

B1223-P0238

COUNTY OF HUNTERDON	
CONSIDERATION	398,850 -
REALTY TRANSFER FEE	1470
DATE	10/14/99 BY ASB

Deed

AA

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This Deed is made on October 12, 1999,
 BETWEEN

BRINKERHOFF ENTERPRISES, INC.,

a corporation of the state of **New Jersey,**
 having its principal office at 117 Locust Grove Road, Pittstown, New Jersey 08867,

referred to as the Grantor,
 AND

WILLIAM E. DECKER and GRETCHEN A. DECKER, Husband and Wife,

30.01
4

whose post office address is about to be 13 Grove Farm Road, Pittstown, New Jersey 08867,

referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

116911

1. Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of **THREE HUNDRED NINETY-EIGHT THOUSAND EIGHT HUNDRED FIFTY DOLLARS (\$398,850.00)**.
 The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of Union Township
 Block No. 30.01 Lot No. 4 Qualifier No. Account No.
 No property tax identification number is available on the date of this Deed. (Check box if applicable.)

3. 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:

Please see attached Legal Description annexed hereto and made a part hereof. (Check box if applicable.)

BEING known and designated as Lot 4 in Block 30.01 as shown on a filed map entitled "Final Plat for Wellington West Tax Map Block 30, Lot 1", located in Union Township, Hunterdon County, New Jersey, which map was prepared by Van Cleef Engineering Associates and filed in the Hunterdon County Clerk's Office on October 14, 1994, as Map No. 1164.

BEING part of the same property conveyed to Brinkerhoff Enterprises, Inc., a New Jersey corporation, by Deed of Farm II, a New Jersey Limited Partnership, dated September 3, 1986, and recorded in the Hunterdon County Clerk's Office on September 17, 1986, in Book 970 of Deeds at pages 47, etc.

CONVEYANCE is made subject to:

- (1) Wellington West Subdivision Declaration of Covenants and Restrictions, recorded in the Hunterdon County Clerk's Office on November 17, 1994, in Book 1117 of Deeds at pages 469, etc.
- (2) Such further restrictions and easements shown on or set forth on Filed Map #1164 and applicable to this property.
- (3) Any other easements or restrictions of record affecting this property.

Prepared by (print signer's name below signature)

(For Recorder's Use Only)

DANIEL C. SORIANO, JR., ESQ.



The street address of the Property is: 13 Grove Farm Road

4. **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).

5. **Signatures.** This Deed is signed and attested to by the Grantor's proper corporate officers as of the date at the top of the first page. Its corporate seal is affixed. (Print name below each signature).

Witnessed or Attested by:

BRINKERHOFF ENTERPRISES, INC.

Judith L. Andresen
Judith L. Andresen, Secretary

By: Ronald E. Brinkerhoff
Ronald E. Brinkerhoff President

RECORDED

Oct 14 10 04 AM '99
SS.

STATE OF NEW JERSEY, COUNTY OF SOMERSET
I CERTIFY that on October 12, 1999,
RONALD E. BRINKERHOFF

HUNTERDON COUNTY
DOROTHY M. BRIDGEMAN
CLERK

personally came before me and stated to my satisfaction that this person (or if more than one, each person):

(a) was the maker of the attached Deed;
(b) was authorized to and did execute this Deed as **President**
of **BRINKERHOFF ENTERPRISES, INC.,** the entity named in this Deed;

(c) made this Deed for \$ **398,850.00** 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.); and
(d) executed this Deed as the act of the entity.

RECORD AND RETURN TO:
JOHN A. FENIMORE, ESQ.
P.O. BOX 312
FAR HILLS, NEW JERSEY 07931

Daniel C. Soriano, Jr.
(Print name and title below signature)
Daniel C. Soriano, Jr.
An Attorney at Law of New Jersey



B1223 P0240

NC1645 - Affidavit of Consideration
RTF-1 (Rev. 9/98)
P9/98

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION OR EXEMPTION
(c. 49, P.L. 1968)
or
PARTIAL EXEMPTION
(c. 176, P.L. 1975)

ALL-STATE® Legal
A Division of ALL-STATE International, Inc.
908-272-0800

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 SOMERSET

SS.

FOR RECORDER'S USE ONLY	
Consideration \$	<u>273,347.00</u> <i>D</i>
Realty Transfer Fee \$	<u>3</u>
Date	<u>10/14/99</u> By <u>ASJ</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 JUDITH L. ANDRESEN, being duly sworn according to law upon his/her oath
(Name)

deposes and says that he/she is the secretary of grantor in a deed dated 10/12/99,
(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)

transferring real property identified as Block No. 30.01 Lot No. 4

located at 13 Grove Farm Road, 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 \$ 398,850.00

(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 12th day of October, 1999

Daniel C. Soriano, Jr.
An Attorney at Law of N.J.

Judith L. Andresen
Name of Deponent (sign above line)
JUDITH L. ANDRESEN
137 Lilac Drive
Annandale, N.J. 08801
Address of Deponent

BRINKERHOFF ENTERPRISES, INC
a N.J. corporation
Name of Grantor (type above line)
117 Locust Grove Road
Pittstown, N.J. 08867
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>1163109</u>	County	<u>Hunterdon</u>
Deed Number	<u>1163109</u>	Book	<u>Page</u>
Deed Dated	<u>10/12/99</u>	Date Recorded	<u>10/14/99</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)
TRIPLICATE - Pink Copy is your file copy.

END OF DOCUMENT

Deed

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This Deed is made on May 6, 2005
BETWEEN

WILLIAM E. DECKER and GRETCHEN A. DECKER, husband and wife,

whose post office address is

13 Grove Farm Road, Pittstown, New Jersey 08867,

referred to as the Grantor,
AND

ANGELA LEEDY and DENNIS M. LEEDY, SR., wife and husband,

whose post office address is

about to be 13 Grove Farm Road, Pittstown, New Jersey 08867,

6638

30.01/4

referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

1. **Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of SEVEN HUNDRED FIFTY THOUSAND AND 00/100-----(\$750,000.00)-----Dollars-----
The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of Union Township
Block No. 30.01 Lot No. 4 Qualifier No. Account No.
 No property tax identification number is available on the date of this Deed. (Check Box if Applicable.)

3. **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

Please see attached Legal Description annexed hereto and made a part hereof. (Check Box if Applicable.)
Being the same lands and premises conveyed to Grantor(s) herein by Deed of Brinkerhoff Enterprises, Inc., a corporation of New Jersey, dated October 12, 1999 and recorded October 14, 1999 in Deed Book 1223 at Page 238 in the Office of the Clerk of Hunterdon County.

This conveyance is made subject to municipal ordinances, state and federal law, easements and restrictions of record and such facts as an accurate survey may disclose.



Consideration: 750000.00
Realty Tax: 6775.00 R
Fees: 70.00

Instr# 8542971 Dorothy K. Tirpok
Recorded/Filed LB Hunterdon County Clerk
05/12/2005 14:21 Bk 2122 Pg 442 #Pg 4 DEED

Prepared by: (print signer's name below signature)
William J. Gianos
WILLIAM J. GIANOS
ATTORNEY AT LAW OF NEW JERSEY
(For Recorder's Use Only)

4

REVISED SCHEDULE C

Order No. PTSTT-05-0921120

ALL that certain lot, parcel or tract of land, situate and lying in the Township of Union, County of Hunterdon and State of New Jersey, and being more particularly described as follows:

BEING known and designated as Lot 4 in Block 30.01 as shown on map entitled "Final Plat for Wellington West Tax Map Block 30, Lot 1, Union Township, Hunterdon County, New Jersey" filed in the Hunterdon County Clerk's Office on October 14, 1994 on Map No. 1184.

BEGINNING at a point on the northeasterly right-of-way line of Grove Farm Road (50 feet wide) said point being located North 59 degrees 00 minutes 49 seconds West, 175.00 feet from the point of intersection of the northeasterly right of way line of Grove Farm Road with the northwesterly right-of-way line of Grove Farm Road (50 feet wide) as produced and from thence runs;

1. Along the northeasterly right-of-way line of Grove Farm Road, North 59 degrees 00 minutes 49 seconds West, 52.00 feet to a point; thence
2. North 30 degrees 59 minutes 11 seconds East, 316.80 feet to a point; thence
3. South 59 degrees 00 minutes 49 seconds East, 227.00 feet to a point on the northwesterly right-of-way line of Grove Farm Road; thence
4. Along same, South 30 degrees 59 minutes 11 seconds West, 141.80 feet to a point of curvature; thence
5. In a northwesterly direction on a curve to the right having a radius of 175.00 feet and an arc length of 274.89 feet to the point and place of BEGINNING.

The above description was drawn in accordance with a survey prepared by DPK Consulting, L.L.C., dated April 22, 2004.

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot 4 in Block 30.01 on the Township of Union Tax Map.

TOTAL P. 03

The street address of the Property is:

13 Grove Farm Road, Pittstown, New Jersey 08867.

4. 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).

5. Signatures. The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature.)

Witnessed By: *William E. Decker* (Seal)
WILLIAM E. DECKER

William J. Gianos
WILLIAM J. GIANOS
ATTORNEY AT LAW OF NEW JERSEY

Gretchen A. Decker (Seal)
GRETCHEN A. DECKER

_____ (Seal)

STATE OF NEW JERSEY, COUNTY OF HUNTERDON SS.
I CERTIFY that on May 6, 2005
WILLIAM E. DECKER and GRETCHEN A. DECKER

personally came before me and stated to my satisfaction that this person (or if more than one, each person):
(a) was the maker of this Deed;
(b) executed this Deed as his or her own act; and,

(c) made this Deed for \$ 750,000.00 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.)

RECORD AND RETURN TO:
James E. Hey, Esq. Di Francesco, Bateman
15 Mountain Boulevard
Warren NJ 07059

William J. Gianos
(Print name and title below signature)
WILLIAM J. GIANOS
ATTORNEY AT LAW OF NEW JERSEY



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION
 (C.55, P.L. 2004)

GIT/REP-3
 (9-04)

(Please Print or Type)

SELLER(S) INFORMATION (If Multiple Sellers, Each Seller Must Complete a Certification)

Name(s)

William E. Decker and Gretchen A. Decker

Current Resident Address:

Street: 13 Grove Farm Road

City, Town, Post Office

State

Zip Code

Pittstown

NJ

08867

PROPERTY INFORMATION (Brief Property Description)

Block(s)

Lot(s)

Qualifier

30.01

4

Street Address:

13 Grove Farm Road

City, Town, Post Office

State

Zip Code

Pittstown

NJ

08867

Seller's Percentage of Ownership

Consideration

Closing Date

100%

\$750,000.00

SELLER ASSURANCES (Check the Appropriate Box)

1. I am a resident taxpayer of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
2. The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
3. I am a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. Seller, transferor or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. Seller is not individual, estate or trust and as such not required to make an estimated payment pursuant to N.J.S.A.54A:1-1 et seq.
6. The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.
7. The gain from the sale will not be recognized for Federal income tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION). If such section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale.

SELLER(S) DECLARATION

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein could be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete.

5/4/05

Date

William E. Decker

Signature

(Seller) Please indicate if Power of Attorney or Attorney in Fact

5/4/05

Date



END OF DOCUMENT

Gretchen A. Decker

Signature

(Seller) Please indicate if Power of Attorney or Attorney in Fact