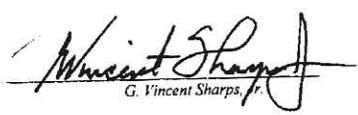


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# DEED

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



G. Vincent Sharps, Jr.

This Deed is made on May 20, 2002,

**BETWEEN G. VINCENT SHARPS, JR. and DOREEN M. SHARPS, husband and wife**

whose address is 9 Midvale Drive, Pittstown, NJ 08867 referred to as the Grantor,

**AND PETER G. ASHEY**

whose post office address is about to be 9 Midvale Drive, Pittstown, NJ 08867 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 FIVE HUNDRED TWENTY FIVE THOUSAND DOLLARS AND NO/100 (\$525,000.00)

The Grantor acknowledges receipt of this money.

**Tax Map Reference.** (N.J.S.A. 46:15-2.1) Municipality of Union Township of Union  
Block No. 22.02 Lot No. 14 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, City of Pittstown, County of Hunterdon and State of New Jersey. The legal description is:

BEGINNING at a point, said point being a capped pin set and located 998.31 feet along the various courses of the westerly sideline of Midvale Drive from its intersection with the northerly sideline of Race Street and running thence:

- 1) Along the common line between Block 22.02, Lots 14 and 13, South 78 degrees 05 minutes 49 seconds West 58 650 to a capped pin set, thence;
- 2) Along the common line between Block 22.02, Lot 14 and Block 22, Lot 34.01, North 09 degrees 56 minutes 14 seconds West 188.25 feet to a capped pin set, thence;
- 3) Along a common line between Block 22.02, Lots 14 and 15 North 84 degrees 29 minutes 53 seconds East 595.39 feet to a capped pin set, thence;
- 4) Along the westerly sideline of Midvale Drive, South 05 degrees 29 minutes 32 seconds East 86.01 feet to a capped pin set, thence;
- 5) Still along the same on a curve to the left having a radius of 325.00 feet, a length of 36.36 feet and whose chord bears South 08 degrees 41 minutes 51 seconds East 36.34 feet to the point and place of BEGINNING.

BEING known and designated as Lot 14 in Block 22.01 as shown on a certain map entitled in part "Final Plat for Highland Ridge," prepared by Brokaw DeRiso Associates, Inc. dated March 16, 1996 and revised through December 10, 1996 and labeled a Sheet 2 of 4 said map recorded in the Hunterdon County Clerk's Office on July 15, 1997 as Filed Map No, 1258. Subsequent to the filing at this map, the Union Township Tax Assessor changed the block designation from 22.01 to 22.02.

BEING further known as Lot 14 in Block 22.02 on the present tax maps of the Township of Union, Hunterdon County, and by street address of 9 Midvale Drive, Hampton, NJ.

BEING the same premises which Fallone at Highland Ridge, L.L.C., a New Jersey limited liability company, by Deed date April 22, 1999 and recorded April 26, 1999, in Hunterdon County, New Jersey in

90.38

fill record

525000.00 R  
2400.00 R  
35.00

Consideration:  
Realty Tax:  
Fees:

Dorothy K. Tirpok  
ASB Hunterdon County Clerk  
DEED  
Instr# 8375995  
Recorded/Filed  
07/10/2002 10:21 Bk 2041 Pg 946 #Pg 2



**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:

Vanessa Baches  
Vanessa Baches

G. Vincent Sharps, Jr. (Seal)  
G. Vincent Sharps, Jr.

Doreen M. Sharps (Seal)  
Doreen M. Sharps

STATE OF NEW JERSEY, COUNTY OF HUNTERDON SS:

I CERTIFY that on 20 May, 2002,

**G. VINCENT SHARPS, JR. and DOREEN M. SHARPS, husband and 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 \$ 525,000. ~~00~~ 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.)

My commission expires:

Andrew C. Rock  
(Print name and title below signature)  
ANDREW C. ROCK

ANDREW C. ROCK  
NOTARY PUBLIC OF NEW JERSEY  
MY COMMISSION EXPIRES JULY 17, 2005

