

DEED

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

Franklin Swersky
Franklin Swersky

This Deed is made on April 11, 1989

BETWEEN SKYTOP BUILDERS, INC.

BOOK 1024 PAGE 331

a corporation of the state of New Jersey,
having its principal office at 1455 Coles Avenue, Mountainside, New Jersey,
referred to as the Grantor.

AND ALAN D. FORD and MARILYN S. FORD, H/W,

whose post office address is 39 Warren Street, Whippany, New Jersey, 07981
referred to as the Grantee.

The word "Grantee" shall mean 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 Four Hundred Seventy-five Dollars and 00/100 (\$475,000.00)

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of

Block No. 17 Lot No. 4-29 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:

BEGINNING at a point in the north westerly sideline of Country Acres Drive, said point being at its point of intersection with the southwesterly sideline of lot 4.28 in Block 17 as shown on a map entitled "Final Plat Country Acres III, Union Block 17, Lot 4, Township of Union, Hunterdon County, New Jersey", prepared by Van Cleef Engineering Associates, Lebanon, NJ, and filed in the Hunterdon County Clerks Office on August 25, 1982 as map No. 682, and from said point running thence: (1) Southwesterly along said north westerly sideline of Country Acres Drive, on a curve to the left, the radius of which is 325.00 feet for an arc length of 162.50 feet, thence; (2) leaving said sideline and along the sideline of lot 4.30 as shown on said map, North 74 degrees, 44 min, 16 sec. West, a distance of 681.00 feet to a point, thence; (3) North 00 degrees, 42 min, 20 sec. East, a distance of 84.79 feet, thence; (4) North 74 degrees, 05 min, 50 sec. , a distance of 402.14 feet, thence; (5) South 46 degrees, 05 min, 24 sec. East, a distance of 482.16 feet to the point and place of BEGINNING.

ALSO subject to easements and descriptions of record and subject to a conservation easement.

BEING the same Block 17, Lot 4-29 as shown on a Final Plat entitled "Country Acres III, Union", Township of Union, Hunterdon County, N.J., prepared by Van Cleef Engineering Associates, R.D. 1, Route 31, Lebanon, N.J., dated, November 9, 1981 and filed in the Hunterdon County Clerk's office on August 25, 1982 as Map No. 682, and also in accordance with a survey made by Van Cleef Engineering Associates, dated March 13, 1989.

BEING the same premises conveyed to the Grantor herein by Deed from Distribution Land Systems Co., a partnership, this Lot being included therein being the separate Lot 4-29, Block 17, conveyed to the Grantor by Deed of Distribution Land Systems Co., a partnership, dated July 11, 1985 and recorded in the office of the Clerk of Hunterdon County on July 29, 1985 in Deed Book 924 on Page 266.

COUNTY OF HUNTERDON
CONSIDERATION 475,000 -
REALTY TRANSFER FEE 1850
DATE 4/13/89 BY ASB

60038

25

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. This Deed is signed and attested to by the Grantor's proper corporate officers as of the date at the top of the first page. Its corporate seal is affixed.

Attested by:

SKYTOP BUILDERS, INC.

Franklin Swersky
FRANKLIN SWERSKY, Assistant Secretary

By *Anthony D. Pastore*
ANTHONY D. PASTORE President

STATE OF NEW JERSEY, COUNTY OF HUNTERDON SS.:
I CERTIFY that on April 11, 19 89

Franklin Swersky

personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is the Assistant secretary of Skytop Builders, Inc. the corporation named in this Deed;
- (b) this person is the attesting witness to the signing of this Deed by the proper corporate officer who is Anthony D. Pastore the President of the corporation;
- (c) this Deed was signed and delivered by the corporation as its voluntary act duly authorized by a proper resolution of its Board of Directors;
- (d) this person knows the proper seal of the corporation which was affixed to this Deed;
- (e) this person signed this proof to attest to the truth of these facts; and
- (f) the full and actual consideration paid or to be paid for the transfer of title is \$ 475,000.00

(Such consideration is defined in N.J.S.A. 46:15-5.)

Signed and sworn to before me on
April 11, 19 89

Herbert E. Weiland
ATTORNEY AT LAW OF NEW JERSEY
Herbert E. Weiland

Franklin Swersky
FRANKLIN SWERSKY
ASSISTANT SECRETARY
(Print name of attesting witness below signature)

RECORDED

APR 13 1 39 PM '89

HUNTERDON COUNTY
DOROTHY TIEPOK
CLERK

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

To Be Recorded With Deed Pursuant to c. 49, P.L. 1968, as amended by c. 225, P.L. 1985 (N.J.S.A. 46:15-5 et seq.)

STATE OF NEW JERSEY }
COUNTY OF HUNTERDON } ss.

FOR RECORDER'S USE ONLY
Consideration \$ 475,000 -
Realty Transfer Fee \$ 1850 D *
Date 4/13/89 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, ANTHONY D. PASTORE, being duly sworn according to law upon his/her oath deposes and

says that he/she is the President of Skytop Builders, Inc.,

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

in a deed dated April 11, 1989, transferring real property identified as Block No. 17

Lot No. 4-29 located at Country Acres Drive, 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 \$ 475,000.00

(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)
 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.

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 11

day of April, 19 89

ANTHONY D. PASTORE

Name of Grantor (type above line)

1455 Coles Avenue
Mountainside, New Jersey

Address of Grantor at Time of Sale

Franklin Swersky
Attorney at Law of New Jersey

Franklin Swersky

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.
Instrument Number 60038 County Hunterdon
Deed Number 60038 Book Page
Deed Dated 4/11/89 Date Recorded 4/13/89

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).
TRIPLICATED - Pink copy is your file copy.

END OF DOCUMENT

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

BGDK 1028 PAGE 614

**CORRECTIVE
DEED**

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

Herbert E. Weiland
Herbert E. Weiland

This Deed is made on **JULY 5**, 19 **89**,

BETWEEN
SKYTOP BUILDERS, INC.

a corporation of the state of **New Jersey**
having its principal office at **1455 Coles Avenue, Mountainside, New Jersey**
referred to as the Grantor.

AND
ALAN D. FORD AND MARILYN S. FORD, H/W

(25)

whose post office address is **39 Warren Street, Whippany, New Jersey 07981**
referred to as the Grantee.
The word "Grantee" shall mean all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of **One Dollar (\$1.00)**

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of **Union Township**
Block No. **17** Lot No. **4-29** 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:

BEGINNING at a point in the north westerly sideline of Country Acres Drive, said point being at its point of intersection with the southwesterly sideline of lot 4.28 in Block 17 as shown on a map intitled "Final Plat Country Acres III, Union Block 17 Lot 4, Township of Union, Hunterdon County, New Jersey", prepared by Van Cleef Engineering Associates, Lebanon, NJ, and filed in the Hunterdon County Clerks Office on August 25, 1982 as map #682, and from said point running thence:

- 1) southwesterly along said north westerly sideline of Country Acres Drive, on a curve to the left, the radius of which is 325.00 feet for an arc length of 162.50 feet, thence;
- 2) leaving said sideline and along the sideline of lot 4.30 as shown on said map, North 74 degrees 44 minutes 16 seconds West, a distance of 681.00 feet to a point; thence;
- 3) North 00degrees 42 minutes 20 seconds East, a distance of 184.79 feet, thence;
- 4) North 74 degrees 05 minutes 50 seconds East, a distance of 402.14 feet; thence;
- 5) South 46 degrees 05 minutes 24 seconds East, a distance of 482.16 feet to the point and place of beginning.

This description is drawn in accordance with a survey made by Van Cleef Engineering Associates, dated 3-13/89.

ALSO subject to easements and restrictions of record and subject to a conservation easement.

BEING the same Block 17, Lot 4-29 as shown on a Final Plat entitled "Country Acres III, Union", Township of Union, Hunterdon County, N.J., prepared by Van Cleef Engineering Associates, R. D. 1, Route 31, Lebanon, N.J., dated, November 9, 1981 and filed in the Hunterdon County Clerk's Office on August 25 1982 as Map No. 682, and also in accordance with a survey made by Van Cleef Engineering Associates, dated March 13, 1989.

COUNTY OF HUNTERDON
CONSIDERATION 1.00
REALTY TRANSFER FEE 3
DATE 7/11/89 BY ASB

61337

BEING the same premises conveyed to the Grantor herein by Deed from Distribution Land Systems Co., a partnership, this Lot being included therein being the separate Lot 4-29, Block 17, conveyed to the Grantor by Deed of Distribution Land Systems Co., a partnership, dated July 11, 1985 and recorded in the office of the Clerk of Hunterdon County on July 29, 1985 in Deed Book 924 on Page 266.

BEING also the same premises intended to be conveyed to Alan D. Ford and Marilyn S. Ford, H/W by Deed of Skytop Builders, Inc. dated April 11, 1989 and recorded in the Hunterdon County Clerk's Office on April 13, 1989 in Deed Book 1024 at Page 331.

THIS IS A CORRECTIVE DEED, intended to correct the Deed in Book 1024 at Page 331 by changing the distance of the third course in the metes and bounds description from 84.79 feet to 184.79 feet.

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).

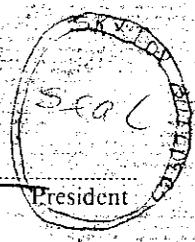
Signatures. This Deed is signed and attested to by the Grantor's proper corporate officers as of the date at the top of the first page. Its corporate seal is affixed.

Attested by:

SKYTOP BUILDERS, INC.

Franklin Swersky
Franklin Swersky, Asst. Secretary

Anthony D. Pastore
By Anthony D. Pastore
President



STATE OF NEW JERSEY, COUNTY OF UNION SS.:
I CERTIFY that on JULY 5, 19 89

Franklin Swersky

personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is the Assistant secretary of Skytop Builders, Inc. the corporation named in this Deed;
- (b) this person is the attesting witness to the signing of this Deed by the proper corporate officer who is Anthony D. Pastore the President of the corporation;
- (c) this Deed was signed and delivered by the corporation as its voluntary act duly authorized by a proper resolution of its Board of Directors;
- (d) this person knows the proper seal of the corporation which was affixed to this Deed;
- (e) this person signed this proof to attest to the truth of these facts; and
- (f) the full and actual consideration paid or to be paid for the transfer of title is \$1.00 (Such consideration is defined in N.J.S.A. 46:15-5.)

Signed and sworn to before me on JULY 5, 19 89

Herbert E. Weiland
HERBERT E. WEILAND
AN ATTORNEY AT LAW OF N.J.

Franklin Swersky
(Print name of attesting witness below signature)
Franklin Swersky
ASST. SECRETARY

RECORDED

JUL 11 11 33 AM '89

HUNTERDON COUNTY CLERK'S OFFICE

END OF DOCUMENT