

COUNTY OF HUNTERDON		DEED
CONSIDERATION	445,000.00	
REALTY TRANSFER FEE	3,000.00	
DATE 3/27/97 BY	JR	

Prepared By: (Print signer's name below signature)

Janet M. Senft
Janet M. Senft, Esq.

This Deed is made on January 17, 1997 and delivered on March 25, 1997

BETWEEN

PETER J. BOCIAN AND KIMBERLY M. BOCIAN, HUSBAND AND WIFE

whose address is 10 GROVE FARM ROAD, PITTSTOWN, NJ

referred to as the Grantor,

AND

DAVID N. LAMBERT and ALETA S. LAMBERT, husband and wife

whose post office address is about to be 10 GROVE FARM ROAD, PITTSTOWN, NJ 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 FORTY-FIVE THOUSAND DOLLARS AND 00/100ths (\$445,000.00) Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of UNION TOWNSHIP
Block No. 30 Lot No. 39 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:

SEE ATTACHED DESCRIPTION SCHEDULE " A ".

Being the same premises conveyed to the Grantors herein by deed from BRINKERHOFF ENTERPRISES, INC., dated JUNE 2, 1995 and recorded by the HUNTERDON County Clerk on JUNE 8, 1995 in Deed Book 1127 at Page 514.

Subject to easements and restrictions of record, if any.

100588

25

30/39

DESCRIPTION PAGE
SCHEDULE A-4, CONTINUEDCommitment No. C502577
File No. C502577

Being known and designated as Lot 39 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 northeasterly sideline of Grove Farm Road located 608.00 Feet northeasterly (as measured along the northeasterly sideline of Grove Farm Road) from the intersection of the northeasterly sideline of Grove Farm Road with the northerly sideline of Loyalist Way, said iron pin also being a corner to Lot 11, and running from said beginning point the following two courses by lines running along the northeasterly sideline of Grove Farm Road:

1) By a line which curves to the left having a Radius of 175.00 Feet and an Arc Length of 98.20 Feet whose Chord bears North 42 Degrees 56 Minutes 19 Seconds West 96.91 Feet to a concrete monument found, thence:

2) North 59 Degrees 00 Minutes 49 Seconds West 39.95 Feet to an iron found found in said sideline, corner also to Lot 38, thence:

3) Along Lot 38, North 30 Degrees 59 Minutes 11 Seconds East 385.00 Feet to an iron pin found, corner also to Lot 38 and corner also to Lot 11, thence by the remaining three courses by lines running along Lot 11:

4) South 28 Degrees 52 Minutes 52 Seconds East 244.75 Feet to an iron pin found, thence:

5) South 30 Degrees 33 Minutes 30 Seconds West 161.97 Feet to an iron pin found, thence:

6) South 63 Degrees 08 Minutes 11 Seconds West 150.00 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 1.529 Acres of land, more or less, as surveyed by Glenn R. Kantorski, Professional Land Surveyor, New Jersey License Number 27478.

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 the first page

Witnessed by:

Maria Garner

Peter J. Bocian
PETER J. BOCIAN

Kim B. Bocian
KIMBERLY M. BOCIAN

STATE OF NEW JERSEY, COUNTY OF HUNTERDON
SS.:

I CERTIFY THAT ON January 17, 1997

PETER J. BOCIAN AND KIMBERLY M. BOCIAN, HUSBAND AND WIFE

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

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his or her act and Deed; and
- (c) made this Deed for \$445,000.00 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.)

Maria Garner

MARIA GARNER
My commission expires 7-11-2000.

RECORDED
Mar 27 2 21 PM '97
HUNTERDON COUNTY
DOROTHY B. ...
CLERK

END OF DOCUMENT