty-six and nine hundred seventy-one thousandths acres (26.971 Ac.), as surveyed by Kenneth D. Reigle, Professional Land Surveyor, for Robert W. Lee Associates, Inc., in May, 1999

All bearings herein refer to New Jersey Grid North (N.A.D. 1927).

Subject to any utility easements of record.

Subject to a conservation easement more particularly described as follows:

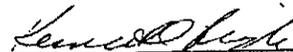
SCHEDULE A

BEGINNING at a concrete monument found, said monument marking the beginning of Course No. 4 above, and this easement running thence (1) North 84° 56' 46" East, a distance of two hundred thirty-two and eight hundredths feet (232.08') to a pin; thence (2) South 20° 46' 39" East, a distance of five hundred eighty-two and fifteen hundredths feet (582.15'); thence (3) South 58° 13' 38" West, a distance of four hundred twenty-two and seventy-five hundredths feet (422.75') to an iron pin found; thence (4) South 31° 45' 36" East, a distance of three hundred twenty-five and eleven hundredths feet (325.11'); thence (5) North 76° 51' 40" West, a distance of eighty-four and forty-seven hundredths feet (84.47'); thence (6) on a curve to the left having a radius of 75', an arc length of 18.38' and whose chord bears North 83° 52' 50" West, a distance of eighteen and thirty-three hundredths feet (18.33') to a point; thence (7) South 89° 06' 00" West, a distance of twenty-six and six hundredths feet (26.06') to a point; thence (8) North 86° 59' 34" West, a distance of thirty and sixty-six hundredths feet (30.66') to a point; thence (9) North 77° 21' 04" West, a distance of forty-four and ninety-seven hundredths feet (44.97') to a point; thence (10) North 65° 06' 33" West, a distance of fifty-one feet (51.00') to a point; thence (11) North 34° 12' 00" East, a distance of seventy-four and seventy-three hundredths feet (74.73') to a point; thence (12) North 55° 48' 00" West, a distance of sixty-three and two tenths feet (63.20') to a point; thence (13) along a curve to the right having a radius of 150.00', an arc length of 80.02' and whose chord bears North 40° 31' 00" West, a distance of seventy-nine and eight hundredths feet (79.08') to a point of reverse curvature; thence (14) along a curve to the left having a radius of 50.00', an arc length of 24.59' and whose chord bears North 39° 19' 24" West, a distance of twenty-four and thirty-five hundredths feet (24.35') to a point; thence (15) North 53° 24' 49" West, a distance of nine and eighty-one hundredths feet (9.81') to a point; thence (16) along a curve to the left having a radius of 150.00', an arc length of 22.37' and whose chord bears North 57° 41' 12" West, a distance of twenty-two and thirty-five hundredths feet (22.35') to a point; thence (17) North 61° 57' 00" West, a distance of forty-one and forty-eight hundredths feet (41.48') to a point; thence (18) along a curve to the right having a radius of 150.00', an arc length of 119.74' and whose chord bears North 39° 05' 24" West, a distance of one hundred sixteen and fifty-nine hundredths feet (116.59') to a point; thence (19) North 16° 13' 13" West, a distance of thirteen and twenty-three hundredths feet (13.23') to a point; thence (20) North 24° 14' 42" West, a distance of eighty-five and fifty-five hundredths feet (85.55') to a point; thence (21) North 19° 49' 53" West, a distance of sixty-seven and eighty-nine

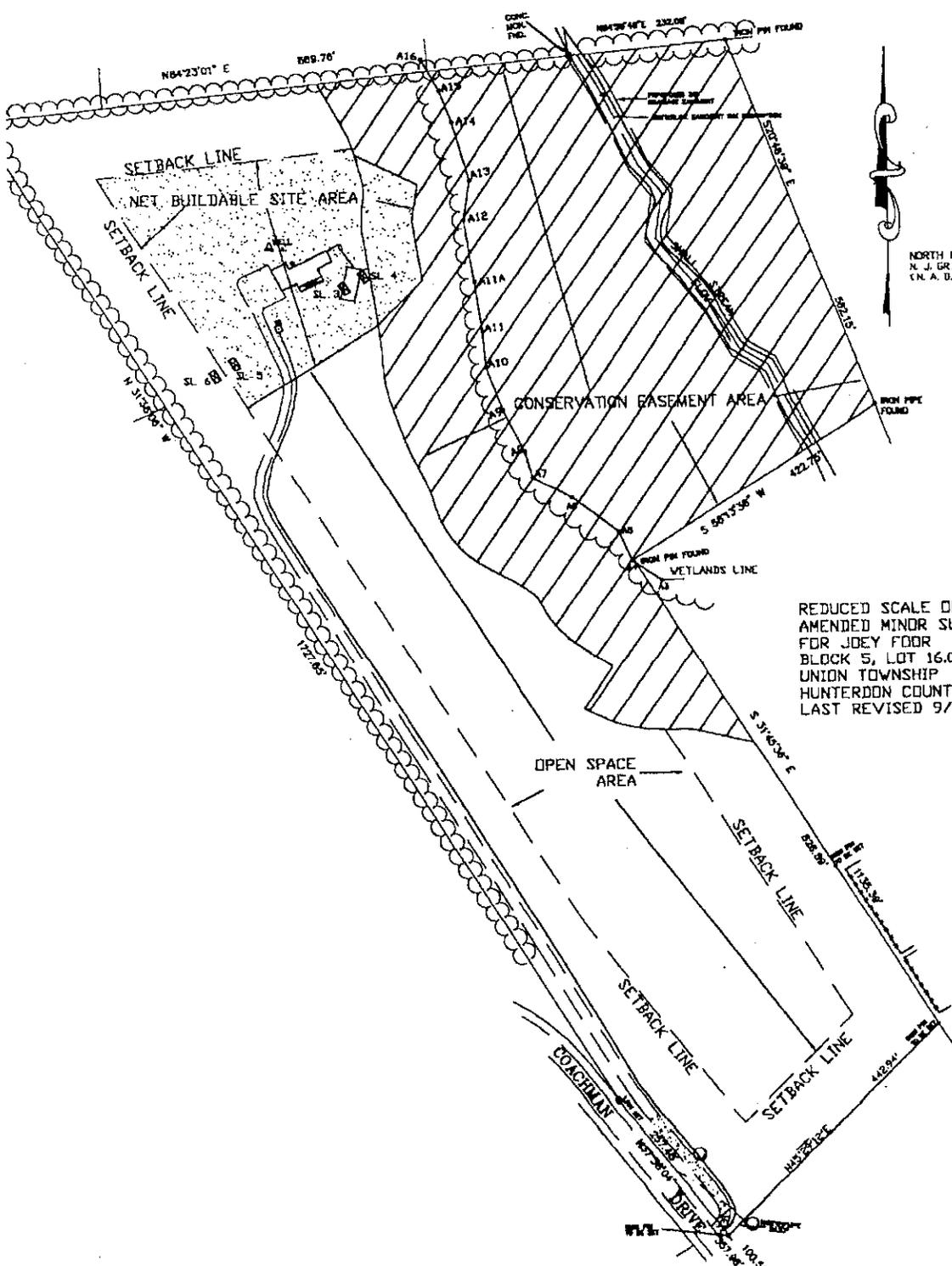
hundredths feet (67.89') to a point; thence (22) on a curve to the right having a radius of 150.00', an arc length of 41.37' and whose chord bears North 11° 55' 48" West, a distance of forty-one and twenty-four hundredths feet (41.24') to a point; thence (23) North 04° 01' 43" West, a distance of forty-three and thirty-four hundredths feet (43.34') to a point; thence (24) North 07° 00' 51" West, a distance of thirty-two and one hundredths feet (32.01') to a point; thence (25) North 44° 52' 25" East, a distance of ninety-four and thirty-one hundredths feet (94.31') to a point; thence (26) North 08° 42' 54" West, a distance of ninety-two and sixty-three hundredths feet (92.63') to a point; thence (27) North 09° 23' 54" East, a distance of fifty-three and thirty-six hundredths feet (53.36') to a point; thence (28) North 64° 05' 07" West, a distance of one hundred one and twenty-eight hundredths feet (101.28') to a point; thence (29) North 20° 18' 58" West, a distance of twenty-six and six hundredths feet (26.06') to a point; thence (30) North 28° 48' 09" West, a distance of ninety and eight hundredths feet (90.08') to a point; thence (31) North 84° 23' 01" East, a distance of three hundred seventy-three and twenty-nine hundredths feet (373.29') to the place of Beginning. Containing a calculated area of ten and eighty-eight hundredths acres (10.88 Ac.).

Subject to a 30.00' wide drainage easement, the centerline of which runs down the centerline of a small stream running through the easterly portion of the above-described tract of land.

All of the above shown on map entitled in part, "Amended Minor Subdivision for Joey Foor" by Biggs Engineering Associates, File No. 99-053, dated August 23, 2001, revised through September 6, 2001.


KENNETH D. REIGLE
Professional Land Surveyor
New Jersey License NO. 27484

KDR:cj
8/15/01
RWL File No. 10947
cj#18/Foor Desc



NORTH REFERRED TO
N. J. GRID NORTH
(N. A. D. 1927)

REDUCED SCALE OF PLAT
AMENDED MINOR SUBDIVISION
FOR JOEY FLOOR
BLOCK 5, LOT 16.03
UNION TOWNSHIP
HUNTERDON COUNTY, NJ
LAST REVISED 9/6/01

SCHEDULE B

NOTE :

1. WETLANDS DELINEATION WAS PERFORMED BY JEFF TARELIA WETLAND CONSULTANTS IN MAY,1999
TRANSITION AREA WAIVER-AVERAGING PLAN APPROVED 9/14/00 # 1025-99-0004.2
2. FIELD LOCATION OF WETLANDS WAS PERFORMED BY ROBERT W. LEE ASSOC. IN MAY,1999.
3. CONTOURS ARE BASED ON U.S.G.S. (N.G.V.D. 1929)
4. IMPERVIOUS SURFACE RATIO NOT TO EXCEED 10% OF EACH LOT AREA.
5. HEIGHT OF BUILDINGS NOT TO EXCEED 35'.
6. ALL LOTS TO BE RESTRICTED FROM FURTHER SUBDIVISION.
7. ALL CONSTRUCTION SHALL ADHERE TO NJDOT "BLUEBOOK" STANDARDS AND ANY AMENDMENTS THEREOF.
POSITIVE SLOPE AWAY FROM THE BASE OF BOTH HOMES IS REQUIRED, TO BE ACHIEVED WITH SWALES AROUND HOUSES.
8. OPEN SPACE AREA NOT TO BE RESTRICTED FROM FARM BUILDINGS / FARM USE.
9. THE OPEN SPACE SHALL BE RESTRICTED AGAINST ANY FUTURE BUILDING, DEVELOPMENT, OR USE
EXCEPT AS IS CONSISTENT WITH THAT OF PROVIDING FOR OPEN SPACE FOR RECREATION,
CONSERVATION, AGRICULTURE, AND AESTHETIC SATISFACTION OF THE RESIDENTS OF THE
DEVELOPMENT OR OF THE GENERAL PUBLIC. BUILDINGS OR USES FOR NONCOMMERCIAL
RECREATION, CULTURAL OR AGRICULTURAL PURPOSES COMPATIBLE WITH THE OPEN SPACE
OBJECTIVES MAY BE PERMITTED ONLY WITH THE EXPRESS APPROVAL OF THE PLANNING BOARD.

SCHEDULE C

SHEET 2	TAX MAP DATA	LOT 16.03
BLOCK 5		
PRELIMINARY PLAT		
FOR		
BLOCK 5	IN	LOT 16.03
UNION TOWNSHIP		
HUNTERDON COUNTY, N. J.		
5/16/19		
DATE		
PREPARED BY		
KENNETH O. REIGLE, PROFESSIONAL LAND SURVEYOR		
N.J. LIC. 35		
27434		
ROBERT W. LEE ASSOCIATES, INC.		
PROFESSIONAL LAND SURVEYORS		
ROUTE 31 & ANDERSON RD., P.O. BOX 368 - HUNTERDON, N.J. 08827		

**AMENDED MINOR
SUBDIVISION
FOR
JOEY FOOR
BLOCK 5 LOT 16.03
UNION TOWNSHIP
HUNTERDON COUNTY, NJ**

DATE: 8/21/00	SCALE: 1" = 100'
DESIGNED BY: K.R.H.	FILE #: 99-053
DRAWN BY: K.R.H.	
CHECKED BY: J.H.S.	SHEET 1 OF 1

**BIGGS
ENGINEERING
ASSOCIATES, P.A.**

JESS H. STAMOND
PROFESSIONAL ENGINEER 33960

111 E. WASHINGTON AVE., WASHINGTON, N.J. 07882
(908) 899-1004

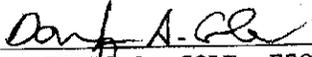
REVISIONS	DATE
Per Robert Refers	9/6/01

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:

 (Seal)
JOEY FOOR

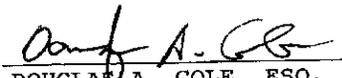

DOUGLAS A. COLE, ESQ.

STATE OF NEW JERSEY, ss.:
COUNTY OF HUNTERDON

I certify that on 10/29 2001

Joey Foor 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 \$685,000.00 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.)


DOUGLAS A. COLE, ESQ.
Attorney at Law of New Jersey

Record and return to:

Gerald J. Oratio
372 Kinderkamack Road
Westwood, NJ 07657



DEED

This Deed is made on June 28, 2010,

20100630000135810 1/4
06/30/2010 12:01:57 PM D
Bk: 2252 Pg: 303
Mary H. Melfi
Hunterdon County Clerk

BETWEEN

ANNE KUSMICH, widow,

whose post office address is 2 Coachman Drive, Hampton, New Jersey 08827,

referred to as the Grantor,

AND

MICHELLE L. HAVEN, single,

whose post office address is about to be 2 Coachman Drive, Hampton, New Jersey 08827,

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. The transfer is made for the sum of **Nine Hundred Eight-five Thousand and 00/100 (\$985,000.00)**-----Dollars
The Grantor hereby acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of Township of Union, County of Hunterdon,
Lot 16.03
Block 5

___ No property tax identification number is available on the date of this Deed.
(Check 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:

XX Please see attached legal Description annexed hereto and made a part hereof.
(Check if applicable.)

BEING the same premises conveyed to Robert Kusmich and Anne Kusmich, husband and wife, by deed from Joey Foor, single, dated October 24, 2001, and recorded on October 31, 2001, in the Hunterdon County Clerk's office in Deed Book 2022 at Page 464. The said Robert Kusmich died on April 21, 2010, a resident of Hunterdon County, leaving Anne Kusmich as surviving tenant by the entirety.

Subject to easements and restrictions of record, if any, municipal zoning ordinances and governmental regulations, and such state of facts as an accurate survey may disclose.

: (For Recorder's Use Only)
PREPARED BY: :
: :
: :
: :
: :
ELIZABETH A. LOCKER, ESQ. :
: :

Deed - Bargain and Sale
Cov. To Grantor's Act - Ind. To Ind.

LEGAL DESCRIPTION

Commitment No.: 3471-1662674-PRC

All that certain Lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of Union, County of Hunterdon, State of New Jersey:

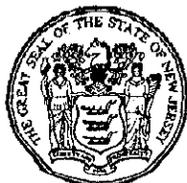
BEGINNING at an iron pin and cap found marking the southwesterly corner of the herein described tract, said beginning point marking the beginning point in Deed Book 2022 Page 464, said beginning point being also corner to Lot 15 in Block 5, land of now or formerly John Blanchard, said iron pin being also in the easterly right of way line of Coachman Drive, and this tract running; thence

- 1) Along the said right of way line of Coachman Drive, North 37 degrees 32 minutes 48 seconds West, a distance of 257.44 feet to an iron pin found for a corner to the same, corner also to Lot 16.08 on the municipal tax map, land of now or formerly Robert Gallagher and Mary P. Farrell thence
- 2) Along said Lot 16.08 and then along Lot 4.03, land of now or formerly Lancor Development, Inc., North 31 degrees 38 minutes 06 seconds West, a distance of 1,727.65 feet to an iron pin found for a corner to the said Lot 4.03 thence
- 3) Along the same and then along Lot 10, land now or formerly Joseph Conry, and then along Lot 12, land of now or formerly Samon Russell, North 84 degrees 23 minutes 01 second East, a distance of 869.76 feet to a concrete monument found for a corner to the said Lot 12, corner also to Lot 13 on the municipal tax map, land of now or formerly Joseph V. Martin, Jr. Trust; thence
- 4) Along the said Lot 13, North 84 degrees 56 minutes 46 seconds East, a distance of 232.08 feet to a corner in line of the same, corner also to Lot 14 on the municipal tax map, land of now or formerly Marcia Saunders, LLC; thence
- 5) Along the said Lot 14, South 20 degrees 46 minutes 39 seconds East, a distance of 582.15 feet to a corner in line of the same, corner also to the aforementioned Lot 15, land of now or formerly John Blanchard; thence
- 6) Along the said Lot 15, South 58 degrees 13 minutes 27 seconds West, a distance of 422.94 feet to an iron pipe found for a corner to the same; thence
- 7) Along the same, South 31 degrees 45 minutes 25 seconds East, a distance of 826.94 feet to an iron pin and cap found for a corner to the same; thence
- 8) Still along the said Lot 15, South 45 degrees 29 minutes 52 seconds West, a distance of 442.93 feet to the place of BEGINNING.

The above description is drawn in accordance with a survey made by Robert W. Lee Associates, dated 6/18/2010.

NOTE FOR INFORMATION ONLY: Being Lot(s) 16.03, Block 5 Tax Map of the Township of Union, County of Hunterdon

First American Title Insurance Company



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION
(C.55, P.L. 2004)

20100630000135810 4/4
06/30/2010 12:01:57 PM D
Recording Fee: \$70.00
Tax Fee: \$9401.00
Consideration: \$985000.00
Buyers Fee: \$.00
MAS1

(Please Print or Type)

SELLER(S) INFORMATION (See Instructions, Page 2)

Name(s)

Anne Kusmich

Current Resident Address:

Street: 239 West Place

City, Town, Post Office

State

Zip Code

NJ

07676

Washington Township,

PROPERTY INFORMATION (Brief Property Description)

Block(s)	Lot(s)	Qualifier
5	16.03	

Street Address:

2 Coachman Drive

City, Town, Post Office

State

Zip Code

NJ

08827

Hampton,

Seller's Percentage of Ownership

Consideration

Closing Date

100%

\$985,000.00

6/28/2010

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to Residents and Non-residents)

- I am a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
- The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
- I am a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
- Seller, transferor or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
- Seller is not an individual, estate or trust and as such not required to make an estimated payment pursuant to N.J.S.A.54A:1-1 et seq.
- The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.
- The gain from the sale will not be recognized for Federal income tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION). If such section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale (see instructions).
- No non-like kind property received.
- Transfer by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this state.

SELLER(S) DECLARATION

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein could be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box I certify that the Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

6/28/2010

Date

Anne Kusmich
Signature
(Seller) Please indicate if Power of Attorney or Attorney in Fact

Date

Signature
(Seller) Please indicate if Power of Attorney or Attorney in Fact