

B1239 P0716

Rylak & Gianos

COUNTY OF HUNTERDON	
CONSIDERATION	577,000.00
REALTY TRANSFER FEE	2660.00
DATE	05-20-00 BY XB

Deed

25

This Deed is made on January 28, 2000
BETWEEN

ROBERT S. JOHNSON AND JEAN A. JOHNSON, HUSBAND AND WIFE

whose post office address is
3 Shipley Court, Pittstown, NJ 08867

referred to as the Grantor,
AND

JANET A. SHAW TRUST

whose post office address is
about to be 3 Shipley Court, Pittstown, NJ 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 Five Hundred Seventy Seven Thousand (\$577,000.00) Dollars and No/100. 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. 29 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 the Grantors herein by Deed from Brinkerhoff Enterprises Inc., dated March 29, 1996 and recorded April 3, 1996 in the Hunterdon County Clerk's Office in Deed Book 1144, Page 1047.

Subject to easements, restrictions of record and such facts as an accurate survey may disclose.

$$\frac{477,000}{577,000} = .826$$

120149

Prepared by: (print signer's name below signature)  William J. Gianos, Esq., An Attorney at Law of New Jersey
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(For Recorder's Use Only)

**Fidelity National Title Insurance
Company of New York
Commitment**

Agent File No.: W-21680

**SCHEDULE C
DESCRIPTION**

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

BEGINNING at a point in the southwesterly side of Shipley Court therein distant northeasterly 199.04 feet from the intersection of the same with the northeasterly side of Grove Farm Road if the same were produced to meet at an intersection;

- (1) North 59 degrees 00 minutes 49 seconds West 204.96 feet;
- (2) South 29 degrees 30 minutes 03 seconds West 307.94 feet;
- (3) South 30 degrees 19 minutes 18 seconds West 21.12 feet;
- (4) South 59 degrees 00 minutes 49 seconds East 196.72 feet;
- (5) North 30 degrees 59 minutes 11 seconds East 328.95 feet to the southwesterly side of Shipley Court and the point or place of BEGINNING.

BEING Lot 29, Block 30 as shown on the "Final Plat For Wellington West" filed in the Hunterdon County Clerk's Office on October 14, 1994 as Map #1164.

FOR INFORMATIONAL PURPOSES ONLY; Also known as Lot 29 in Block 30 on the Township of Union Tax Map

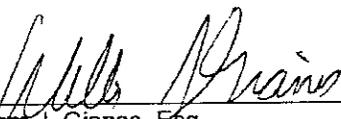
As shown on survey prepared by Casey & Keller, Inc., dated 12/24/2000.

The street address of the Property is:
3 Shipley Court, Pittstown, NJ 08867

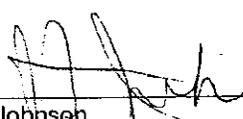
4. **Promises by Grantor.** The Grantor promises that the Grantor has done no act to encumber the Property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the Property (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.)

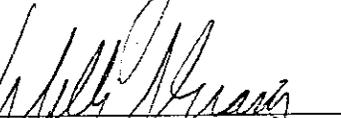
Witnessed By: _____ (Seal)



William J. Gianos, Esq.



Jean A. Johnson (Seal)



William J. Gianos, Esq.



Robert S. Johnson (Seal)

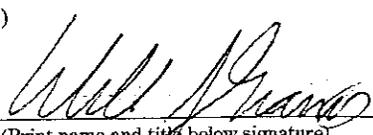
RECORDED
MAY 30 2 24 PM '00
HUNTERDON COUNTY
DOROTHY GIBSON

STATE OF NEW JERSEY, COUNTY OF HUNTERDON
I CERTIFY that on January 28, 2000
Robert S. Johnson and Jean A. Johnson, husband and wife,

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 \$ 577,000.00 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:
Richard McCarthy, Esq.
19 Route 202
Basking Ridge, NJ 07920



(Print name and title below signature)
William J. Gianos, Esq., An Attorney at Law of
New Jersey

END OF DOCUMENT

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

Daniel C. Soriano, Jr.
DANIEL C. SORIANO, JR., ESQ.

DEED

This Deed is made on March 29, 1996

BETWEEN:

BRINKERHOFF ENTERPRISES, INC.,

BOOK 1144 PAGE 1047 **25**

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:

ROBERT S. JOHNSON and JEAN A. JOHNSON, Husband and Wife,
about to reside at 3 Shipley Court, Union Township,
Hunterdon County, New Jersey,

whose post office address is 3 Shipley Court, 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 SIXTY-TWO THOUSAND NINE HUNDRED DOLLARS (\$462,900.00).**

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. 29

Account No. **462,900**
405,700
47,200

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 29 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 Glenn R. Kantorski, PLS, 19 Race Street, Frenchtown, N.J. 08825, dated March 14, 1996, and more particularly set forth in attached Schedule A.

AA 348750 4/9/96

COUNTY OF HUNTERDON
CONSIDERATION 462,900.
REALTY TRANSFER FEE 1,730.00
DATE 4/3/96 BY [Signature]

095514

Description
Block 30, Lot 29
Union Township, Hunterdon County, NJ

Being known and designated as Lot 29 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 southerly sideline of Shipley Court located North 59 Degrees 00 Minutes 49 Seconds West 199.04 Feet from the intersection of the southerly sideline of Shipley Court extended with the westerly sideline of Grove Farm Road, said iron pin also being a corner to Lot 28, and running from said beginning point:

1) By a line running along Lot 28, South 30 Degrees 59 Minutes 11 Seconds West 328.95 Feet to an iron pin set, corner also to Lot 28, thence:

2) Along Lot 27, North 59 Degrees 00 Minutes 49 Seconds West 196.72 Feet to an iron pipe found in the line of lands belonging now or formerly to Ludwig and Eileen Roering, corner also to Lot 27, thence:

3) Along said lands of Roering, North 30 Degrees 19 Minutes 18 Seconds East 21.12 Feet to an iron pin found, corner also to said lands of Roering, thence:

4) Along Lot 30, North 29 Degrees 30 Minutes 03 Seconds East 307.94 Feet to a point in the southerly sideline of Shipley Court, corner also to Lot 30, thence:

5) By a line running along said sideline, South 59 Degrees 00 Minutes 49 Seconds East 204.96 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 1.516 Acres of land, more or less, as surveyed by Glenn R. Kantorski, Professional Land Surveyor, New Jersey License Number 27478.

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 and 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, PLS
NJ License Number 27478
19 Race Street
Frenchtown, NJ 08825

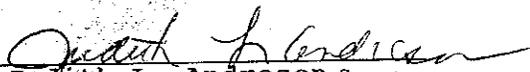
SCHEDULE A

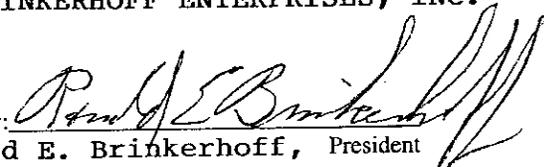
Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as 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.

BRINKERHOFF ENTERPRISES, INC.

Attested by:


Judith L. Andresen, Secretary

By: 
Ronald E. Brinkerhoff, President

STATE OF NEW JERSEY, COUNTY OF HUNTERDON

SS.: RECORDED

I CERTIFY that on March 29, 1996

APR 3 1 48 PM '96

RONALD E. BRINKERHOFF

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

HUNTERDON COUNTY
DORTHY K. TIRPOK
CLERK

(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 \$ **462,900.00** 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.)



(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)

BOOK 1144 PAGE 1050

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

D G R V S - 2

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 \$ 462,900.00
Realty Transfer Fee \$ 1790.00
Date 4/3/96 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 deposes and says that he/she is the Secretary of Grantor in a deed dated March 29, 1996, transferring real property identified as Block No. 30 Lot No. 29 located at 3 Shipley Court, Union Township, 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 \$ 462,900.00

(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 H.U.D. 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 29th day of March, 1996

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

[Signature] JUDITH L. ANDRESEN 2 Wedgewood Drive Annandale, N.J. 08801

BRINKERHOFF ENTERPRISES, INC., a N.J. corporation 117 Locust Grove Road Pittstown, N.J. 08867

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds. Instrument Number 95514 County Hunterdon Deed Number 95514 Book Page Deed Dated 3/29/96 Date Recorded 4/3/96

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). TRIPLICATE - Pink copy is your file copy.

END OF DOCUMENT

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