

BOOK 1015 PAGE 820

DEED

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

[Signature]
RONALD M. KAPLAN, ESQ.

This Deed is made on September 28, 1988

BETWEEN

MARK STANOCH and ANNETTE STANOCH, husband and wife

whose address is Patrick Drive, Pittstown, New Jersey

25

referred to as the Grantor,

AND

RAM P. CHATURVEDI and MALYA CHATURVEDI, husband and wife

whose post office address is about to be Patrick Drive, Pittstown, New Jersey *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 **Two Hundred and Two Thousand Nine Hundred Dollars and 00/Cents (\$202,900.00)**

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of **Pittstown**
Block No. 22 Lot No. 25.06 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** and State of New Jersey. The legal description is:
County of **Hunterdon**

BEING KNOWN and designated as lot 25.06 in block 22 as shown on a certain map entitled "Hickory Brook, Union Township, Hunterdon County, New Jersey", which map is dated November 12, 1980 and was filed in the Hunterdon County Clerk's Office on November 26, 1980 as file map No. 636.

Being also described as follows:

BEGINNING at a point in the southerly sideline of Patrick Drive, said point being located 842.23 feet easterly from the intersection of the southerly sideline of Patrick Drive with the easterly sideline of Race Street, said point being corner also to lands now or formerly Stephen Pronko; and from this point running thence 1) along said southerly sideline of Patrick Drive, and along a curve to the left having a radius of 375.00 feet, an arc length of 53.84 feet to a point in the same; thence 2) still along the same, North 63 degrees 36 minutes 00 seconds East, a distance of 146.16 feet to a point in the same, said point being corner also to lands now or formerly Robert Gulick; thence 3) along said lands of Gulick, South 41 degrees 01 minutes 51 seconds East, a distance of 410.97 feet to a point for a corner to the same, said point being in the line of lands now or formerly Joseph Milligan; thence 4) along said lands of Milligan, South 36 degrees 15 minutes 00 seconds West, a distance of 60.00 feet to a point for a corner to the same, said point being corner also to lands now or formerly Joseph Rubba; thence 5) along said lands of Rubba, North 89 degrees 45 minutes 19 seconds West, a distance of 312.57 feet to a concrete monument for a corner to the same, said point being corner also to lands now or formerly Stephen Pronko; thence 6) along said lands of Pronko, North 20 degrees 39 minutes 33 seconds West, a distance of 290.35 feet to the point and place of BEGINNING, and containing a calculated area of 2.215 acres, more or less, as surveyed by Ronald L. Haffling and Associates, Inc. on September 22, 1988 as job No. 1706.

Subject to easements and restrictions of record, including those set forth of the above mentioned file map

Being commonly known as lot 25.06 in block 22 on sheet 10-A of the Union Township tax map.

Being the same premises conveyed to grantors herein under deed from Fallone Construction, Inc., a New Jersey Corporation dated December 12, 1980 and recorded on December 17, 1980 in Deed Book 864, page 156 of Hunterdon County.

COUNTY OF HUNTERDON
CONSIDERATION 202,900.00
REALTY TRANSFER FEE 290.00
DATE 10-6-88 BY [Signature]

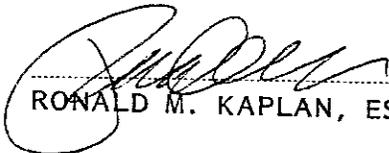
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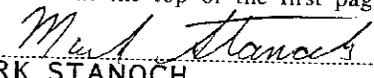
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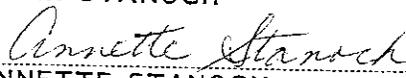
Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as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

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

Witnessed by:


RONALD M. KAPLAN, ESQ.


MARK STANOCH (Seal)


ANNETTE STANOCH (Seal)

RECORDED

OCT 6 12 35 PM '88

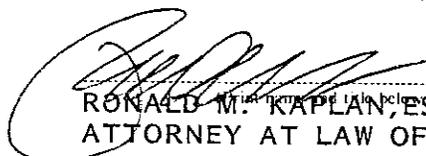
STATE OF NEW JERSEY, COUNTY OF HUNTERDON

HUNTERDON COUNTY
NEW JERSEY

I CERTIFY that on September 28, 1988

MARK STANOCH AND ANNETTE STANOCH, 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; **they**
- (b) signed, sealed and delivered this Deed as his or her act and deed; and **they**
- (c) made this Deed for \$202,900.00..... 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.)


RONALD M. KAPLAN, ESQ.
ATTORNEY AT LAW OF NEW JERSEY

END OF DOCUMENT