

COUNTY OF HUNTERDON	
CONSIDERATION	435,865
REALTY TRANSFER FEE	1655
DATE	7/1/98
BY	ASB

Deed

25

This Deed is made on June 18, 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 08867,**

referred to as the Grantor,
AND
CHRISTOPHER CARTER and MARTINE A. CARTER, Husband and Wife,

whose post office address is about to be **24 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 (called the "Property") described below to the Grantee. This transfer is made for the sum of **FOUR HUNDRED THIRTY-FIVE THOUSAND EIGHT HUNDRED SIXTY-FIVE DOLLARS (\$435,865.00).**
 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. **23** 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 23 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)

107704

35/23



Description
Block 30, Lot 23
Union Township, Hunterdon County, NJ

Being known and designated as Lot 23 in Block 30 as shown on a map entitled in part "Final Plat for Wellington West," which map was filed at the Hunterdon County Clerk's Office on October 14, 1994 as Filed Map Number 1164. Being further described as follows:

Beginning at an iron pin found in the westerly sideline of Grove Farm Road located South 30 Degrees 59 Minutes 11 Seconds West 1013.36 Feet from the intersection of the westerly sideline of Grove Farm Road extended with the southerly sideline of Shipley Court extended, said iron pin also being a corner to Lot 24, and running from said beginning point the following two courses by lines running along the westerly sideline of Grove Farm Road:

1) South 30 Degrees 59 Minutes 11 Seconds West 12.60 Feet to a concrete monument found, thence:

2) By a line which curves to the left having a Radius of 225.00 Feet an Arc Length of 91.75 Feet to an iron pin found in said sideline, corner also to Lot 22, thence:

3) Along Lot 22, North 82 Degrees 22 Minutes 39 Seconds West 385.82 Feet to an iron pin found, corner also to Lot 22 and in the line of lands of Lot 12, thence:

4) Along Lot 12, North 8 Degrees 31 Minutes 54 Seconds West 78.32 Feet to a point in the line of lands belonging now or formerly to Ludwig and Eileen Roering, corner also to Lot 12, thence:

5) Along said lands of Roering, North 30 Degrees 19 Minutes 18 Seconds East 194.43 Feet to a point in said line of lands of Roering, corner also to Lot 24, thence:

6) Along Lot 24, South 59 Degrees 00 Minutes 49 Seconds East 387.83 Feet to the place of beginning.

All bearings being in accordance with the meridian as shown on Filed Map Number 1164 and the tract or parcel containing a calculated Area of 1.681 Acres of land, more or less, as surveyed by Glenn R. Kantorski, Professional Land Surveyor, New Jersey License Number 27478 during June of 1998.

Subject to covenants and restrictions as set forth in Book 1117 of Deeds on Page 469.

Subject also to a 10 foot wide utility easement for the underground utility lines running along the road as set forth in Book 1089 of deeds on Page 630

Subject also to a building restriction easement as shown on Filed Map Number 1164.

Subject also to a drainage easement as shown on Filed Map Number 1164 and as set forth in Book 1127 of Deeds on Page 382.

Being a portion of the lands which were conveyed by Farm II to Brinkerhoff Enterprises, Inc. by deed dated September 3, 1986 and recorded at the Hunterdon County Clerk's Office in Book 970 of Deeds on Page 47.

Glenn R. Kantorski

Glenn R. Kantorski, PLS
NJ License Number 27478
19 Race Street
Frenchtown, NJ 08825

The street address of the Property is: 24 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

RECORDED

JUL 1 9 55 AM '98
SS.:

HUNTERDON COUNTY
DORTCH
CLINTON TOWNSHIP

STATE OF NEW JERSEY, COUNTY OF HUNTERDON
I CERTIFY that on June 18, 1998,
RONALD E. BRINKERHOFF

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 \$ 435,865.00 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:
WILLIAM J. GIANOS, ESQ.
Rylak & Gianos
12 Lower Center Street
P.O. Box 5365
Clinton, New Jersey 08809

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



or
PARTIAL EXEMPTION
(c. 176, P.L. 1975)

BOOK 1190 PAGE 0227

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 HUNTERDON

SS.

FOR RECORDER'S USE ONLY	
Consideration \$	435,865.00
Realty Transfer Fee \$	1055 D
Date	7/1/98
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 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 6/18/98
(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. 23

located at 24 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 \$ 435,865.00

(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 June, 1998

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 New Jersey corporation
 Name of Grantor (type above line)
 117 Locust Grove Road
 Pittstown, N.J. 08867
 Address of Grantor at Time of Sale

Geoffrey D. Soriano
Attorney at Law of NJ.

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.			
Instrument Number	<u>107704</u>	County	<u>Hunterdon</u>
Deed Number	<u>107704</u>	Book	
Deed Dated	<u>6/18/98</u>	Date Recorded	<u>7/1/98</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.

ORIGINAL - White copy to be retained by County.
DUPLICATE - Yellow Copy to be forwarded by County to Division of Taxation for Fee (N.J.A.C. 18:16 - 8.12)
TRIPLICATE - Pink Copy is your file copy.

END OF DOCUMENT

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