

DEED

Prepared by: (Print signer's name below signature)
[Signature]
DANIEL C. SORIANO, JR., ESQ.

This Deed is made on September 8, 1995,

BETWEEN
BRINKERHOFF ENTERPRISES, INC.,

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
NICHOLAS T. LOCSIN and SUSAN C. LOCSIN, Husband and Wife,
about to reside at 12 Grove Farm Road, Union
Township, Hunterdon County, New Jersey,

whose post office address is 12 Grove Farm Road, Pittstown, New Jersey 08867,
referred to as the Grantee.

The word "Grantee" shall mean 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-NINE THOUSAND DOLLARS (\$469,000.00)**.

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. 38 Account No.
 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 38 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 Van Cleef Engineering Associates dated September 6, 1995, and more particularly set forth in attached Schedule A.

COUNTY OF HUNTERDON
CONSIDERATION 469,000
REALTY TRANSFER FEE 1820
DATE 9/28/95 BY ASB
092749



SCHEDULE A

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 38 in Block 30 as shown on a certain map entitled, "Final Plat for Wellington West, Tax Map Block 30, Lot 1, located in Union Township, Hunterdon County, New Jersey", which map was filed in the Hunterdon County Clerk's Office on October 14, 1994 as Map No. 1164.

BEGINNING at an iron pin set for a corner in the northerly sideline of Grove Farm Road (50 foot wide), where the same is intersected by the line dividing Block 30, Lot 38 and lands now or formerly Brinkerhoff Enterprises, Inc., Block 30, Lot 39, said point distant 746.15 feet measured northerly the various courses along the said sideline of Grove Farm Road from its prolonged intersection with the northerly sideline of Loyalist Way (80 foot wide) and from said point running; thence

(1) along the said northerly sideline of Grove Farm Road, North 59 degrees 00 minutes 49 seconds West, 170.00 feet to a punch hole set for a corner on an electric box, common to lands now or formerly Michael P. and Michele McBride Barile, Block 30, Lot 37; thence

(2) along the said lands North 30 degrees 59 minutes 11 seconds East, 385.00 feet to an iron pin set for a corner in the line of lands now or formerly Brinkerhoff Enterprises, Inc., Block 30, Lot 11; thence

(3) along the said lands, South 59 degrees 00 minutes 49 seconds East, 170.00 feet to an iron pin found for a corner, also common to lands now or formerly Brinkerhoff Enterprises, Inc., Block 30, Lot 39; thence

(4) along the said lands, South 30 degrees 59 minutes 11 seconds West, 385.00 feet to the point and place of BEGINNING.

Subject to a building restriction easement more particularly described as follows:

BEGINNING at an iron pin set for the most northwesterly corner of Block 30, Lot 38 located in the line of lands now or formerly Brinkerhoff Enterprises, Inc., Block 30, Lot 11 also the terminus of Course 2 described above and from said point running; thence

(1) along Block 30, Lot 11, South 59 degrees 00 minutes 49 seconds East, 170.00 feet to an iron pin found, also common to lands now or formerly Brinkerhoff Enterprises, Inc., Block 30, Lot 39; thence

(2) along the said lands South 30 degrees 59 minutes 11 seconds West, 171.08 feet to a point; thence

(3) along a line through Lot 38 North 47 degrees 01 minutes 54 seconds West 173.79 feet to a point in the line of lands now or formerly Michael P. and Michele McBride Barile, Block 30, Lot 37; thence

(4) along the said lands North 30 degrees 59 minutes 11 seconds East 135.00 feet to the point and place of BEGINNING.

For information only: The above premises is currently known as Tax Lot 38 Block 30.

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 SOMERSET SS.:
I CERTIFY that on Sept. 8, 1995,

JUDITH L. ANDRESEN personally came before me and stated under oath to my satisfaction that:
(a) this person was the subscribing witness to the signing of the attached deed;
(b) this deed was signed by RONALD E. BRINKERHOFF,

who is President of BRINKERHOFF ENTERPRISES, INC.,
the entity named in this deed and was fully authorized to and did execute this deed on its behalf;

(c) this deed was made for \$ 469,000.00 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); and,
(d) the subscribing witness signed this proof under oath to attest to the truth of these facts.

Signed and sworn to before me on
September 8, 1995
[Signature]

Judith L. Andresen
(Print name of witness below signature)
JUDITH L. ANDRESEN

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

RECORDED
SEP 28 12 15 PM '95
HUNTERDON COUNTY
DOROTHY K. TIRPOK
CLERK

BOOK 1134 PAGE 0485

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

A D G R V - 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 SOMERSET } ss.

FOR RECORDER'S USE ONLY	
Consideration \$	469,000
Realty Transfer Fee \$	1820 D *
Date	9/28/95
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 deposes and says that he/she is the Secretary of Grantor in a deed dated September 8, 1995, transferring real property identified as Block No. 30 Lot No. 38 located at 12 Grove Farm Road, Union Township 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 \$ 469,000.00

(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 8th day of September, 1995

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.
n Attorney at Law of N.J.

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.			
Instrument Number	<u>92749</u>	County	<u>Hunterdon</u>
Deed Number	<u>92749</u>	Book	<u>Page</u>
Deed Dated	<u>9/8/95</u>	Date Recorded	<u>9/28/95</u>

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



25

Instr# 8316967 Dorothy K. Tirpok
Recorded/Filed ASB Hunterdon County Clerk
05/22/2001 10:12 Bk 2009 Pg 752 #Pg 3 DEED DEED

Prepared by:

Mallary Steinfeld
MALLARY STEINFELD

This Deed is made on October 13, 2000,
BETWEEN
NICHOLAS T. LOCSIN and SUSAN C. LOCSIN, husband and wife,
whose address is 12 Grove Farm Road, Pittstown, New Jersey
referred to as the Grantor,

AND
JOHN UPCHURCH and LEIGH UPCHURCH, husband and wife,
whose address is about to be 12 Grove Farm Road, Pittstown, NJ
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 FIVE HUNDRED SIXTY TWO THOUSAND
FIVE HUNDRED and 00/100 (\$562,500.00) DOLLARS.

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of Union
Block No. 30 Lot No. 38 Account No.
() 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
attached.

Being the same premises conveyed to the Grantor herein by Deed from
Brinkerhoff Enterprises, Inc. dated September 8, 1995 and recorded
September 28, 1995 in Deed Book 1134, Page 482.

Subject to easements and restrictions of record, zoning ordinances
if any and such state of facts as an accurate survey would
disclose.

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. The Grantor signs this Deed as of the date at the top
of this page.

9/8/95 - 469,000
d.d. 10/13/2000 - 562,500

M (417200) *74.16*

Consideration: 562500.00
Realty Tax: 2587.50 R
Fees: 22.00

30/38 (DD 10/13/00)
Mallary 10/1/01 ... 600,000 +

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

Being known and designated as Lot 38 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.

BEGINNING at an iron pin found in the northeasterly sideline of Grove Farm Road located 746.15 Feet northeasterly (as measured along the northeasterly sideline of Grove Farm Road) from the intersection of the northeasterly sideline of Grove Farm Road extended with the northerly sideline of Loyalist Way extended, said iron pin also being a corner to lands belonging now or formerly to David and Aleta Lambert, said pin also marking the same point as the beginning point in the description of a tract or land which was conveyed by Brinkerhoff Enterprises, Inc., to Nicholas T. and Susan C. Locsin by deed dated September 8, 1995 and recorded at the Hunterdon County Clerk's Office in Book 1134 of Deeds on Page 482, and running from said beginning point:

1. Along the northeasterly sideline of Grove Farm Road, North 59 degrees 00 minutes 49 seconds West 170.00 feet to a cross cut on a utility box found in said sideline, corner also to lands belonging now or formerly to Michael Barile and Michele McBride, thence
2. Along said lands of Barile and McBride, North 30 degrees 59 minutes 11 seconds East 385.00 feet to an iron pin found in the line of lands belonging now or formerly to John Aldrich, corner also to said lands of Barile and McBride, thence
3. Along said lands of Aldrich, South 59 degrees 00 minutes 49 seconds East 170.00 feet to an iron pin found, corner also to said lands of Aldrich and corner also to the aforementioned lands of Lambert, thence
4. Along said lands of Lambert, South 30 degrees 59 minutes 11 seconds West 385.00 feet to the place of BEGINNING.

The above description is in accordance with a survey made by Glenn R. Kantorski, PLS dated May 3, 2001.

(For Information Only) Being Lot(s) 38 Block 30 on the Tax Map of the Township of Union, New Jersey.

Witnessed by:

Diene F Meyer

Nicholas T. Locsin (Seal)
NICHOLAS T. LOCSIN

Connie Meyer

Susan C. Locsin (Seal)
SUSAN C. LOCSIN

STATE OF *New Jersey*, COUNTY OF *Hudson* SS.:

I CERTIFY that on *13 October*, 2000,

NICHOLAS T. LOCSIN and SUSAN C. LOCSIN, 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 the attached deed;
- (b) executed this deed as his or her own act; and,
- (c) made this Deed for \$ *562,600.00* 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. 46:15-7.)

[Signature]
 (print name and title below signature)
 A NOTARY PUBLIC
 HENRY A. MEYER
 NOTARY PUBLIC OF NEW JERSEY
 My Commission Expires September 8, 2002

