

This Deed, made the 7th day of December, 1974, 25

Between LAWRENCE K. CARLBON and BARBARA H. CARLBON, his wife,

residing at R. D. Pattenburg
in the Township of Union in the County of
Hunterdon and State of New Jersey herein designated as the Grantors,
And LAWRENCE K. CARLBON and BARBARA H. CARLBON, his wife,

residing or located at R. D. Pattenburg
in the Township of Union in the County of
Hunterdon and State of New Jersey herein designated as the Grantees;

Witnesseth, that the Grantors, for and in consideration of

ONE (\$1.00) DOLLAR

lawful money of the United States of America, to the Grantors in hand well and truly paid by the Grantees, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, and the Grantors being therewith fully satisfied, do by these presents grant, bargain, sell and convey unto the Grantees forever,

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

Beginning at an iron corner in the public road running from Pattenburg to Route No. 78 also known as County Road No. 14, said iron being the most northeasterly corner of land of John Mattson; and running thence (1) along the said public road, South 85° 53' East, a distance of eighty-two and two tenths feet (82.20') to a corner in the same; thence (2) along the same, North 88° 20' East, a distance of one hundred eighteen and eight tenths feet (118.80') to a corner in the same, corner also to land remaining to Lawrence Carlbom at this time; thence (3) along said remaining land, South 6° 13' East, a distance of three hundred eighty-nine and seventy-four one-hundredths feet (389.74') to an old iron corner to the same; thence (4) along the same, South 6° 09' West, a distance of four hundred eighty-nine and forty-nine one-hundredths feet (489.49') to a corner to the same and being in line of land of Stephen Roth; thence (5) along land of Roth, North 87° 15' West, a distance of one hundred forty-five feet (145.00') to an old iron corner to the same; thence (6) along the same and land of Lehigh Valley Railroad, North 82° 13' West, a distance of three hundred twenty-six and thirty-three one-hundredths feet (326.33') to an old iron corner to the same, corner also to land of Chester Poniatowski; thence (7) along land of Poniatowski, North 6° 10' East, a distance of four hundred forty-nine and twenty-seven one-hundredths feet (449.27') to an iron corner in line of the same, corner also to land of the aforementioned John Mattson; thence (8) along land of Mattson, South 88° 39' East, a distance of two hundred and forty-five one-hundredths feet (200.45') to an old iron corner to the same; thence (9) along the same, North 5° 20' East, a distance of three hundred eighty-five and eighty-two one-hundredths feet (385.82') to the place of beginning and containing seven and two tenths Acres (7.20 A.) be the same more or less as surveyed by Bohren and Bohren Engineering Associates, Inc., July 1974.

All bearings herein refer to the adjoining survey of John Mattson.

Reserving a 33' wide strip of land from the existing centerline of County Road No. 14 to be used for future road widening purposes.

This is a corrective deed to correct the description contained in a deed recorded in Book 784 of Deeds page 524.

COUNTY OF HUNTERDON
CONSIDERATION \$ 1.00
REALTY TRANSFER TAX \$ 0.00
DATE DEC 26 1974 BY LN

880887

Handwritten initials or mark.

Together with all and singular the buildings, improvements, ways, woods, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances to the same belonging or in anywise appertaining; and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and of every part and parcel thereof; And also all the estate, right, title, interest, use, possession, property, claim and demand whatsoever, of the Grantors both in law and in equity, of, in and to the premises herein described, and every part and parcel thereof, with the appurtenances. To Have and to Hold all and singular, the premises herein described, together with the appurtenances, unto the Grantees and to Grantees' proper use and benefit forever.

And the Grantors covenant that they have not done or executed, or knowingly suffered to be done or executed, any act, deed or thing whatsoever whereby or by means whereof the premises conveyed herein, or any part thereof, now are or at any time hereafter, will or may be charged or encumbered in any manner or way whatsoever.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

Wherever in this instrument any party shall be designated or referred to by name or general reference, such designation is intended to and shall have the same effect as if the words "heirs, executors, administrators, personal or legal representatives, successors and assigns" had been inserted after each and every such designation.

In Witness Whereof, the Grantors have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered
in the presence of

Harold A. Drake
Witness

Lawrence K. Carlbon (L.S.)
LAWRENCE K. CARLBON

Barbara H. Carlbon (L.S.)
BARBARA H. CARLBON

State of New Jersey, County of HUNTERDON } ss.: We it Remembered,
that on December 7, 19 74, before me, the subscriber, A Notary Public
of New Jersey
personally appeared Lawrence K. Carlbon and Barbara H. Carlbon, his wife,

who, I am satisfied, are the persons named in and who executed the within Instrument, and thereupon they acknowledged that they signed, sealed and delivered the same as their act and deed, for the uses and purposes therein expressed, and that the full and actual consideration paid or to be paid for the transfer of title to realty evidenced by the within deed, as such consideration is defined in P.L. 1968, c. 49, Sec. 1 (c), is \$1.00.

Prepared by:

RAYMOND B. DRAKE
Attorney - At - Law
Corner Grayrock Rd. & Center St.
Clinton, New Jersey 08809

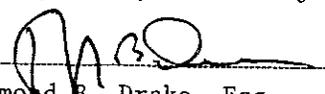
Harold A. Drake
A NOTARY PUBLIC OF NEW JERSEY
My Commission Expires May 1, 1977

Deed #88087--Recorded December 26, 1974 at
4:00 P.M.

1045 PAGE 588

DEED

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


Raymond B. Drake, Esq.

This Deed is made on July 5, 1990

BETWEEN LAWRENCE K. CARLBON and BARBARA H. CARLBON,
his wife,

25

whose address is R.D. 1, Box 551, Pattenburg Road, Pattenburg, New Jersey 08860
referred to as the Grantor.

AND LAWRENCE K. CARLBON and BARBARA H. CARLBON,
his wife,

whose post office address is R.D. 1, Box 551, Pattenburg Road, Pattenburg, New Jersey 08860
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 (\$1.00) DOLLAR

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Union Township
Block No. 14 Lot No. 5 Account No.

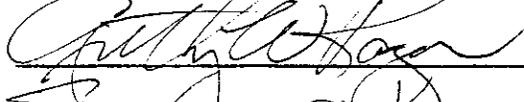
No property tax identification number is available on the date of this deed. (Check box if applicable.)

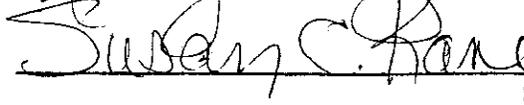
Property. The property consists of the land and all the buildings and structures on the land in the Township of Union County of Hunterdon and State of New Jersey. The legal description is:

See Schedule A attached hereto.

This conveyance is made pursuant to the Resolution of major subdivision approval of the Planning Board of the Township of Union dated December 14, 1989, and is subject to the terms and conditions of approval set forth in the said Resolution.

CLASSIFIED AND APPROVED
AS A final/^{major} SUBDIVISION BY THE
TOWNSHIP OF UNION
PLANNING BOARD ON: June 28, 1990


CHAIRMAN


SECRETARY

IN ORDER FOR THIS SUBDIVISION TO BE
VALID A DEED FOR THE ABOVE MUST BE
RECORDED WITHIN 90 DAYS OF THE DATE
HEREOF. 95

COUNTY OF HUNTERDON
CONSIDERATION 1.00
REALTY TRANSFER FEE 8
DATE 7/11/90 BY ASB

66510

Beginning at a corner in the public road known locally as Pattenburg Road (County Route 614), said corner also to land of George Andres; and running thence (1) along Pattenburg Road, South 87°56'00" East, a distance of two hundred thirty-five and sixty-two one-hundredths feet (235.62') to a corner in the same; thence (2) along the same, North 89°46'00" East, a distance of one hundred seventy-four and sixty-one one-hundredths feet (174.61') to a corner in the same, corner also to other lands of L. Carlson, known as Lot 5.03; thence (3) along Lot 5.03, South 12°59'00" East, a distance of three hundred eighty-six and seventy-four one-hundredths feet (386.74') to a corner to the same; thence (4) along the same and other land of L. Carlson, known as Lot 5.02, North 72°31'00" East, a distance of four hundred one and twenty-four one-hundredths feet (401.24') to a corner to Lot 5.02, corner also being in line of land of Douglas Van Camp; thence (5) along land of D. Van Camp, South 12°59'00" East, a distance of fifty-five and nineteen one-hundredths feet (55.19') to a corner to the same; thence (6) along the same, North 79°52'00" East, a distance of one hundred seventy-five and thirteen one-hundredths feet (175.13') to a corner to the same, corner also being in line of land of Arthur Levine; thence (7) along land of A. Levine, South 11°27'00" East, a distance of three hundred nineteen and eighteen one-hundredths feet (319.18') to a corner to the same; thence (8) along the same, South 10°25'00" East, a distance of two hundred sixty-eight feet (268.00') to a corner to the same, corner also to land of Stephen Roth; thence (9) along land of S. Roth, South 85°54'00" West, a distance of nine hundred forty-one and ten one-hundredths feet (941.10') to a corner to the same; thence (10) along the same, North 85°16' West, a distance of four hundred seventy-three and fifty-three one-hundredths feet (473.53') to a corner to the same; thence (11) along the same, North 87°32'00" West, a distance of one hundred fifty-one and seventy-three one-hundredths feet (151.73') to a corner in line of the same, corner also to land of John Hoinowski; thence (12) along land of J. Hoinowski, North 5°52'00" East, a distance of four hundred eighty-nine and forty-nine one-

hundredths feet (489.49') to a corner to the same, corner also to land of the aforementioned G. Andres; thence (13) along land of G. Andres, South 89°03'00" East, a distance of one hundred fifteen and fifty one-hundredths feet (115.50') to a corner to the same; thence (14) along the same, North 76°41'00" East, a distance of two hundred forty and thirty one-hundredths feet (240.30') to a corner to the same; thence (15) along the same, North 0°07'00" West, a distance of three hundred forty-eight and fifty-five one-hundredths feet (348.55') to the place of beginning and containing twenty-two and fifty-eight one-hundredths acres (22.58 Ac.) be the same more or less as described by Bohren and Bohren Engineering Associates, Inc., in March 1990.

Subject to a 40' wide strip of land from the existing centerline of Pattenburg Road to be used by the public for future road widening.

Subject to a drainage and conservation easement running through the above described lot, as described on the attached and shown on the map.

Subject to any easements of record.

This description is based on old surveys and is subject to any changes an actual survey may disclose.

Description of a Drainage and Conservation Easement
Running through Land of
Lawrence K. Carlbon
situated in

BOOK 1045 PAGE 590

Union Township, Hunterdon County, New Jersey

Beginning at a point in line of land Arthur Levine, said point being located on a bearing of South $11^{\circ}27'00''$ East, a distance of one hundred sixty feet (160.00') from the most southeast corner of land of Douglas Van Camp; and running thence (1) along land of Arthur Levine, South $11^{\circ}27'00''$ East, a distance of one hundred fifty-nine and eighteen one-hundredths feet (159.18') to a corner to the same; thence (2) along the same, South $10^{\circ}25'00''$ East, a distance of one hundred sixty feet (160.00') to a corner in line of the same; thence (3) running through land of Lawrence Carlbon, North $71^{\circ}26'38''$ West, a distance of one hundred eighty-six and forty-one one-hundredths feet (186.41') to a point; thence (4) South $62^{\circ}15'$ West, a distance of eighty and nine one-hundredths feet (80.09') to a point; thence (5) North $83^{\circ}50'$ West, a distance of twenty-eight feet (28.00') to a point; thence (6) North $83^{\circ}40'57''$ West, a distance of sixty-one and eighty-nine one-hundredths feet (61.89') to a point; thence (7) South $73^{\circ}24'37''$ West, a distance of three hundred sixty-two and fifty-nine one-hundredths feet (362.59') to a point; thence (8) South $85^{\circ}45'$ West, a distance of three hundred fifty-five feet (355.00') to a point; thence (9) South $83^{\circ}45'$ West, a distance of one hundred feet (100.00') to a point; thence (10) North $89^{\circ}15'$ West, a distance of one-hundred fifty feet (150.00') to a point; thence (11) South $85^{\circ}30'$ West, a distance of one hundred feet (100.00') to a point; thence (12) South $78^{\circ}30'$ West, a distance of one hundred feet (100.00') to a point in line of land of Stephen Roth; thence (13) along land of S. Roth, North $87^{\circ}32'$ West, a distance of seventy feet (70.00') to a corner in line of the same, corner also to land of John Hoinowski; thence (14) along land of J. Hoinowski, North $5^{\circ}52'$ East, a distance of four hundred thirty-nine and forty-nine one-hundredths feet (439.49') to a point in line of the same; thence (15) through land of Lawrence Carlbon, North $77^{\circ}00'$ East, a distance of seventy feet (70.00') to a point; thence (16) through the same, North $49^{\circ}09'$ East, a distance of forty-nine and forty-three one-hundredths feet (49.43') to a point in line of land of George Andres; thence (17) along land of George Andres, South $89^{\circ}03'$ East, a distance of fifteen feet (15.00') to a corner to the same; thence (18) along the same, North $76^{\circ}41'$ East, a distance of forty-seven and thirty one-hundredths feet (47.30') to a point in line of the same; thence (19) running through land of L. Carlbon, South $81^{\circ}20'$ East, a distance of two hundred thirty feet (230.00') to a point; thence (20) South $65^{\circ}10'$ East, a distance of one hundred seventy feet (170.00') to a point; thence (21) North $55^{\circ}20'$ East, a distance of two hundred feet (200.00') to a point; thence (22) South $67^{\circ}23'24''$ East, a distance of two hundred forty-two and thirty one-hundredths feet (242.30') to a point; thence (23) North $84^{\circ}45'$ East, a distance of three hundred fifty-five feet (355.00') to a point; thence (24) North $89^{\circ}15'$ East, a distance of one hundred sixty feet (160.00') to the place of beginning as described by Bohren and Bohren Engineering Associates, Inc., in December 1989.

PO/eab
12/29/89

TAKEN FROM THE "BLOOMSBURK QUAD" OF
WETLANDS INVENTORY MAP.

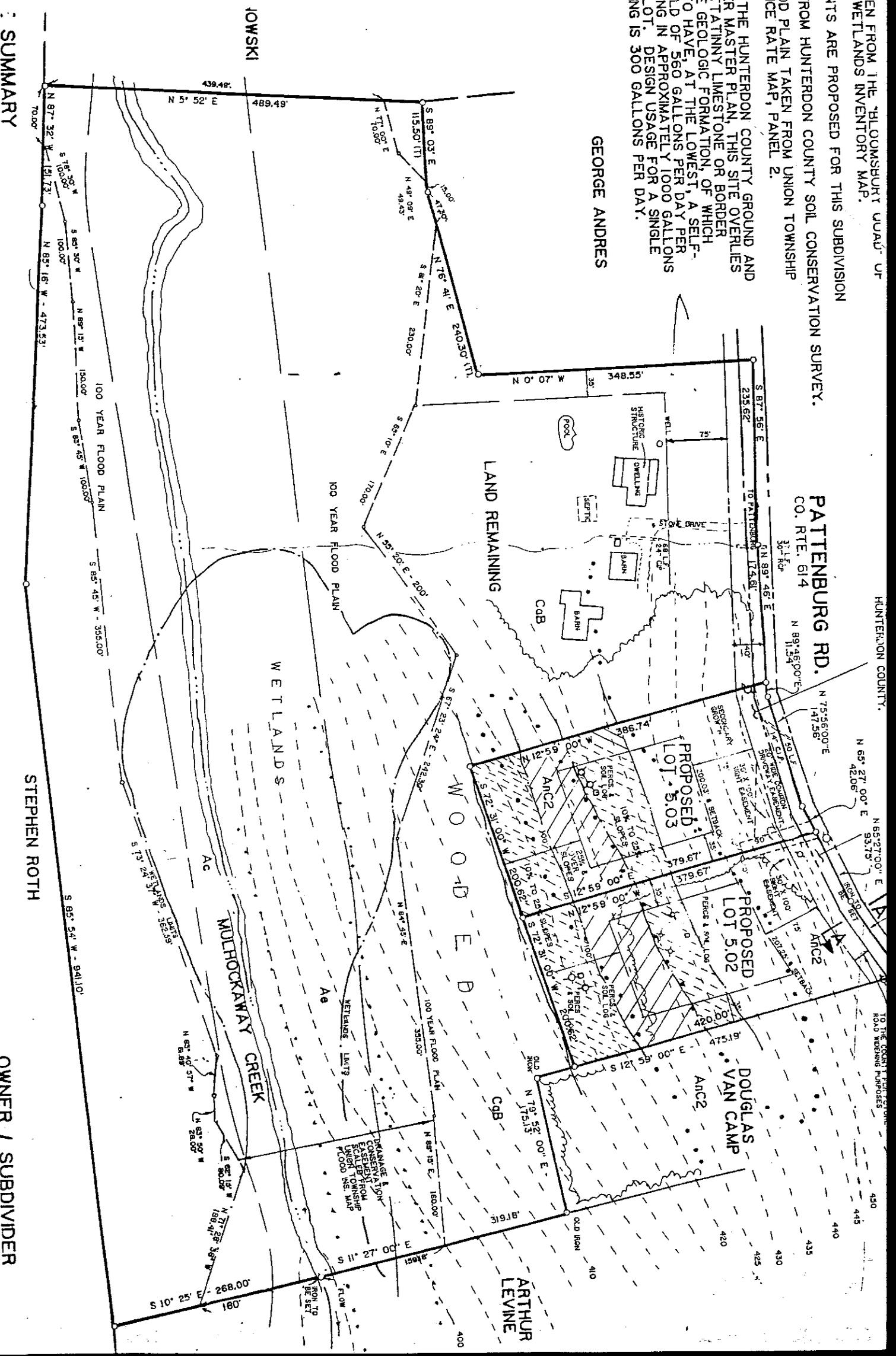
ENTS ARE PROPOSED FOR THIS SUBDIVISION
FROM HUNTERDON COUNTY SOIL CONSERVATION SURVEY.
OD PLAIN TAKEN FROM UNION TOWNSHIP
NCE RATE MAP, PANEL 2.

) THE HUNTERDON COUNTY GROUND AND
ER MASTER PLAN, THIS SITE OVERLIES
TTAINNY LIMESTONE OR BORDER
E GEOLOGIC FORMATION, OF WHICH
TO HAVE, AT THE LOWEST, A SELF-
ILD OF 560 GALLONS PER DAY PER
ING IN APPROXIMATELY 1000 GALLONS
LOT. DESIGN USAGE FOR A SINGLE
ING IS 300 GALLONS PER DAY.

GEORGE ANDRES

PATTENBURG RD.
CO. RTE. 614

HUNTERDON COUNTY.



SUMMARY

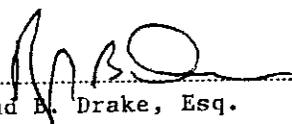
STEPHEN ROTH

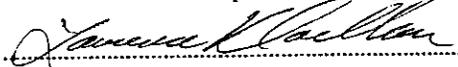
OWNER / SUBDIVIDER

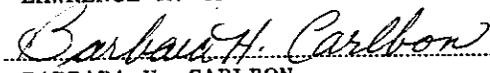
Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as 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:


Raymond B. Drake, Esq.


LAWRENCE K. CARLBOM (Seal)


BARBARA H. CARLBOM (Seal)

RECORDED
JUL 11 9 06 AM '90
HUNTERDON COUNTY
DOSS
K. TIRPOK
CLERK

STATE OF NEW JERSEY, COUNTY OF HUNTERDON

I CERTIFY that on July 5, 1990

Lawrence K. Carlbom and Barbara H. Carlbom, his wife, personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his or her act and deed; 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.)


(Print name and title below signature)

RAYMOND B. DRAKE
An Attorney at Law of New Jersey

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

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

BOOK 1045 PAGE 593

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 \$ 1.00
Realty Transfer Fee \$ 0 *
Date 7/11/90 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, Raymond B. Drake, being duly sworn according to law upon his/her oath deposes and

says that he/she is the Legal Representative for the Grantor and Grantee

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

in a deed dated _____, transferring real property identified as Block No. 14

Lot No. 5 located at Pattensburg Road, Union Township, Hunterdon County,

(Street Address, Municipality, 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.

a. For a consideration of less than \$100.00 and also to perfect land subdivision.

(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 5th day of July, 19 90

Name of Deponent (type above line)
RAYMOND B. DRAKE
P.O. box 5160
Clinton, NJ 08809
Address of Deponent

Name of Grantor (type above line)
Lawrence K. & Barbara H. Carlson
R.D. 1, Box 551, Pattensburg Road
Pattensburg, NJ 08860
Address of Grantor at Time of Sale

Jacqueline L. Crown
Notary Public of New Jersey
My Commission Expires:
2/19/92

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.
Instrument Number 100510 County Hunterdon
Deed Number 100510 Book _____ Page _____
Deed Dated 7/11/90 Date Recorded 7/11/90

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 or amended 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).
TRIPLICATE — Pink copy is your file copy.

END OF DOCUMENT

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

drainage-conservation in its natural, scenic, open and existing state, and to continue utilizing it only for agricultural purposes and any further resubdivision of Lot 5, in Block 14 on which the conservation easement is located shall continue to be subject to the drainage and conservation easement in the area described by metes and bounds attached hereto.

Any removal of trees from the area of the easement shall be in accordance with an approved maintenance and conservation plan as approved by the Hunterdon County Offices of the U.S. Soil Conservation District.

No activity shall be permitted on the area of the land described in the metes and bounds drainage and conservation easement, which shall be detrimental to the drainage, flood control, water conservation, soil erosion or soil control.

Nothing herein shall grant to the public any right of access to or from the conservation easement. The Grantors specifically reserve the right to erect a post and rail type fence or fences as the Grantors deem necessary for the creation of pasture areas or the continuation of the agricultural activity on this parcel.

No buildings or permanent structures requiring a building permit shall be erected in the area of the drainage and conservation easement.

This restriction and conservation easement shall be binding upon and enure to the benefit of the Grantors, their heirs and assigns and upon the Grantee, its successors and assigns.

The Township of Union, who are representatives of the Soil Conservation Service shall have the right of access to the drainage conservation area for the purpose of inspection, and to determine compliance herewith, but only upon proper notice to the Grantors.

This conveyance is made pursuant to the Resolution of major subdivision approval of the Planning Board of the Township of Union dated December 14, 1989, and is subject to the terms and conditions of approval set forth in the said Resolution.

14-5

Prepared By: Raymond B. Drake
RAYMOND B. DRAKE, ESQUIRE

RESTRICTION AND CONSERVATION EASEMENT

25

Re: On Lands in Block 14, Lot 5
in the Township of Union, Hunterdon County, New Jersey

COUNTY OF HUNTERDON
CONSIDERATION 1.00
REALTY TRANSFER FEE \$
DATE 7/19/90 BY RBD

This Restriction and Grant of a Conservation Easement,
made this 5th day of July, 1990, by **LAWRENCE K. CARLBON, and BARBARA H. CARLBON**, his wife, of R.D. #, Box 551, Pattenburg Road, Pattenburg, New Jersey 08860, (hereinafter called the "Grantors"), to **THE TOWNSHIP OF UNION** in the **COUNTY OF HUNTERDON, STATE OF NEW JERSEY**, a municipal corporation of the State of New Jersey, with offices at R.D. #1, Box 245, Hampton, New Jersey 08827, (hereinafter referred to as "Grantee"),

W I T N E S S E T H

66512

WHEREAS, the Grantors are the owners of certain lands in the Township of Union, County of Hunterdon, State of New Jersey, in fee simple, known as Block 14, Lot 5, and comprised of 22.58 acres of land and improvements; and

WHEREAS, the Grantors have secured preliminary plat subdivision approval from the Township of Union Planning Board to subdivide off Lots numbered 5.02 and 5.03 in Block 14; and

WHEREAS, it was determined at the time of land subdivision approval that a portion of the remaining lands of the Grantors herein had a water course, flood plain and wetlands; and

WHEREAS, the Planning Board agreed that a portion of the remaining lands should be subject to a drainage and conservation easement to protect and preserve the said area for drainage and conservation purposes, and the Grantors herein desire to voluntarily impose a restriction on that portion of their property.

NOW, THEREFORE, in consideration of the sum of One (\$1.00) Dollar to the Grantors in hand, well and truly paid by Grantee, and other good and valuable consideration, the Grantors do hereby restrict and further give, grant, bargain, sell, transfer and convey unto the Grantee, its successors and assigns an easement in perpetuity for the purposes of protecting the

SCHEDULE A

Beginning at a point in line of land Arthur Levine, said point being located on a bearing of South 11°27'00" East, a distance of one hundred sixty feet (160.00') from the most southeast corner of land of Douglas Van Camp; and running thence (1) along land of Arthur Levine, South 11°27'00" East, a distance of one hundred fifty-nine and eighteen one-hundredths feet (159.18') to a corner to the same; thence (2) along the same, South 10°25'00" East, a distance of one hundred sixty feet (160.00') to a corner in line of the same; thence (3) running through land of Lawrence Carlbon, North 71°26'38" West, a distance of one hundred eighty-six and forty-one one-hundredths feet (186.41') to a point; thence (4) South 62°15' West, a distance of eighty and nine one-hundredths feet (80.09') to a point; thence (5) North 83°50' West, a distance of twenty-eight feet (28.00') to a point; thence (6) North 83°40'57" West, a distance of sixty-one and eighty-nine one-hundredths feet (61.89') to a point; thence (7) South 73°24'37" West, a distance of three hundred sixty-two and fifty-nine one-hundredths feet (362.59') to a point; thence (8) South 85°45' West, a distance of three hundred fifty-five feet (355.00') to a point; thence (9) South 83°45' West, a distance of one hundred feet (100.00') to a point; thence (10) North 89°15' West, a distance of one-hundred fifty feet (150.00') to a point; thence (11) South 85°30' West, a distance of one hundred feet (100.00') to a point; thence (12) South 78°30' West, a distance of one hundred feet (100.00') to a point in line of land of Stephen Roth; thence (13) along land of S. Roth, North 87°32' West, a distance of seventy feet (70.00') to a corner in line of the same, corner also to land of John Hoinowski; thence (14) along land of J. Hoinowski, North 5°52' East, a distance of four hundred thirty-nine and forty-nine one-hundredths feet (439.49') to a point in line of the same; thence (15) through land of Lawrence Carlbon, North 77°00' East, a distance of seventy feet (70.00') to a point; thence (16) through the same, North 49°09' East, a distance of forty-nine and forty-three one-hundredths feet (49.43') to a point in line of land of George Andres; thence (17) along land of George Andres, South 89°03' East, a distance of fifteen feet (15.00') to a corner to the same; thence (18) along the same, North 76°41' East, a distance of forty-seven and thirty one-hundredths feet (47.30') to a point in line of the same; thence (19) running through land of L. Carlbon, South 81°20' East, a distance of two hundred thirty feet (230.00') to a point; thence (20) South 65°10' East, a distance of one hundred seventy feet (170.00') to a point; thence (21) North 55°20' East, a distance of two hundred feet (200.00') to a point; thence (22) South 67°23'24" East, a distance of two hundred forty-two and thirty one-hundredths feet (242.30') to a point; thence (23) North 84°45' East, a distance of three hundred fifty-five feet (355.00') to a point; thence (24) North 89°15' East, a distance of one hundred sixty feet (160.00') to the place of beginning as described by Bohren and Bohren Engineering Associates, Inc., in December 1989.

IN WITNESS WHEREOF, the Grantors have caused these presents to be duly executed the day and year first above written.

WITNESS:

Signature

Signature

LAWRENCE K. CARLBON

Signature

BARBARA H. CARLBON

STATE OF NEW JERSEY:

:SS.

COUNTY OF HUNTERDON:

BE IT REMEMBERED, that on this 5th day of July, 1990, before me, the subscriber, a Notary Public of New Jersey, personally appeared, Lawrence K. Carlbom and Barbara H. Carlbom, his wife, who I am satisfied are the persons named in and who executed the within instrument, and thereupon they acknowledged that they signed, sealed and delivered the same as their act and deed, for the uses and purposes therein expressed. Consideration is the sum of \$1.00 and other good and valuable consideration.

RECORDED

JUL 11 9 57 AM '90

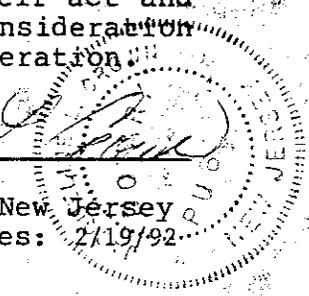
HUNTERDON COUNTY
DOROTHY M. TIRPOK
CLERK

Signature

Jacqueline L. Crown

A Notary Public Of New Jersey

My Commission Expires: 2/19/92



END OF DOCUMENT

B-14
4,5+6

25

COUNTY OF HUNTERDON
CONSIDERATION = 0
REALTY TRANSFER FEE E
DATE 2/27/90 BY MK

EASEMENT
SCHEDULE A *AKC 2/27/90*

BOOK 1039 PAGE 654
THIS INDENTURE made this 1st day of February 19 90
BETWEEN LAWRENCE K. CARLBON and BARBARA H. CARLBON, his wife,

hereinafter designated as the grantor (the masculine singular is used throughout this instrument to refer to the grantor whether there may be one grantor or more, and whether or not the grantor may be a corporation),
AND THE COUNTY OF HUNTERDON, a public corporation of the State of New Jersey, having its county seat at Flemington, New Jersey, and its principal office at the County Administration Building, Main Street, Flemington, New Jersey 08822, the grantee, hereinafter referred to as the County.

WITNESSETH THAT the grantor in order to comply with applicable provisions of laws or ordinances, or for the purpose of improving the County road adjacent to premises owned by the grantor, or both, (and for no money paid by the County to the grantor) does by these presents grant and convey to the County for purposes of the aforesaid County road an easement over premises in the Township of Union in the County of Hunterdon and State of New Jersey, more particularly described as set forth in Schedule A annexed hereto.

On said premises the County may build, widen, improve and repair the County road including such bridges, culverts, slope and drainage facilities, guard rails, and other protections and such other devices and facilities as it may see fit, and the County may also permit the installation, repair, maintenance and removal of such public utility wires, pipes and other devices and facilities as it may see fit, and may also build, maintain, repair and remove or permit the building, maintaining, repairing and removing of such entrances as it may see fit.

In addition to the foregoing road easement the grantor does also grant and convey to the County a sight easement over premises in the aforesaid municipality described as in Schedule B annexed hereto. The surface of the area described in said Schedule B shall at all times comply with the following restrictions and requirements:

At a height of from 2 ft. to 10 ft. above the surface of any road entering the County road there shall be a clear view of the surface of the travelled way of the County road for a distance of 150 ft. in each direction from the centerline of the intersecting roadway; such clear view shall exist at all points of the centerline of the intersecting roadway from the intersection of said centerline with the right-of-way line of the County road to a point 30 ft. away from said point of intersection.

The easement, rights and powers hereby granted and conveyed to the County may be granted and conveyed by the County to any succeeding public corporation or entity.

IN WITNESS WHEREOF, the grantor has hereunto set his hand and seal, or if a corporation, has caused these presents to be executed by the grantor's proper corporate officers the day and year first above written.

64694

Raymond B. Drake
Witness Raymond B. Drake, Esq.

Raymond B. Drake
Raymond B. Drake, Esq.

Lawrence K. Carlbom
LAWRENCE K. CARLBON

Barbara H. Carlbom
BARBARA H. CARLBON

RD 1, Box 551
Pattenberg Rd
Pattenberg, NJ 08802

This instrument prepared by:

Raymond B. Drake
Raymond B. Drake, Esq.

INDEXED TO ONE

Revised easement description from Lawrence K. Carlbon to the County of Hunterdon in the Township of Union.

Beginning at a point in the common property line of George Andres, Block 14, Lot 4, and land of Lawrence K. Carlbon, Block 14, Lot 5, said pint being measured at right angles to the centerline of pavement of County Route 614, Pattenburg Road as it now exists, and this new easement line shall run parallel to the existing roadway centerline and 40' distant therefrom for a total length of approximately eight hundred nineteen and fifty one-hundredths feet (819.50') to the common property line of Lawrence K. Carlbon, Block 14, Lot 5, and Douglas Van Camp, Block 14, Lot 6.

This easement shall include the area between the centerline of pavement of County Route 614 as it now exists and the above described new easement line.

The above described revised easement is inclusive of the right-of-way heretofore existing.

MW/eab
12/11/89

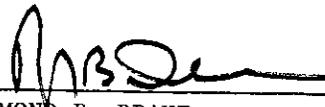
RECORDED
FEB 27 2 53 PM '90
HUNTERDON COUNTY
DEPUTY CLERK

Acknowledgment, Individual

STATE OF NEW JERSEY:
COUNTY OF HUNTERDON:

Be it Remembered, that on February 1 19 90, before me, the
subscriber,
personally appeared Lawrence K. Carlbom and Barbara H. Carlbom, his wife,

who, I am satisfied, are the persons named in and who executed the within Instrument,
and thereupon they acknowledged that they signed, sealed and delivered the same
as their act and deed, for the uses and purposes therein expressed, consideration
defined in P.L. 1968 C.49 Sec. 1(c), is \$ NONE.


RAYMOND B. DRAKE
An Attorney at Law of New Jersey

Acknowledgment, Corporation

STATE OF NEW JERSEY: SS.:
COUNTY OF :

Be it Remembered, that on 19 , before me, the
the subscriber,
personally appeared
who, being by me duly sworn on oath, doth depose and make proof to my satisfaction,
that is the of the

the named in the within
instrument that is the
President of said corporation; that the execution, as well as the making of this
instrument, has been duly authorized by a proper resolution of the board of directors of
the said corporation, that deponent well knows the corporate seal of said corporation and
the seal affixed to said instrument is such corporate seal and was thereto affixed, and
said instrument signed and delivered by said President, as and for voluntary
act and deed and as and for the voluntary act and deed of said corporation, in presence
of deponent, who thereupon subscribed name thereto as witness, as such consideration
defined in P.L. 1968 C. 49Sec.1(c), is \$ NONE.
Sworn to and subscribed before me,
at
the date aforesaid.

EASEMENT

LAWRENCE K. CARLBOM and BARBARA H. CARLBOM,
his wife,
Grantor

to

THE COUNTY OF HUNTERDON

Grantee

Dated: February 1 19 90

Return to the Hunterdon County
Planning Board

END OF DOCUMENT



PREPARED BY:

Raymond B. Drake
RAYMOND B. DRAKE, ESQ.
Archer & Greiner,
A Professional Corporation

Instr# 8444159 Dorothy K. Tirpok
Recorded/Filed ASB Hunterdon County Clerk
08/07/2003 17:17 Bk 2069 Pg 227 #Pg 5 DEED

25

DEED

This Deed is made on January 23, 2003

BETWEEN Lawrence K. Carlson and Barbara H. Carlson, tenants in common whose address is 556 County Road 614, Asbury, N.J. 08802, referred to as the Grantor,

AND Rolland A. Strasser and Sally M. Strasser, Husband and Wife, whose address is 11 Cardinal Way, Flemington, NJ 08822 referred to as the Grantee.

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

3A/3B

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 **Five Hundred Fifty Nine Thousand DOLLARS (\$559,000.00)**. The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of Union Township, Block No.14, Lot No.5.

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, bounded and described as follows:

See attached Legal Description

Rolland A. Strasser

SUBJECT to all easements and restrictions of record.

BEING the same land and premises conveyed unto Grantor by Deed from Lawrence K. Carlson and Barbara H. Carlson, husband and wife, dated December 13, 2000 and recorded on December 13, 2000 in the Hunterdon County Clerk's Office in Deed Book 1253, page 827 &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).

Consideration:	559000.00
Realty Tax:	1172.50 A
Fees:	45.00



SCHEDULE A - LEGAL DESCRIPTION

Commitment No. L02-41560

All the real property located in the Township of Union, County of Hunterdon, State of New Jersey and more particularly described as follows:

BEGINNING at a corner in the public road known locally as Pattenburg Road (County Route 614), said corner also to land of George Andres; and running thence

- (1) Along Pattenburg Road, South 87 degrees 56 minutes 00 seconds East, a distance of two hundred thirty-five and sixty-two one-hundredths feet (235.62') to a corner in the same; thence
- (2) Along the same, North 89 degrees 46 minutes 00 seconds East, a distance of one hundred seventy-four and sixty-one one-hundredths feet (174.61') to a corner in the same; corner also to other lands of L. Carbon, known as Lot 5.03; thence
- (3) Along Lot 5.03, South 12 degrees 59 minutes 00 seconds East, a distance of three hundred eighty-six and seventy-four one-hundredths feet (386.74') to a corner to the same; thence
- (4) Along the same and other land of L. Carbon, known as Lot 5.02, North 72 degrees 31 minutes 00 seconds East, a distance of four hundred one and twenty-four one-hundredths feet (401.24') to a corner to Lot 5.02, corner also being in line of land of Douglas Van Camp; thence
- (5) Along land of D. Van Camp, South 12 degrees 59 minutes 00 seconds East, a distance of fifty-five and nineteen one hundredths feet (55.19') to a corner to the same; thence
- (6) Along the same, North 79 degrees 52 minutes 00 seconds East, a distance of one hundred seventy-five and thirteen one-hundredths feet (175.13') to a corner to the same, corner also being in line of land of Arthur Levine; thence
- (7) Along land of A. Levine, South 11 degrees 27 minutes 00 seconds East, a distance of three hundred nineteen and eighteen one-hundredths feet (319.18') to a corner to the same; thence
- (8) Along the same, South 10 degrees 25 minutes 00 seconds East, a distance of two hundred sixty-eight feet (268.00') to a corner to the same, corner also to land of Stephen Roth; thence
- (9) Along land of S. Roth, South 85 degrees 54 minutes 00 seconds West, a distance of nine hundred forty-one and ten one-hundredths feet (941.10') to a corner to the same; thence
- (10) Along the same, North 85 degrees 16 minutes West, a distance of four hundred seventy-three and fifty-three one-hundredths feet (473.53') to a corner to the same; thence
- (11) Along the same, North 87 degrees 32 degrees 00 seconds West, a distance of one hundred fifty-one and seventy-three one-hundredths feet (151.73') to a corner in line of the same, corner also to land of John Hoinowski; thence
- (12) Along land of J. Hoinowski, North 5 degrees 52 minutes 00 seconds East, a distance of four hundred eighty-nine and forty-nine one-hundredths feet (489.49') to a corner to the same, corner also to land of the aforementioned G. Andres; thence

~~(13)~~ Along land of G. Andres, South 89 degrees 03 minutes 00 seconds East, a distance of one hundred fifteen and fifty one-hundredths feet (115.50') to a corner to the same; thence

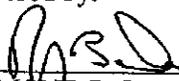
(14) Along the same, North 76 degrees 41 minutes 00 seconds, East, a distance of two hundred forty and thirty one hundredths feet (240.30') to a corner to the same; thence

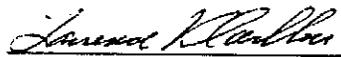
(15) Along the same, North 0 degrees 07 minutes 00 seconds, West, a distance of three hundred forty-eight and fifty-five one-hundredths feet (348.55') to the place of BEGINNING.

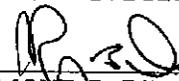
NOTE FOR INFORMATION: The land referred to in this Commitment is commonly known as Lot(s) 5 in Block 14 on the Tax Map of the Township of Union, County of Hunterdon.

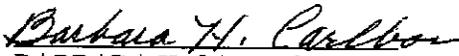
Signatures. The Grantor signs this Deed as of the date at the top of the first page.

Witnessed by:


RAYMOND B. DRAKE, ESQ.


LAWRENCE K. CARLBON


RAYMOND B. DRAKE, ESQ.


BARBARA H. CARLBON

STATE OF NEW JERSEY, COUNTY OF HUNTERDON ss

I CERTIFY that on January 23, 2003, Lawrence K. Carlbon and Barbara H. Carlbon, personally came before me and acknowledged under oath, to my satisfaction, that he/she/they:

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his/her/their act and deed; and
- (c) made this Deed for \$559,000.00 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.)


RAYMOND B. DRAKE, ESQ.
An Attorney at Law of New Jersey

DEED

LAWRENCE K. CARLBON and BARBARA H. CARLBON,
Tenants in Comon,
Grantor
TO
ROLLAND A. STRASSER and SALLY M. STRASSER,
Husband and Wife
Grantee

Record and Return to:

Hoagland, Longo, Moran
PO Box 480

New Brunswick, NJ 08903

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION OR EXEMPTION
(c. 49, P.L. 1968)
OF
PARTIAL EXEMPTION
(c. 176, P.L. 1975)

To Be Recorded With Deed Pursuant to c. 49, P.L. 1968, as amended by c. 22, P.L. 1983 (N.J.S.A. 46:15-5 et seq.)

STATE OF NEW JERSEY
COUNTY OF HUNTERDON

FOR RECORDER'S USE ONLY
Consideration \$ 559,000
Realty Transfer Fee \$ 1172.50
Date 8/7/03 By A879

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3, 4 and 5 on reverse side)

Deponent, Raymond B. Drake, Esq., being duly sworn according to law upon his/her oath deposes and says that he/she is the Legal Representative in a deed dated January 23, 2003 transferring real property identified as Block No. 14 Lot No. 5 located at 556 County Road 614, Union Township, Hunterdon County, N.J.

(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 \$ 559,000.00

(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)
B. BLIND (See Instruction #8)
C. LOW AND MODERATE INCOME HOUSING (See Instruction #8)
D. NEW CONSTRUCTION (See Instruction #9)

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 6th day of May, 2003

Raymond B. Drake, Esq. Lawrence K. Carlson
1 State Rt. 12 556 County Road 614
Flemington, NJ 08822 Asbury, NJ 08802

DIANE WILLIAMS
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 2/10/04

FOR OFFICIAL USE ONLY
This space for use of County Clerk or Register of Deeds.
Instrument Number 274463 County Hunterdon
Deed Dated 1/23/03 Date Recorded 8/7/03

IMPORTANT-BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HEREOF.
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. 18:16.9)

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

END OF DOCUMENT