

B1224 P0443

241369

25

R+R

PROFESSIONAL TITLE AGENCY, LLC
145 WEST END AVENUE
SOMERVILLE, NEW JERSEY 08876
(908) 218-5555 FAX (908) 218-5599

COUNTY OF HUNTERDON	
CONSIDERATION	426,140.-
NOTARY TRANSFER FEE	1,607.50
DATE 10-28-99	BY [Signature]

Prepared By: [Signature]
MATTHEW JOHNSTON, ESQ.

DEED

THIS DEED is made on October 22, 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: PATRICK MILLER and MICHELE M. MILLER,
husband and wife

whose post office address is about to be 50 Wyckoff Drive, Pittstown, NJ 08867

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 TWENTY SIX THOUSAND, ONE HUNDRED FORTY AND 00/100 (\$426,140.00) 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. 2.17 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 2.17, 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 50 Wyckoff Drive, Pittstown, NJ 08867

BEING also known as TBI Lot No. 31 (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.

116683

29/10/99

SCHEDULE "A"

PLAT - 0116

B1224 P0445

DESCRIPTION
LOT 2.17 BLOCK 29
BRASS CASTLE ESTATES
TOWNSHIP OF UNION, HUNTERDON COUNTY, NEW JERSEY

BEGINNING at a corner common to Lot 2.17 and Lot 2.18, Block 29, on the Northerly Right of Way line of Wyckoff Drive, distant 742.98 feet as measured along said line on various courses from the intersection of same extended with the extended Easterly Right of Way line of Stevens Lane: thence along said right of way line on the following three (3) courses:

1. North 37 degrees 45 minutes 00 seconds West, 77.84 feet to a point of curvature: thence
2. Along the arc of a curve to the right having a radius of 275.00 feet, an arc length of 101.99 feet and a central angle of 21 degrees 15 minutes 00 seconds to a point of tangency: thence
3. North 16 degrees 30 minutes 00 seconds West, 9.57 feet; thence
4. Along a line common to Lots 2.16 and 2.17, North 73 degrees 30 minutes 04 seconds East, 207.71 feet; thence
5. Along a line common to Lots 2.17 and 10, South 29 degrees 12 minutes 53 seconds East, 112.39 feet; thence
6. Along a line common to Lots 2.17 and 2.18, South 52 degrees 15 minutes 00 seconds West, 199.07 feet to the point of BEGINNING.

Containing 31,213 square feet, more or less.

Subject to restrictions and easements of record, if any.

The above described tract being known and designated as Lot 2.17, Block 29, as it appears on a map entitled "FINAL PLAT, SECTION 3, BRASS CASTLE ESTATES, LOT 2 BLOCK 29", revised dated 3/17/98, sheets 1 and 2, 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.

Sv031

Wit of Consideration 99)

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

ALL-STATE Legal A Division of ALL-STATE International, Inc (908) 272-0800 Page 1

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

FOR RECORDER'S USE ONLY Consideration \$ 426,140 - Realty Transfer Fee \$ 10,075.00* Date 10-28-99 By [Signature]

* 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 Matthew Johnston, being duly sworn according to law upon his/her oath

deposes and says that he/she is the Legal Representative in a deed dated 10-22-99

transferring real property identified as Block No. 29 Lot No. 2.17

located at 50 Wyckoff Drive, Union Township, Hunterdon 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 \$426,140.00

(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.) [x] Entirely new improvement. [x] Not previously used for any purpose. [x] 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 22nd day of October, 1999

Name of Deponent (sign above line) Matthew Johnston 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 1106083 County Hunterdon Deed Number 1106083 Book Page Deed Dated 10-22-99 Date Recorded 10-28-99

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) TRIPLICATE - Pink copy is your file copy.

END OF DOCUMENT