

B1204 P1070

AA / 29/2.25  
[Signature]  
25

COUNTY OF HUNTERDON	
CONSIDERATION	514,646.-
REALTY TRANSFER FEE	2050.-
DATE 2-9-99	BY [Signature]

Prepared By: MICHAEL S. SELVAGGI, ESQ.

DEED

THIS DEED is made on November 25, 1998,

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: WILLIAM J. HUNT and KAREN E. HUNT, husband and wife,

whose post office address is about to be 5 Stevens Lane, 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

FIVE HUNDRED FOURTEEN THOUSAND SIX HUNDRED FORTY SIX-----  
-----(\$514,646.00) 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. 2.25      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 2.25, Block 29 as shown on a certain map entitled: "Final Plat, Section 2, 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 9/18/98 as Map No. 1297, Sheets 1 through 3. Being further described in accordance with Schedule "A" attached hereto.

BEING commonly known and designated as 5 Stevens Lane, Pittstown, NJ 08867

BEING also known as TBI Lot No. 23 (Brass Castle Estates II)

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.

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

111719

see/62

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SCHEDULE "A"

DESCRIPTION  
LOT 2.25 BLOCK 29  
BRASS CASTLE ESTATES  
TOWNSHIP OF UNION, HUNTERDON COUNTY, NEW JERSEY

BEGINNING at a corner common to Lot 2.24 and Lot 2.25, Block 29, on the Easterly Right of Way line of Stevens Lane, distant 311.22 feet as measured along said line on various courses from the intersection of same extended with the extended Southerly Right of Way line of Wyckoff Drive, as shown on a map entitled "FINAL PLAT, SECTION 2, BRASS CASTLE ESTATES, LOT 2 BLOCK 29", revised dated 3/17/98, sheets 1 through 3, prepared by The Chester Partnership, and filed in the Hunterdon County Clerk's Office on 9/18/98 as Map No. 1297, sheets 1 through 3; thence

1. Along a line common to Lots 2.24 and 2.25, North 43 degrees 41 minutes 29 seconds East, 250.87 feet; thence
2. Along a line common to Lots 2.25 and 10, South 29 degrees 12 minutes 53 seconds East, 220.52 feet; thence
3. Along a line common to Lot 2.25 and Lot 16, Block 29.03, South 60 degrees 47 minutes 07 seconds West, 48.05 feet to the aforementioned Easterly Right of Way line of Stevens Lane; thence along said right of way line on the following three (3) courses:
4. Along the arc of a curve to the left having a radius of 50.00 feet, an arc length of 110.52 feet and a central angle of 126 degrees 38 minutes 30 seconds to a point of reverse curvature; thence
5. Along the arc of a curve to the right having a radius of 25.00 feet, an arc length of 21.03 feet and a central angle of 48 degrees 11 minutes 23 seconds to a point of compound curvature; thence
6. Along the arc of a curve to the right having a radius of 115.00 feet, an arc length of 155.89 feet and a central angle of 77 degrees 40 minutes 00 seconds to the point of BEGINNING

Containing 34,064 square feet, more or less.

Subject to restrictions and easements of record, if any.

Sv023





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NC1645 - Affidavit of Consideration  
RTF-1 (Rev. 1/1/86)  
Print date 5/98

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

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 \$	<u>314,090.00</u>
Realty Transfer Fee \$	<u>2050.00</u>
Date	<u>2-9-99</u>
By	<u>ME</u>

\* 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 MICHAEL S. SELVAGGI, 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 11/25/98  
(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. 2.25

located at 5 Stevens Lane, Union Township, Hunterdon County  
(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 \$ 514,646.00

(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 25th  
day of November, 1998

Jean Ebnetter  
JEAN EBNETER  
A Notary Public of New Jersey  
My Commission Expires Oct. 25, 2002

MICHAEL S. SELVAGGI  
Name of Deponent (sign above line)  
1001 Route 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

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.	
Instrument Number	<u>111719</u> County <u>Hunterdon</u>
Deed Number	<u>111719</u> Book _____ Page _____
Deed Dated	<u>11-25-98</u> Date Recorded <u>2-9-99</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 for full exemption from fee (N.J.A.C. 18:16 - 8.12)  
TRIPPLICATE - Pink Copy is your file copy.

PAID OF DEED DUES

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