

COUNTY OF HUNTERDON  
CONSIDERATION 446,697.-  
REALTY TRANSFER FEE 1710.-  
DATE 7-31-98 BY [Signature]

# Deed

25

This Deed is made on July 31, 1998,  
BETWEEN  
BRINKERHOFF ENTERPRISES, INC.,

a corporation of the state of New Jersey,  
having its principal office at 117 Locust Grove Road, Pittstown, New Jersey 08854

referred to as the Grantor,  
AND

EDWARD S. VANDERVEEN and JENNIFER L. VANDERVEEN, Husband and Wife,

whose post office address is about to be 26 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.

1. **Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property (hereinafter the "Property") described below to the Grantee. This transfer is made for the sum of **FOUR HUNDRED FORTY-SIX THOUSAND SIX HUNDRED NINETY-SEVEN DOLLARS (\$446,697.00)**.  
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 Lot No. 22 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 22 in Block 30 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)

**DANIEL C. SORIANO, JR., ESQ.**

(For Recorder's Use Only)



108457

re/de

## LEGAL DESCRIPTION

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 State of New Jersey:

BEING known and designated as Lot 22 in Block 30 as shown on a certain map entitled, "Final Plat for Wellington West, Tax Map - Block 30 Lot 1, Union Twp., Hunterdon Co., New Jersey", which map was filed October 13, 1994 in the Hunterdon County Clerk's Office as Map No. 1164.

Beginning at a point along the westerly line of Grove Farm Road, southerly 1,117.71 feet from the projected intersection of the southerly line of Shipley Court with the westerly line of Grove Farm Road and thence;

- 1) along the westerly line of Grove Farm Road, curving to the left, in a southerly direction, having a radius of 225.00 feet and an arc length of 102.49 feet to an iron pin w/cap and thence;
- 2) South 71 degrees 31 minutes 29 seconds West, 370.65 feet to a point and thence;
- 3) North 08 degrees 31 minutes 54 seconds West, 272.80 feet to the iron pin w/cap and thence;
- 4) South 82 degrees 22 minutes 39 seconds East, 385.82 feet to the point or place of beginning.

The above description being drawn in accordance with a survey prepared by Brunswick Surveying, Inc. dated July 24, 1998.

**NOTE: Being Lot(s) 22, Block 30, Tax Map of the Township of Union, County of Hunterdon.**

The street address of the Property is: 26 Grove Farm Road, Pittstown, N.J. 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. 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

STATE OF NEW JERSEY, COUNTY OF SOMERSET  
I CERTIFY that on July 31, 1998  
RONALD E. BRINKERHOFF

RECORDED  
AUG 7  
SS.: 3 08 PM '98

HUNTERDON COUNTY  
DORTHY K. TIRPOK  
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 \$ 446,697.00 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:  
AMY ALKOFF CHASIN, ESQ.  
Suite 102  
991 U.S. Highway 22 West  
Bridgewater, New Jersey 08807

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



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

BOOK 1192 PAGE 0989

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 \$	446,697.-
Realty Transfer Fee \$	1710.-
Date 8-7-98	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 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 7/31/98,  
(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)

transferring real property identified as Block No. 30 Lot No. 22

located at 26 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 \$ 446,697.00

(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 31st day of July 1998  
[Signature]  
Daniel C. Soriano, Jr.  
an Attorney at Law of N.J.

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

BRINKERHOFF ENTERPRISES, I  
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	108457 County <u>Hunterdon</u>
Deed Number	108457 Book Page
Deed Dated	7-31-98 Date Recorded <u>8-7-98</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.

END OF DOCUMENT

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.