

104 - DEED - BARGAIN & SALE (Cov. as to Grantor's Acts)  
CORP. GRANTOR - PL. LANG. (Rev. 10-93) DG VST-2

©1982 By ALL-STATE LEGAL SUPPLY CO.  
One Commerce Drive, Cranford, N.J. 07016

Prepared by: (print signer's name below signature)

*[Signature]*  
DANIEL C. SORIANO, JR., ESQ.

# DEED

This Deed is made on February 9, 1996

25

**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 K. KIRBY and JOYCE P. KIRBY, Husband and Wife,  
about to reside at 18 Grove Farm Road, Union Township,  
Hunterdon County, New Jersey,  
whose post office address is 18 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.

**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 FOURTEEN THOUSAND ONE HUNDRED NINETY DOLLARS (\$414,190.00).

The Grantor acknowledges receipt of this money.

**Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of Union Township  
Block No. 30 Lot No. 26 Account No. # 7

No property tax identification number is available on the date of this deed. (check box if applicable.)

**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:

**BEING** known and designated as Lot 26 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.

**BEING** further described in accordance with a survey made by Peter J. Cowl, Land Surveyor, Old Clinton Road, Flemington, N.J. 08822 dated January 30, 1996, and more particularly set forth in attached Schedule A.

COUNTY OF HUNTERDON  
CO. JUDY W. W. 414,190.00  
READY TO REGISTER  
DATE 2/15/96 BY JFE

094895

3926

SCHEDULE "A"

BOOK 1142 PAGE 0739

TELEPHONE and TELECOPIER  
(908) 782-3876

NEW JERSEY LICENSE NO. 14453  
PENNSYLVANIA LICENSE NO. 24231-E

PETER J. CROWL

LAND SURVEYOR

177 OLD CLINTON ROAD  
FLEMINGTON, N.J. 08822

Dwg. No. A-809  
Block 30, Lot 26

January 30, 1996

Description of lands to be conveyed by Brinkerhoff Enterprises, Inc. to William K. Kirby and Joyce P. Kirby in Union Township, Hunterdon County, New Jersey.

BEGINNING at an iron pipe set in the westerly right-of-way line of Grove Farm Road, a 50 foot wide road, said pipe being located on a course of North 30 degrees 59 minutes 11 seconds East, a distance of 357.60 feet from a concrete monument found in said westerly right-of-way line of Grove Farm Road, said pipe marking the northeast corner of Lot 25 in Block 30 as shown on a map entitled "Final Plat for Wellington West Tax Map, Block 30 Lot 1" filed in the Hunterdon County Clerk's Office on October 14, 1994, as Map No. 1164 and running; thence

(1) along the northerly line of said Lot 25 owned by Brinkerhoff Enterprises, Inc., North 59 degrees 00 minutes 49 seconds West, a distance of 391.83 feet to an iron pipe set in a line of lands owned by Ludwig Roerig; thence

(2) along said line of lands owned by Roerig, being Lot 8 in Block 30 as shown on the Union Township Tax Map, running in a hedgerow near the westerly edge thereof, North 30 degrees 19 minutes 18 seconds East, a distance of 170.01 feet to an iron pipe set marking the southwest corner of Lot 27 in Block 30 as shown on said Filed Map No. 1164; thence

(3) along the southerly line of said Lot 27 owned by Brinkerhoff Enterprises, Inc., South 59 degrees 00 minutes 49 seconds East, a distance of 393.80 feet to a concrete monument found in the westerly right-of-way line of Grove Farm Road; thence

(4) along the westerly right-of-way line of Grove Farm Road, South 30 degrees 59 minutes 11 seconds West, a distance of 170.00 feet to the point and place of beginning, containing 1.533 acres, more or less, as surveyed in January of 1996 by Peter J. Crowl, Land Surveyor, New Jersey License No. 14453. All bearings herein refer to those as shown on Filed Map No. 1164.

Being Lot 26 in Block 30 as shown on Filed Map No. 1164.

Schedule "A"

Peter J. Crowl

**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).

**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.

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 HUNTERDON

SS.:

I CERTIFY that on February 9, 1996

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 ;and

(c) this deed was made for \$ 414,190.00 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.)

[Signature]  
(Print name and title below signature)

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

RECORDED

FEB 15 2 30 PM '96

HUNTERDON COUNTY  
DORTHY K. TIRPOK  
CLERK

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

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 HUNTERDON } ss.

FOR RECORDER'S USE ONLY  
Consideration \$ 414,190.00  
Realty Transfer Fee \$ 1547.50  
Date 2/15/96 By JF

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3, 4 and 5 on reverse side)

Deponent, JUDITH L. ANDRESEN (Name), being duly sworn according to law upon his/her oath deposes and

says that he/she is the Secretary of Grantor (State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co. Lending Institution, etc.)

in a deed dated February 9, 1996, transferring real property identified as Block No. 30

Lot No. 26 located at 18 Grove Farm Road, Union Township, (Street Address, Municipality, County)

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 \$ 414,190.00

(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.\*  Owned and occupied by grantor(s) at time of sale.
- One or two-family residential premises  No joint owners other than spouse or other qualified exempt owners.

b) BLIND (See Instruction #8)

- Grantor(s) legally blind.\*  Owned and occupied by grantor(s) at time of sale.
- One or two-family residential premises.  No joint owners other than spouse or other qualified exempt owners.

DISABLED (See Instruction #8)

- Grantor(s) permanently and totally disabled.\*  Owned and occupied by grantor(s) at time of sale.
- One or two-family residential premises.  Not gainfully employed.
- Receiving disability payments.  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 H.U.D. Standards.  Reserved for Occupancy.
- Meets Income Requirements of Region.  Subject to Resale Controls.

d) NEW CONSTRUCTION (See Instruction #9)

- Entirely new improvement.  Not previously occupied.
- Not previously used for any purpose.

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 9th day of February, 1996

Judith L. Andresen  
Name of Deponent (sign above line)  
JUDITH L. ANDRESEN  
2 Wedgewood 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

Daniel C. Soriano, Jr.

Attorney at Law of N.J.

J.F. FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.  
Instrument Number 94895 County Hunterdon  
Deed Number 94895 Book Page  
Deed Dated 2/9/96 Date Recorded 2/15/96

IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HEREOF.

This form is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered or amended 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).

TRIPPLICATE - Pink copy is your file copy.

END OF DOCUMENT

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

40.00

Rylak & Gianos

# Deed

RECORD AND RETURN TO:  
Cortes & Hay, Inc.  
P.O. Box 454  
7 Main Street  
Flemington, NJ 08822

25

This Deed is made on July 16, 2002  
BETWEEN

WILLIAM K. KIRBY and JOYCE P. KIRBY, husband and wife,

whose post office address is

18 Grove Farm Road, Pittstown, New Jersey 08867,

referred to as the Grantor,  
AND

AGESINO PRIMATIC, JR. and KIMBERLY J. PRIMATIC, husband and wife,

whose post office address is

18 Grove Farm Road, Pittstown, New Jersey 08867,

*(Handwritten signature: J.P. 8/18/02)*

*(Handwritten signature: J.P. 8/18/02)*

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 FIVE HUNDRED SEVENTY-THREE THOUSAND AND 00/100—(\$573,000.00)—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 Lot No. 28 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 the same lands and premises conveyed to Grantor(s) herein by Deed of Brinkerhoff Enterprises, Inc. a New Jersey Corporation, dated February 9, 1996 and recorded February 15, 1996 in Deed Book 1142 at Page 738 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: 573000.00  
Realty Tax: 2640.00 R  
Fees: 40.00

Instr# 8377028 Dorothy K. Tirpek  
Recorded/Filed NF Hunterdon County Clerk  
07/18/2002 09:08 Bk 2042 Pg 745 #Pg 3 DEED

Prepared by: (print signer's name below signature) <i>(Signature)</i> WILLIAM J. GIANOS ATTORNEY AT LAW OF NEW JERSEY	(For Recorder's Use Only)
--	---------------------------

0011 Deed, Return and Sale      ▲ 01006 by ATT STATE T and

COMMONWEALTH LAND TITLE INSURANCE COMPANY OF NEW  
JERSEY

TITLE INSURANCE COMMITMENT

File Number: C509036

SCHEDULE A  
LEGAL DESCRIPTION

BEGINNING at an iron pipe set in the westerly right-of-way line of Grove Farm Road, a 50 foot wide road, said pipe being located on a course of North 30 degrees 59 minutes 11 seconds East, a distance of 357.60 feet from a concrete monument found in said westerly right-of-way line of Grove Farm Road, said pipe marking the northeast corner of Lot 25 in Block 30 as shown on a map entitled "Final Plat for Wellington West Tax Map, Block 30 Lot 1" filed in the Hunterdon County Clerk's Office on October 14, 1994, as Map No. 1164 and running; thence

(1) along the northerly line of said Lot 25 owned by Brinkerhoff Enterprises, Inc., North 59 degrees 00 minutes 49 seconds West, a distance of 391.83 feet to an iron pipe set in a line of lands owned by Ludwig Roerig; thence

(2) along said line of lands owned by Roerig, being Lot 8 in Block 30 as shown on the Union Township Tax Map, running in a hedgerow near the westerly edge thereof, North 30 degrees 19 minutes 18 seconds East, a distance of 170.01 feet to an iron pipe set marking the southwest corner of Lot 27 in Block 30 as shown on said Filed Map No. 1164; thence

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(4) along the westerly right-of-way line of Grove Farm Road, South 30 degrees 59 minutes 11 seconds West, a distance of 170.00 feet to the point and place of beginning, containing 1.533 acres, more or less, as surveyed in January of 1996 by Peter J. Crowl, Land Surveyor, New Jersey License No. 14453. All bearings herein refer to those as shown on Filed Map No. 1164.

Issued by:

**Cortes and Hay, Inc**

7 Main Street PO Box 454 Flemington, NJ 08822  
Telephone: (908) 782-8850 Fax: (908) 782-1998

The street address of the Property is:

18 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 K. Kirby (Seal)  
WILLIAM K. KIRBY

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

Joyce P. Kirby (Seal)  
JOYCE P. KIRBY

\_\_\_\_\_  
(Seal)

STATE OF NEW JERSEY, COUNTY OF HUNTERDON  
I CERTIFY that on July 16, 2002  
William K. Kirby and Joyce P. Kirby

SS.

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 \$ 573,000.00 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:  
John G. Manfreda, Esquire  
GEBHARDT & KIEFER  
1308 Route 31  
CN 4001  
Clinton, New Jersey 08809

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



END OF DOCUMENT