

*At*  
*2000*

*rf*

**B1226 P0321**  
MID-STATE ABSTRACT COMPANY  
207 Hooper Avenue  
P.O. Box 413  
Toms River, NJ 08754  
(732) 244-3000

Prepared By: *John S. Stolz*  
**John S. Stolz, Esq.** *MS-114855*  
**DEED** *25*

THIS DEED is made on November 8, 1999

**BETWEEN: BRASS CASTLE ESTATES, L.P.**, a New Jersey Limited Partnership, having its principal office c/o Toll Brothers, Inc., 3103 Philmont Avenue, Huntingdon Valley, PA 19006,

referred to as the GRANTOR.

**AND: DAVID S. SWANSON and LISA M. SWANSON,**  
husband and wife

whose post office address is about to be **52 Wyckoff Drive, Pittstown, NJ 08867**

referred to as the GRANTEE.

The word "Grantee" shall mean all Grantees listed above.

COUNTY OF HUNTERDON  
CONSIDERATION *429,731.00*  
REALTY TRANSFER FEE  
DATE *11/9/99*  
*ASB*

*229/12/16*

**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 TWENTY NINE THOUSAND, SEVEN HUNDRED THIRTY ONE AND 00/100 (\$429,731.00) DOLLARS**-----

The Grantor acknowledges receipt of this money.

**TAX MAP REFERENCE.** (N.J.S.A. 46:15-1.1) Municipality of Township of Union.

Block No. **29** Lot No. **2.16** Account No. \_\_\_\_\_

**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 as follows:

BEING known and designated as Lot **2.16**, Block **29** as shown on a certain map entitled: "Final Plat, Section **3**, Brass Castle Estates, Lot 2, Block 29", revised 3/17/98, prepared by The Chester Partnership, and filed in the Hunterdon County Clerk's Office on 1/6/99 as Map No. 1312, Sheets 1 and 2. Being further described in accordance with Schedule "A" attached hereto.

BEING commonly known and designated as **52 Wyckoff Drive, Pittstown, NJ 08867**

BEING also known as TBI Lot No. **32 (Brass Castle -Section 3)**

BEING a part of the same premises conveyed to BRASS CASTLE ESTATES, L.P., a New Jersey Limited Partnership, by Deed from Brinkerhoff Home Builders, Inc. dated August 29, 1997, and recorded September 18, 1997, in Deed Book 1173, Page 660.

SUBJECT to easements, restrictions and zoning ordinances of record.

SUBJECT to Homeowners Association documents dated March 18, 1998, recorded April 6, 1998, in Deed Book 1184, Page 747.

BEING FURTHER SUBJECT to open space and/or conservation and open space easement per attached Exhibit "L" indicating buildable area.

117121

B1226 P0322

**FIRST AMERICAN TITLE INSURANCE COMPANY  
MID-STATE ABSTRACT COMPANY**

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BRASS CASTLE ESTATES / SWANSON / HUDSON CITY SAVINGS BANK

**FINAL REVISED SCHEDULE A  
ITEM NO. 3 - DESCRIPTION OF LAND**

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 AND STATE OF NEW JERSEY:

BEING KNOWN AND DESIGNATED AS LOT 2.16 IN BLOCK 29 ON A MAP ENTITLED "FINAL PLAT SECTION 3, BRASS CASTLE ESTATES, LOT 2 BLOCK 29, TOWNSHIP OF UNION, HUNTERDON COUNTY, NEW JERSEY" DULY FILED IN THE HUNTERDON COUNTY CLERK'S OFFICE ON JANUARY 6, 1999 AS MAP NO. 1312.

THE ABOVE PREMISES ARE MORE CURRENTLY DESCRIBED IN ACCORDANCE WITH A SURVEY MADE BY EASTERN STATES ENGINEERING, INC., P.L.S., DATED SEPTEMBER 29, 1999 AND REVISED TO NOVEMBER 4, 1999 AS FOLLOWS:

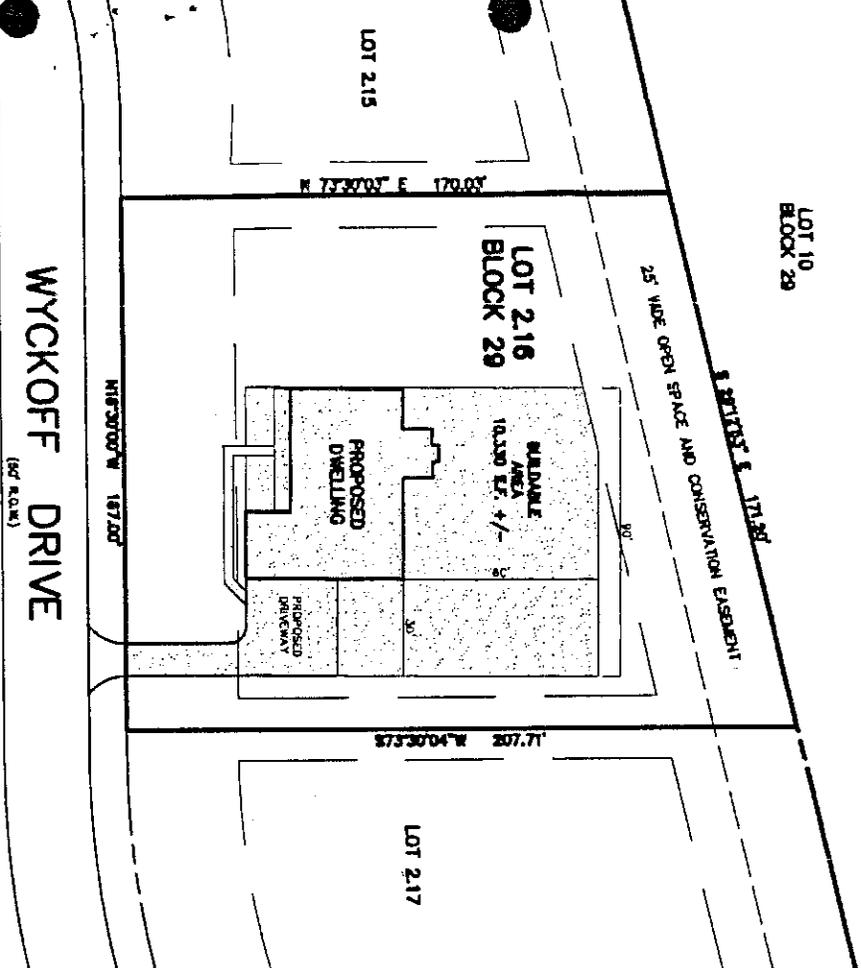
BEGINNING AT A POINT IN THE EASTERLY LINE OF WYCKOFF DRIVE SAID POINT BEING DISTANT 932.38 FEET NORTHERLY VARIOUS COURSES ALONG SAID LINE OF WYCKOFF DRIVE FROM THE EASTERLY RIGHT-OF-WAY LINE OF STEVENS LANE, IF BOTH WERE EXTENDED AND RUNNING;

1. ALONG THE EASTERLY LINE OF WYCKOFF DRIVE NORTH 16 DEGREES 30 MINUTES 00 SECONDS WEST 167.00 FEET TO A POINT;
2. NORTH 73 DEGREES 30 MINUTES 00 SECONDS EAST 170.03 FEET TO A POINT;
3. SOUTH 29 DEGREES 12 MINUTES 53 SECONDS EAST 171.20 FEET TO A POINT;
4. SOUTH 73 DEGREES 30 MINUTES 00 SECONDS WEST 207.71 FEET TO A POINT IN THE EASTERLY LINE OF WYCKOFF DRIVE BEING THE POINT AND PLACE OF BEGINNING.

ALSO KNOWN AS LOT 2.16 IN BLOCK 29 AS SHOWN ON THE TOWNSHIP OF UNION TAX MAP.

JF

B1226 P0323



DATE	DESCRIPTION	REVISIONS

LOT 10  
BLOCK 29

25' WIDE OPEN SPACE AND CONSERVATION EASEMENT  
1' SETBACK 171'3"

LOT 216  
BLOCK 29

N 73'00" E 170.00'

NET BUILDABLE AREA  
10,330 SQ. FT. +/-

PROPOSED DWELLING

PROPOSED DRIVWAY

N 18'00" W 167.25'

WYCKOFF DRIVE  
(60' ROW)

S 17'00" W 207.71'

LOT 217



THIS EXHIBIT IS SOLELY INTENDED TO DEPICT THE NET BUILDABLE AREA.

EXHIBIT "L"  
 APPROVED BY BUYER  
*[Signature]* BUYER 4/16/99 DATE  
 APPROVED BY SELLER  
*[Signature]* SELLER 4-19-99 DATE

NOTE:  
 BUYER HEREBY ACKNOWLEDGES THAT THIS PLOT PLAN ATTACHED TO THE ACQUISITION OF SAID AS EXHIBIT "L" DOES NOT CONSTITUTE A SURVEY OR THE PRESENCE OF THE SAME DOES NOT CONSTITUTE A WARRANTY OF ANY KIND, INCLUDING BUT NOT LIMITED TO THE ACCURACY OF THE EASEMENTS, DETAILS OF RESTRICTIONS, EASEMENTS, EGRESS, ETC. THAT A CURRENT SURVEY AND/OR TITLE REPORT WOULD OTHERWISE REVEAL ARE NOT SHOWN FOR CLARITY. ADDITIONAL STRUCTURAL OPTIONS THAT INCREASE THE DWELLING SIZE MAY EFFECT THE CONFIGURATION OF THE NET BUILDABLE AREA.

PROPOSED HOUSE  
 MAISON NEW ENG AND  
 WYCKOFF DRIVE  
 WYCKOFF DRIVE  
 WYCKOFF DRIVE - OPT. 017  
 COVERED PORCH - OPT. 041  
 PRIP PACKAGE FOR LOWER LEVEL - OPT. 310

EXHIBIT "L"  
 LOT 216 BLOCK 29  
 BRASS CASTLE ESTATES  
 SITUATED IN  
 TOWNSHIP OF UNION, HUNTERDON COUNTY, NEW JERSEY  
 SCALE: N.T.S. DATE: 04-08-99 DWG. NO.: E0032

**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 representative as of the date at the top of the first page. Its corporate seal is affixed.

ATTESTED BY:

TOLL LAND CORP. NO. 10,  
A Delaware Corporation, General  
Partner of BRASS CASTLE ESTATES, L.P.,  
a New Jersey Limited Partnership

Kathryn L. Yates  
Kathryn L. Yates  
Assistant Secretary

BY: Bernard P. Anderson  
Bernard P. Anderson  
Vice President

RECORDED

Nov 19 12 32 PM '99

STATE OF PENNSYLVANIA :  
SS:  
COUNTY OF MONTGOMERY :

HUNTERDON COUNTY REC

I CERTIFY that on November 8, 1999, Kathryn L. Yates

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

- (a) this person is the Assistant Secretary of TOLL LAND CORP. NO. 10, General Partner of BRASS CASTLE ESTATES, L.P., a New Jersey Limited Partnership, the Grantor named in this Deed;
- (b) this person is the attesting witness to the signing of this Deed by the proper corporate officer who is Bernard P. Anderson, the Vice President of the corporation, who is authorized by the Board of Directors to sign on behalf of said 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 \$ 429,731.00

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

Kathryn L. Yates  
Kathryn L. Yates  
Assistant Secretary

Signed and sworn to before me on  
November 8, 1999.

R/L

Beverly Schneider

NOTARIAL SEAL  
BEVERLY SCHNEIDER, Notary Public  
Lower Moreland Twp., Montgomery Co., Pa.  
My Commission Expires Sat. 29, 2003

MICHAEL S. PADUANO ESQUIRE  
509 MAIN STREET  
P.O. BOX 481  
TOMS RIVER, NEW JERSEY 08754

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 WARREN

SS:

FOR RECORDER'S USE ONLY	
Consideration \$	117121
Realty Transfer Fee \$	117121
Date	11/19/99
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 John S. Stolz, being duly sworn according to law upon his/her oath  
(Name)

deposes and says that he/she is the Legal Representative in a deed dated 11-8-99  
(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)

transferring real property identified as Block No. 29 Lot No. 2.16

located at 52 Wyckoff Drive, Hunterdon County, Union Township  
(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 \$ 429,751.00

(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.
- \* 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 c. 49, P.L. 1968.

Subscribed and sworn to before me  
this 18th  
day of November, 1999

John S. Stolz  
(Name of Deponent (sign above line))  
John S. Stolz  
1001 Rte. 517  
Hackettstown, NJ 07840  
Address of Deponent

Brass Castle Estates, L.P.  
Name of Grantor (type above line)  
3103 Philmont Avenue  
Huntingdon Valley, PA 19006  
Address of Grantor at Time of Sale

GAIL F. OSHINSKI  
A Notary Public of New Jersey  
My Commission Expires 10/16/2001

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.			
Instrument Number	<u>117121</u>	County	<u>Hunterdon</u>
Deed Number	<u>117121</u>	Book	<u>Page</u>
Deed Dated	<u>11/8/99</u>	Date Recorded	<u>11/19/99</u>

IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HEREOF. This format 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 - 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)  
TRIPPLICATE - Pink copy is your file copy.

**END OF DOCUMENT**