

BOOK 10-19 PAGE 378

**DEED**

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

*Barrie T. McIntyre*  
Barrie T. McIntyre Esq.

This Deed is made on October 2, 1990

BETWEEN

RICHARD RAVENBURG

whose address is R.R. #1, Box 434, Asbury, N.J. 08802 referred to as the Grantor.

AND

KENNETH R. RAVENBURG, single,

whose post office address is R.R. #1, Box 434, Asbury, N.J. 08802 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 \$1.00  
ONE DOLLAR

The Grantor acknowledges receipt of this money.

**Tax Map Reference.** (N.J.S.A. 46:15-2.1) Municipality of Township of Union

Block No. 1 Lot No. 11 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 of County of Hunterdon and State of New Jersey. The legal description is:

BEGINNING in the middle of the Pattenburg-Little York Road at the crossways a half mile West of Pattenburg; thence (1) along the road North sixty seven degrees eighteen minutes East about four hundred feet to a small brook; thence (2) almost due North about four hundred feet down the brook to where the brook empties in another brook coming from the old Case property, now occupied by Frank Rada; thence (3) following down that brook the several courses thereof some nine hundred feet to the highway leading to Little York; thence (4) in a Southeasterly direction down the road some nine hundred feet to the crossroads, which is the place of BEGINNING.

Containing between seven and eight acres.

Being the same lands and premises as conveyed by Frank Sedlacek and Philomena Sedlacek, his wife, to Frank Rada and Dora Rada, his wife, by deed dated April 12, 1938, recorded in the Hunterdon County Clerk's Office in Deed Book 415 at page 53.

Also being the same lands and premises as conveyed by Ruth Rada Capelli, Executrix under the Last Will and Testament of Dora Rada, deceased, to Richard Ravenburg, by Deed dated September 27, 1990, about to be recorded simultaneously herewith.

COUNTY OF HUNTERDON  
CONSIDERATION  
REALLY TRANSFER FEE  
DATE 10/2/90 BY [Signature]

67663

**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:

*Shirley Bumen*  
.....  
Shirley Bumen

*Richard Ravenburg* (Seal)  
Richard Ravenburg

..... (Seal)

RECORDED

OCT 16 12 18 PM '90

HUNTERDON COUNTY  
DOROTHY K. TIRPOK  
CLERK

SS.:

STATE OF NEW JERSEY, COUNTY OF HUNTERDON

I CERTIFY that on October 2, 1990

**Richard Ravenburg** 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 \$ **None** 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.)

*Shirley Bumen*  
.....  
(Type name and title below signature)

*Shirley Bumen*  
NOTARY PUBLIC OF NEW JERSEY  
MY COMMISSION EXPIRES OCT 19 1992

STATE OF NEW JERSEY  
AFFIDAVIT OF CONSIDERATION OR EXEMPTION  
(c. 49, P.L. 1968)  
or  
PARTIAL EXEMPTION  
(c. 176, P.L. 1975)

ALL-STATE LEGAL SUPPLY CO.  
One Commerce Drive, Cranford, N. J. 07016  
GRVST-1

BOOK 1049 PAGE 380

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 \$ 1,000  
Realty Transfer Fee \$ 2  
Date 10/16/90 By RK

\*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, Richard Ravenburg (Name), being duly sworn according to law upon his/her oath deposes and says that he/she is the Grantor (State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.) in a deed dated \_\_\_\_\_ transferring real property identified as Block No. 1 Lot No. 11 located at Pattensburg-Little York Rd., 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 \$ 1.00

(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.

(j) between husband and wife or parent and child

(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 2nd day of October, 1990

Richard Ravenburg Richard Ravenburg  
(Name of Deponent (sign above line)) (Name of Grantor (type above line))  
R.R. #1, Box 434 R.R. #1, Box 434  
Asbury, N.J. 08802 Asbury, N.J. 08802  
Address of Deponent Address of Grantor at Time of Sale

Shirley Baines  
NOTARY PUBLIC OF NEW JERSEY  
MY COMMISSION EXPIRES OCT. 19, 1992

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.  
Instrument Number 07663 County Hunterdon  
Deed Number 07663 Book \_\_\_\_\_ Page \_\_\_\_\_  
Deed Dated 10/2/90 Date Recorded 10/16/90

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. 18:18-8.12).  
TRIPLICATE - Pink copy is your file copy.

END OF DOCUMENT

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

18482

DEED OF EASEMENT

STATE OF NEW JERSEY  
AGRICULTURE RETENTION AND DEVELOPMENT PROGRAM

This Deed is made July 31, 2002

BETWEEN Richard Ravenburg and Theresa E. Ravenburg, husband and wife, whose address is 79 Gravel Hill Road, Asbury, NJ 08802, and Kenneth R. Ravenburg and Mary P. Ravenburg, husband and wife, whose address is 465 County Road 614, Asbury, NJ 08802, and is referred to as the Grantor;

AND the State Agriculture Development Committee, whose address is, PO Box 330, Trenton, New Jersey 08625 and is referred to as the Grantee or Committee.

The Grantor, Grantor's heirs, executors, administrators, personal or legal representatives, successors and assigns grants and conveys to the Grantee a development easement and all of the nonagricultural development rights and credits on the Premises, located in the Townships of Bethlehem and Union, County of Hunterdon, described in the attached Schedule A, incorporated by reference in this Deed of Easement, for and in consideration of the sum of Two Hundred Forty Three Thousand Eight Hundred Forty Seven and 50/100 Dollars (\$243,847.50). Any reference in this Deed of Easement to "Premises" refers to the property described in Schedule A.

The tax map reference for the Premises is:

Township of Bethlehem  
Block 8, Lot 21  
Block 10, Lot 4

Township of Union  
Block 1, Lots 11 and 13  
Block 1.08, Lot 25

CHARGE, RECORD & RETURN  
GARDEN STATE ABSTRACT CO., INC.  
112J CENTRE BLVD.  
NORTH CROSSINGS  
MARLTON, NJ 08053

WHEREAS, the legislature of the State of New Jersey has declared that the development of agriculture and the retention of farmlands are important to the present and future economy of the State and the welfare of the citizens of the State; and

WHEREAS, the Grantor is the sole and exclusive owner of the Premises; and

WHEREAS, the Grantee believes that the retention and preservation of agricultural lands is beneficial to the public health, safety and welfare of the citizens of the State of New Jersey.

NOW THEREFORE, THE GRANTOR, GRANTOR'S HEIRS, EXECUTORS, ADMINISTRATORS, PERSONAL OR LEGAL REPRESENTATIVES, SUCCESSORS AND ASSIGNS PROMISES that the Premises will be owned, used and conveyed subject to, and not in violation of the following restrictions:

1. Any development of the Premises for nonagricultural purposes is expressly prohibited.
2. The Premises shall be retained for agricultural use and production in compliance with N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32, and all other rules promulgated by the State Agriculture Development Committee, (hereinafter Committee). Agricultural use shall mean the use of the Premises for common farm site activities including, but not

Prepared by: William A. Schurr  
William A. Schurr  
Deputy Attorney General

CHARGE, RECORD & RETURN  
GARDEN STATE ABSTRACT CO., INC.  
112J CENTRE BLVD.  
NORTH CROSSINGS  
MARLTON, NJ 08053



R.R. JR  
KER  
MPL

# SCHEDULE A

**B2A Consultants**

Building 12, Suite 18

Ilene Court

P.O. BOX 6959

Hillsborough, NJ 08844

(908) 874-7500

## DESCRIPTION OF PROPERTY

TOWNSHIP OF UNION

JULY 26, 2002  
BLOCK 1, LOTS 11 & 13  
BLOCK 1.08, LOT 25

TOWNSHIP OF BETHLEHEM

BLOCK 8, LOT 21  
BLOCK 10, LOT 4

COUNTY OF HUNTERDON  
STATE OF NEW JERSEY

RICHARD RAVENBURG  
THERESA RAVENBURG  
KENNETH RAVENBURG

All that certain tract or parcel of land located at Gravel Hill Road in the Townships of Union and Bethlehem, County of Hunterdon, New Jersey, bounded and described as follows:

TRACT 1  
LOT 11, BLOCK 1  
UNION TOWNSHIP

**BEGINNING AT A POINT BEING THE INTERSECTION OF THE CENTERLINE OF COUNTY ROUTE 614 (A VARIABLE WIDTH RIGHT OF WAY AS PER THE TAX MAP) WITH THE CENTERLINE OF GRAVEL HILL ROAD (A 33' WIDE RIGHT OF WAY AS PER THE TAX MAP), SAID POINT HAVING NEW JERSEY STATE PLANE COORDINATES, NAD 83 FEET, OF N=656030.913, E=346403.557 AND FROM SAID BEGINNING POINT RUNNING THENCE;**

1. Along said centerline of County Route 614, South 53 degrees 53 minutes 31 seconds West a distance of 181.06 feet to a point, thence;
2. Still along same, South 57 degrees 18 minutes 19 seconds West a distance of 259.02 feet to a point of intersection of said road with the centerline of a stream, dividing said lot 11 and lot 10 of block 1 as shown on the municipal tax map of the Township of Union, Hunterdon County, New Jersey, thence;
3. Along said stream, its various courses, a total of 400 feet more or less (having a tie course of North 39 degrees 57 minutes 33 seconds West a distance of 428.68 feet) to a point marking the intersection of said stream with the centerline of the Mulhockaway Stream, thence;
4. Along the centerline of said Mulhockaway Stream, its various course, a distance of 860 feet more or less (having a tie course, of North 17 degrees 24 minutes 55 seconds East, a distance of 718.07 feet) to a point and corner in common with lot 13 of said block, thence;
5. Still along said lot 13 North 53 degrees 54 minutes 54 seconds East a distance of 88.35 feet to a point in said centerline of Gravel Hill Road, thence;
6. Along said centerline, South 21 degrees 46 minutes 09 seconds East a distance of 800.30 feet to a point, thence;

7. Still along same, South 36 degrees 37 minutes 50 seconds East a distance of 94.62 feet to the point and place of beginning.

Containing 7.090 acre(s) of land, more or less.

**TRACT 2  
LOT 25, BLOCK 1.08  
UNION TOWNSHIP**

**BEGINNING AT A POINT BEING THE INTERSECTION OF THE CENTERLINE OF COUNTY ROUTE 614 (A VARIABLE WIDTH RIGHT OF WAY AS PER THE TAX MAP) WITH THE CENTERLINE OF GRAVEL HILL ROAD (A 33' WIDE RIGHT OF WAY AS PER THE TAX MAP), SAID POINT HAVING NEW JERSEY STATE PLANE COORDINATES, NAD 83 FEET, OF N=656030.913, E=346403.557 AND FROM SAID BEGINNING POINT RUNNING THENCE;**

1. Along said Gravel Hill Road, North 36 degrees 37 minutes 50 seconds West, a distance of 94.62 feet to a point, thence;
2. Still along same, North 21 degrees 46 minutes 09 seconds West a distance of 800.30 feet to a corner in common with lots 11 & 13 of block 1 as shown on the municipal tax maps of the Township of Union, Hunterdon County, New Jersey, thence;
3. Leaving said centerline, and traveling along an area of possible gore between this lot and lot 24 of said block 1.08, North 69 degrees 33 minutes 23 seconds East a distance of 396.00 feet to a B2A concrete monument set in a westerly line of lot 16 of said block 108, thence;
4. Along said lot 16, South 38 degrees 47 minutes 09 seconds East, passing over a B2A concrete monument set 40.00 feet from the terminus of this course, a total distance of 771.95 feet to a point in the centerline of said County Route 614, thence;
5. Along said centerline, the following four courses, South 60 degrees 06 minutes 49 seconds West a distance of 50.64 feet to a point, thence;
6. South 55 degrees 28 minutes 59 seconds West a distance of 89.58 feet to a point, thence;
7. South 54 degrees 14 minutes 04 seconds West a distance of 302.82 feet to a point, thence;
8. South 53 degrees 18 minutes 38 seconds West a distance of 171.99 feet to the point and place of beginning.

Containing 9.653 acre(s) of land, more or less.

**TRACT 3  
LOT 13, BLOCK 1  
TOWNSHIP OF UNION  
LOT 21, BLOCK 8  
LOT 4, BLOCK 10  
TOWNSHIP OF BETHLEHEM**

**BEGINNING AT A POINT IN THE CENTERLINE OF GRAVEL HILL ROAD (A 33 FOOT WIDE RIGHT OF WAY AS PER TAX MAP), SAID POINT BEING A CORNER IN COMMON BETWEEN LOTS 13 & 11, BLOCK 1 AND LOTS 25 AND A POSSIBLE AREA OF GORE WITH LOT 24 OF BLOCK 1.08 AS**

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**SHOWN ON THE MUNICIPAL TAX MAP OF THE TOWNSHIP OF UNION, HUNTERDON COUNTY, SAID POINT HAVING NEW JERSEY STATE PLANE COORDINATES (NAD83 FEET) OF N=656850.073, E=346050.294 AND FROM SAID BEGINNING POINT RUNNING THENCE;**

1. Leaving said road, along a line in common with said lot 11, South 53 degrees 54 minutes 54 seconds West a distance of 88.35 feet to a point in the centerline of the Mulhockaway Stream, thence;
2. Along said stream, its various courses, a distance of 185 feet more or less (having a tie course of South 20 degrees 27 minutes 26 seconds East, a distance of 168.32 feet) to a corner in common with lot 12 of said block 1, thence;
3. Along said lot 12, the following 5 courses, North 79 degrees 56 minutes 53 seconds West passing over a pipe found 194.40 feet south from the terminus of this course, a total distance of 416.60 feet to a pipe found, thence;
4. North 87 degrees 52 minutes 57 seconds West a distance of 104.97 feet to a pipe found, thence;
5. North 76 degrees 18 minutes 21 seconds West a distance of 441.00 feet to a B2A capped pin set, thence;
6. South 71 degrees 05 minutes 38 seconds West a distance of 285.50 feet to a pipe found, thence;
7. North 39 degrees 26 minutes 29 seconds West a distance of 104.35 feet to a pin found, thence;
8. Still along same, and along an easterly line of lot 20 of said block 8, North 19 degrees 39 minutes 20 seconds West passing over a pin found 16.50 feet from the terminus of this course, a total distance of 750.45 feet to a B2A capped pin set, marking a point in a southerly line of lot 12 of said block 8, thence;
9. Along said lot 12 and along a southerly line of lot 2 of said block 10, North 67 degrees 28 minutes 40 seconds East a distance of 615.50 feet to a B2A capped pin set, thence;
10. Still along said lot 2 and along a westerly line of lot 14 of said block 1.08, South 51 degrees 30 minutes 56 seconds East a distance of 809.53 feet to a point, thence;
11. Still along same, South 40 degrees 43 minutes 43 seconds East a distance of 525.25 feet to the point and place of beginning.

Containing 22.717 acre(s) of land, more or less.

**EXCEPTING OUT THIS PORTION OF GRAVEL HILL ROAD OVER LOT 11, BLOCK 1, UNION TOWNSHIP, HUNTERDON COUNTY, NEW JERSEY (NOTED ON DRAWING AS EXCEPTION "A")**

**BEGINNING AT A POINT IN THE CENTERLINE OF GRAVEL HILL ROAD (A 33 FOOT WIDE RIGHT OF WAY AS PER SAID TAX MAP) SAID POINT BEING THE FOLLOWING BEARING AND DISTANCE FROM THE INTERSECTION OF SAID CENTERLINE WITH THE CENTERLINE OF COUNTY ROUTE 614 (A 33 FOOT WIDE RIGHT OF WAY AS PER SAID TAX MAP), NORTH 36 DEGREES 37 MINUTES 50 SECONDS WEST, A DISTANCE OF 16.50 FEET, SAID POINT HAVING NEW JERSEY STATE PLANE COORDINATES (NAD83 FEET) OF N=656044.154, E=346393.712 AND FROM SAID BEGINNING POINT RUNNING THENCE;**

1. South 53 degrees 53 minutes 31 seconds West a distance of 16.50 feet to a point, thence;

2. North 36 degrees 37 minutes 50 seconds West a distance of 80.13 feet to a point, thence;
3. North 21 degrees 46 minutes 09 seconds West a distance of 798.23 feet to a point in a southerly line of lot 13 of said block 1, thence;
4. Along said lot 13, North 53 degrees 54 minutes 54 seconds East a distance of 17.03 feet to a point in said centerline of Gravel Hill Road, thence;
5. Along said centerline, South 21 degrees 46 minutes 09 seconds East a distance of 800.30 feet to a point, thence;
6. Still along same, South 36 degrees 37 minutes 50 seconds East a distance of 78.12 feet to the point and place of beginning.

Containing 14,492 square feet or 0.333 acre of land, more or less.

**EXCEPTING FURTHER OUT THIS PORTION OF GRAVEL HILL ROAD OVER LOT 25 OF BLOCK 1.08, UNION TOWNSHIP, HUNTERDON COUNTY, NEW JERSEY (NOTED ON DRAWING AS EXCEPTION "B")**

**BEGINNING AT A POINT IN THE CENTERLINE OF GRAVEL HILL ROAD (A 33 FOOT WIDE RIGHT OF WAY AS PER SAID TAX MAP) SAID POINT BEING THE FOLLOWING BEARING AND DISTANCE FROM THE INTERSECTION OF SAID CENTERLINE WITH THE CENTERLINE OF COUNTY ROUTE 614 (A 33 FOOT WIDE RIGHT OF WAY AS PER SAID TAX MAP), NORTH 36 DEGREES 37 MINUTES 50 SECONDS WEST, A DISTANCE OF 16.50 FEET, SAID POINT HAVING NEW JERSEY STATE PLANE COORDINATES (NAD83 FEET) OF N=656044.154, E=346393.712 AND FROM SAID BEGINNING POINT RUNNING THENCE;**

1. Along said centerline of Gravel Hill Road, the following two courses, North 36 degrees 37 minutes 50 seconds West, a distance of 78.12 feet to a point;
2. North 21 degrees 46 minutes 09 seconds West, a distance of 800.30 feet to a point and corner in common with lot 24 of said block 1.08, thence;
3. Along said lot 24, North 69 degrees 33 minutes 23 seconds East, a distance of 16.50 feet to a point, thence;
4. Making a new line through lands of which this parcel is a portion, South 21 degrees 46 minutes 09 seconds East, a distance of 797.77 feet to a point;
5. South 36 degrees 37 minutes 48 seconds East, a distance of 75.95 feet to a point, thence;
6. South 53 degrees 18 minutes 43 seconds West, a distance of 16.50 feet to the point and place of beginning.

Containing 14,455 square feet or 0.332 acre of land, more or less.

**EXCEPTING FURTHER OUT THIS PORTION OF COUNTY ROUTE 614 OVER LOT 25 OF BLOCK 1.08, UNION TOWNSHIP, HUNTERDON COUNTY, NEW JERSEY (NOTED ON DRAWING AS EXCEPTION "C")**

**BEGINNING AT A POINT IN THE CENTERLINE OF GRAVEL HILL ROAD (A 33 FOOT WIDE RIGHT OF WAY AS PER SAID TAX MAP) SAID POINT BEING THE FOLLOWING BEARING AND DISTANCE FROM THE INTERSECTION OF SAID CENTERLINE WITH THE CENTERLINE OF**

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**COUNTY ROUTE 614 (A 33 FOOT WIDE RIGHT OF WAY AS PER SAID TAX MAP), NORTH 36 DEGREES 37 MINUTES 50 SECONDS WEST, A DISTANCE OF 16.50 FEET, SAID POINT HAVING NEW JERSEY STATE PLANE COORDINATES (NAD83 FEET) OF N=656044.154, E=346393.712 AND FROM SAID BEGINNING POINT RUNNING THENCE;**

1. North 53 degrees 18 minutes 38 seconds East, a distance of 172.11 feet to a point, thence;
2. North 54 degrees 14 minutes 04 seconds East, a distance of 303.14 feet to a point, thence;;
3. North 55 degrees 28 minutes 59 seconds East, a distance of 90.43 feet to a point, thence;
4. North 60 degrees 06 minutes 49 seconds East, a distance of 48.72 feet to a point, thence;
5. South 38 degrees 47 minutes 09 seconds East, a distance of 16.70 feet to a point in said centerline of County Route 614, thence;
6. Along said Route 614, South 60 degrees 06 minutes 49 seconds West, a distance of 50.64 feet to a point, thence;
7. South 55 degrees 28 minutes 59 seconds West, a distance of 89.58 feet to a point, thence;
8. South 54 degrees 14 minutes 04 seconds West, a distance of 302.82 feet to a point, thence;
9. South 53 degrees 18 minutes 38 seconds West, a distance of 171.99 feet to said point of intersection of said Gravel Hill Road and County Route 614, thence;
10. Along said line of Gravel Hill Road, North 36 degrees 37 minutes 50 seconds West, a distance of 16.50 feet to the point and place of beginning.

Containing 10,143 square feet or 0.233 acre of land, more or less.

**EXCEPTING FURTHER OUT THIS PORTION OF COUNTY ROUTE 614 OVER LOT 11 OF BLOCK 1, UNION TOWNSHIP, HUNTERDON COUNTY, NEW JERSEY (NOTED ON DRAWING AS EXCEPTION "D")**

**BEGINNING AT A POINT IN THE CENTERLINE OF GRAVEL HILL ROAD (A 33 FOOT WIDE RIGHT OF WAY AS PER SAID TAX MAP) SAID POINT BEING THE FOLLOWING BEARING AND DISTANCE FROM THE INTERSECTION OF SAID CENTERLINE WITH THE CENTERLINE OF COUNTY ROUTE 614 (A 33 FOOT WIDE RIGHT OF WAY AS PER SAID TAX MAP), NORTH 36 DEGREES 37 MINUTES 50 SECONDS WEST, A DISTANCE OF 16.50 FEET, SAID POINT HAVING NEW JERSEY STATE PLANE COORDINATES (NAD83 FEET) OF N=656044.154, E=346393.712 AND FROM SAID BEGINNING POINT RUNNING THENCE;**

1. Along said centerline of Gravel Hill Road, South 36 degrees 37 minutes 50 seconds East, a distance of 16.50 feet to said intersection of Gravel Hill Road and County Route 614, thence;
2. Along said County Route 614 the following two courses, South 53 degrees 53 minutes 31 seconds West, a distance of 181.06 feet to a point, thence;
3. South 57 degrees 18 minutes 19 seconds West, a distance of 259.02 feet to a point in the centerline of a stream, thence;
4. Along said centerline of a stream, in a northwesterly direction, 18 feet more or less to a point, thence;



State of New Jersey  
**SELLER'S RESIDENCY CERTIFICATION/EXEMPTION**  
(C.55, P.L. 2004)

(Please Print or Type)

**SELLER(S) INFORMATION** (See Instructions, Page 2)

Name(s)

**Richard Ravenburg**

Current Resident Address:

**79 Gravel Hill Road**

Street:

City, Town, Post Office

**Asbury**

State

**NJ**

Zip Code

**08802**

**PROPERTY INFORMATION** (Brief Property Description)

Block(s)

**1.08**

Lot(s)

**25**

Qualifier

Street Address:

**60 Gravel Hill Road**

City, Town, Post Office

**Asbury**

State

**NJ**

Zip Code

**08802**

Seller's Percentage of Ownership

**100**

Consideration

**1.00**

Closing Date

**2/23/05**

**SELLER ASSURANCES** (Check the Appropriate Box)

1.  I am a resident taxpayer of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
2.  The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
3.  I am a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4.  Seller, transferor or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5.  Seller is not individual, estate or trust and as such not required to make an estimated payment pursuant to N.J.S.A. 54A:1-1 et seq.
6.  The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.
7.  The gain from the sale will not be recognized for Federal income tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION). If such section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale.

**SELLER(S) DECLARATION**

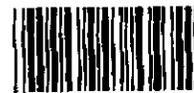
The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein could be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete.

3/21/05  
Date

Richard Ravenburg  
RICHARD RAVENBURG Signature  
(Seller) Please indicate if

Date

(Seller) Please indicate if



END OF DOCUMENT

5. Making a new line through lands of which this parcel is a portion, the following two courses, North 57 degrees 18 minutes 19 seconds East, a distance of 252.71 feet to a point, thence;
6. North 53 degrees 53 minutes 31 seconds East, a distance of 180.42 feet to the point and place of beginning;

Containing 7,204 square feet or 0.165 acre(s) of land, more or less.

**SUBJECT TO THE FOLLOWING BEING THE RIGHT OF WAY OF GRAVEL HILL ROAD OVER LOT 13, BLOCK 1 UNION TOWNSHIP, LOT 21, BLOCK 8 & LOT 4, BLOCK 10, BETHLEHEM TOWNSHIP, HUNTERDON COUNTY, NEW JERSEY (NOTED ON DRAWING AS EXCEPTION "E")**

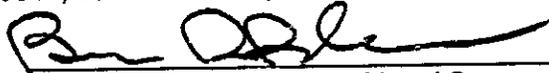
**BEGINNING AT A POINT IN THE CENTERLINE OF GRAVEL HILL ROAD (A 33 FOOT WIDE RIGHT OF WAY AS PER TAX MAP), SAID POINT BEING A CORNER IN COMMON BETWEEN LOTS 13 & 11, BLOCK 1 AND LOTS 25 AND A POSSIBLE AREA OF GORE WITH LOT 24 OF BLOCK 1.08 AS SHOWN ON THE MUNICIPAL TAX MAP OF THE TOWNSHIP OF UNION, HUNTERDON COUNTY, SAID POINT HAVING NEW JERSEY STATE PLANE COORDINATES (NAD83 FEET) OF N=656850.073, E=346050.294 AND FROM SAID BEGINNING POINT RUNNING THENCE;**

1. Along the southerly line of said lot 13, South 53 degrees 54 minutes 54 seconds West a distance of 17.03 feet to a point, thence;
2. Through lot 13, North 21 degrees 46 minutes 10 seconds West a distance of 10.36 feet to a point, thence;
3. North 41 degrees 41 minutes 33 seconds West a distance of 533.18 feet to a point, thence;
4. North 47 degrees 50 minutes 48 seconds West a distance of 39.90 feet to a point, thence;
5. North 56 degrees 40 minutes 44 seconds West a distance of 42.57 feet to a point, thence;
6. North 62 degrees 09 minutes 43 seconds West a distance of 117.72 feet to a point, thence;
7. North 50 degrees 30 minutes 16 seconds West a distance of 46.88 feet to a point, thence;
8. North 43 degrees 36 minutes 43 seconds West a distance of 102.66 feet to a point, thence;
9. North 50 degrees 23 minutes 16 seconds West a distance of 161.20 feet to a point, thence;
10. North 53 degrees 41 minutes 04 seconds West a distance of 35.55 feet to a point, thence;
11. North 75 degrees 14 minutes 14 seconds West a distance of 28.65 feet to a point, thence;
12. South 73 degrees 43 minutes 18 seconds West a distance of 66.57 feet to a point, thence;
13. South 83 degrees 03 minutes 20 seconds West a distance of 51.18 feet to a point, thence;
14. South 86 degrees 02 minutes 21 seconds West a distance of 57.41 feet to a point, thence;
15. North 79 degrees 36 minutes 46 seconds West a distance of 58.67 feet to a point, thence;
16. North 72 degrees 34 minutes 37 seconds West a distance of 31.21 feet to a point, thence;
17. North 64 degrees 17 minutes 46 seconds West a distance of 99.30 feet to a point, thence;

18. North 39 degrees 55 minutes 00 seconds West a distance of 27.72 feet to a point, thence;
19. North 63 degrees 32 minutes 12 seconds West a distance of 21.12 feet to a point in the southerly line of lot 12 of block 8, thence;
20. Along said lot 8 and along lot 2 of block 10, North 67 degrees 28 minutes 40 seconds East a distance of 43.45 feet to point, thence;
21. Making a new line through lot 4 of block 10, South 39 degrees 55 minutes 00 seconds East a distance of 26.96 feet to a point, thence;
22. South 64 degrees 17 minutes 46 seconds East a distance of 89.78 feet to point, thence;
23. South 72 degrees 34 minutes 37 seconds East a distance of 26.79 feet to a point, thence;
24. South 79 degrees 36 minutes 46 seconds East a distance of 52.49 feet to a point, thence;
25. North 86 degrees 02 minutes 21 seconds East a distance of 52.40 feet to a point, thence;
26. North 83 degrees 03 minutes 20 seconds East a distance of 47.62 feet to a point, thence;
27. North 73 degrees 43 minutes 18 seconds East a distance of 73.04 feet to a point, thence;
28. South 75 degrees 14 minutes 14 seconds East a distance of 24.53 feet to a point in a westerly line of lot 16 of said block 1.08,
29. Along said lot 16, South 51 degrees 30 minutes 56 seconds East a distance of 269.82 feet to a point, thence;
30. Leaving said lot 16, South 43 degrees 36 minutes 43 seconds East a distance of 57.11 feet to a point, thence;
31. South 50 degrees 30 minutes 16 seconds East a distance of 41.53 feet to a point, thence;
32. South 62 degrees 09 minutes 43 seconds East a distance of 46.47 feet to a point in said lot 16, thence;
33. Along said lot 16, South 51 degrees 30 minutes 56 seconds East a distance of 177.96 feet to a point, thence;
34. Continuing along said lot 16, and along a westerly line of lots 14, 24, and an area of possible gore, South 40 degrees 43 minutes 43 seconds East, a distance of 525.25 feet to the point and place of beginning.

Containing 0.882 acre(s) of land, more or less.

Pursuant to a survey of property of Richard, Theresa & Kenneth Ravenburg, known and designated as Block 1, Lots 11 & 13, Block 1.08, Lot 25, Township of Union, Block 8, Lot 21, Block 10, Lot 4, Township of Bethlehem, County of Hunterdon, State of New Jersey, said shown on the municipal tax maps respectively. Said survey prepared by B2A Consultants, Building 12, Suite 18, Ilene Court, P.O. Box 6959, Hillsborough, New Jersey, 08844, dated 06-20-02, marked as File No. 200.2374<sup>2</sup>.



Bruce R. Blair, Professional Land Surveyor #15098

BRB/imr

Page 7 of 7

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## SCHEDULE B

Grantor certifies that at the time of the application to sell the development easement to the Grantee no nonagricultural uses existed. Grantor further certifies that at the time of the execution of this Deed of Easement no nonagricultural uses exist.

R.R.      KRR  
J.R.      KRR

limited to: production, harvesting, storage, grading, packaging, processing and the wholesale and retail marketing of crops, plants, animals and other related commodities and the use and application of techniques and methods of soil preparation and management, fertilization, weed, disease and pest control, disposal of farm waste, irrigation, drainage and water management and grazing.

3. Grantor certifies that at the time of the application to sell the development easement to the Grantee and at the time of the execution of this Deed of Easement the nonagricultural uses indicated on attached Schedule (B) existed on the Premises. All other nonagricultural uses are prohibited except as expressly provided in this Deed of Easement.

4. All nonagricultural uses, if any, existing on the Premises at the time of the landowner's application to the Grantee as set forth in Section 3 above may be continued and any structure may be restored or repaired in the event of partial destruction thereof, subject to the following:

- i. No new structures or the expansion of pre-existing structures for nonagricultural use are permitted;
- ii. No change in the pre-existing nonagricultural use is permitted;
- iii. No expansion of the pre-existing nonagricultural use is permitted; and
- iv. In the event that the Grantor abandons the pre-existing nonagricultural use, the right of the Grantor to continue the use is extinguished.

5. No sand, gravel, loam, rock, or other minerals shall be deposited on or removed from the Premises excepting only those materials required for the agricultural purpose for which the land is being used.

6. No dumping or placing of trash or waste material shall be permitted on the Premises unless expressly recommended by the Committee as an agricultural management practice.

7. No activity shall be permitted on the Premises which would be detrimental to drainage, flood control, water conservation, erosion control, or soil conservation, nor shall any other activity be permitted which would be detrimental to the continued agricultural use of the Premises.

- i. Grantor shall obtain within one year of the date of this Deed of Easement, a farm conservation plan approved by the local soil conservation district.
- ii. Grantor's long term objectives shall conform with the provisions of the farm conservation plan.

8. Grantee and its agents shall be permitted access to, and to enter upon, the Premises at all reasonable times, but solely for the purpose of inspection in order to enforce and assure compliance with the terms and conditions of this Deed of Easement. Grantee agrees to give Grantor at least 24 hours advance notice of its intention to enter the Premises, and further, to limit such times of entry to the daylight hours on regular business days of the week.

9. Grantor may use the Premises to derive income from certain recreational activities such as hunting, fishing, cross country skiing and ecological tours, only if such activities do not interfere with the actual use of the land for agricultural production and that the activities only utilize the Premises in its existing condition. Other recreational activities from which income is derived and which alter the Premises, such as golf courses and athletic fields, are prohibited.

10. Nothing shall be construed to convey a right to the public of access to or use of the Premises except as stated in this Deed of Easement or as otherwise provided by law.

R.R. JP KRE  
MPA

11. Nothing shall impose upon the Grantor any duty to maintain the Premises in any particular state, or condition, except as provided for in this Deed of Easement.

12. Nothing in this Deed of Easement shall be deemed to restrict the right of Grantor to maintain all roads and trails existing upon the Premises as of the date of this Deed of Easement. Grantor shall be permitted to construct, improve or reconstruct any roadway necessary to service crops, bogs, agricultural buildings, or reservoirs as may be necessary.

13. At the time of this conveyance, Grantor has three (3) existing single family residential buildings on the Premises and zero(0) residential buildings used for agricultural labor purposes. Grantor may use, maintain, and improve existing buildings on the Premises for agricultural, residential and recreational uses subject to the following conditions:

- i. Improvements to agricultural buildings shall be consistent with agricultural uses;
- ii. Improvements to residential buildings shall be consistent with agricultural or single and extended family residential uses. Improvements to residential buildings for the purpose of housing agricultural labor are permitted only if the housed agricultural labor is employed on the Premises; and
- iii. Improvements to recreational buildings shall be consistent with agricultural or recreational uses.

14. Grantor may construct any new buildings for agricultural purposes. The construction of any new buildings for residential use, regardless of its purpose, shall be prohibited except as follows:

- i. To provide structures for housing of agricultural labor employed on the Premises but only with the approval of the Committee. If the Committee grants approval for the construction of agricultural labor housing, such housing shall not be used as a residence for Grantor, Grantor's spouse, Grantor's parents, Grantor's lineal descendants, adopted or natural, Grantor's spouse's parents, Grantor's spouse's lineal descendants, adopted or natural; and
- ii. To construct a single family residential building anywhere on the Premises in order to replace any single family residential building in existence at the time of conveyance of this Deed of Easement but only with the approval of the Committee.
- iii. No residual dwelling site opportunities have been allocated pursuant to the provisions of N.J.A.C. 2:76-6.17. No residential buildings are permitted on the Premises except as provided in this Deed of Easement.

For the purpose of this Deed of Easement:

"Residual dwelling site opportunity" means the potential to construct a residential unit and other appurtenant structures on the Premises in accordance with N.J.A.C. 2:76-6.17.

15. The land and its buildings which are affected may only be sold collectively for continued agricultural use as defined in Section 2 of this Deed of Easement. No division of the land shall be permitted. Division means only division of the Premises, for any purpose, subsequent to the effective date of this Deed of Easement.

16. In the event of any violation of the terms and conditions of this Deed of Easement, Grantee may institute, in the name of the State of New Jersey, any proceedings to enforce these terms and conditions including the institution of suit to enjoin such violations and to require restoration of the Premises to its prior condition. Grantee does

R.R. JR KRE  
MPZ

not waive or forfeit the right to take any other legal action necessary to insure compliance with the terms, conditions, and purpose of this Deed of Easement by a prior failure to act.

17. This Deed of Easement imposes no obligation or restriction on the Grantor's use of the Premises except as specifically set forth in this Deed of Easement.

18. This Deed of Easement is binding upon the Grantor, the Grantor's heirs, executors, administrators, personal or legal representatives, successors and assigns and the Grantee; it shall be construed as a restriction running with the land and shall be binding upon any person to whom title to the Premises is transferred as well as upon the heirs, executors, administrators, personal or legal representatives, successors, and assigns of all such persons.

19. Throughout this Deed of Easement, the singular shall include the plural, and the masculine shall include the feminine, unless the text indicates otherwise.

20. The word 'Grantor' shall mean any and all persons who lawfully succeed to the rights and responsibilities of the Grantor, including but not limited to the Grantor's heirs, executors, administrators, personal or legal representatives, successors and assigns.

21. Wherever in this Deed of Easement any party shall be designated or referred to by name or general reference, such designation shall have the same effect as if the words, 'heirs, executors, administrators, personal or legal representatives, successors and assigns' have been inserted after each and every designation.

22. Grantor, Grantor's heirs, executors, administrators, personal or legal representatives, successors and assigns further transfers and conveys to Grantee all of the nonagricultural development rights and development credits appurtenant to the lands and Premises described herein. Nothing contained herein shall preclude the conveyance or retention of said rights by the Grantee as may be permitted by the laws of the State of New Jersey in the future.

23. That portion of the net proceeds, representing the value of the land only (and not the value of the improvements), of a condemnation award or other disposition of the Premises following termination of this Deed of Easement, as permitted pursuant to N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32, shall be distributed among the Grantor and the Grantee in shares in proportion to the fair market value of their interests in the Premises on the date of execution of this Deed of Easement. For this purpose, the Grantee's allocable share of the proceeds shall be the net proceeds multiplied by a fraction, the numerator of which is the fair market value of the development easement as certified by the Committee at the time of the initial acquisition and the denominator of which is the full fair market value of the unrestricted Premises as certified by the Committee at the time of the initial acquisition, which is identified as (8,100/12,000).

The Grantor signs this Deed of Easement as of the date of the top of the first page. If the Grantor is a corporation, this Deed of Easement is signed and attested to by its proper corporate officers, and its corporate seal, if any, is affixed.

Richard Ravenburg (L.S.)  
Richard Ravenburg

Theresa E. Ravenburg (L.S.)  
Theresa E. Ravenburg

Kenneth R. Ravenburg (L.S.)  
Kenneth R. Ravenburg

Mary P. Ravenburg (L.S.)  
Mary P. Ravenburg

(INDIVIDUAL ACKNOWLEDGMENT)

STATE OF NEW JERSEY, COUNTY OF Mercer SS.:

I CERTIFY that on July 31, 2002,  
Robert Raurkung, Shusa E Raurkung, Kenneth R Raurkung personally came before  
me and acknowledged under oath, to my satisfaction, that this person (or if more than  
one, each person):

*an  
Mary P  
Raurkung*

- (a) is named in and personally signed this DEED OF EASEMENT;
- (b) signed, sealed and delivered this DEED OF EASEMENT as his or her act and deed;
- (c) made this DEED OF EASEMENT for and in consideration of mutual obligations and benefits to each party; and
- (d) the actual and true consideration paid for this instrument is \$243,847.50.

Robert A Locke  
Print name and title below signature

**ROBERTA A. LOCKE**  
**A NOTARY PUBLIC OF NEW JERSEY**  
**MY COMMISSION EXPIRES**  
**OCTOBER 27, 2008**

(STATE AGRICULTURE DEVELOPMENT COMMITTEE)

The State Agriculture Development Committee has approved the purchase of the development easement on the Premises pursuant to the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32 and the Garden State Preservation Trust Act, N.J.S.A. 13:8C-1 et seq., P.L. 1999, c.152 and hereby accepts and approves the foregoing restrictions, benefits and covenants.

Gregory Romano 7/31/02  
Gregory Romano, Executive Director Date  
State Agriculture Development Committee

STATE OF NEW JERSEY, COUNTY OF Mercer SS.:

I CERTIFY that on July 31, 2002,  
Gregory Romano personally came  
before me and acknowledged under oath, to my satisfaction, that this person:

- (a) is named in and personally signed this DEED OF EASEMENT,
- (b) signed, sealed and delivered this DEED OF EASEMENT as the Committee's act and deed, and
- (c) is the Executive Director of the State Agriculture Development Committee.

Linda A. Krajcin  
Print name and title below signature

**Linda A. Krajcin**  
**NOTARY PUBLIC**  
**My Commission Expires** 11/24/03

S:\DIRECT\EASEMENT PUR\2001b\hunterdon\ravenburg\DEED OF EASEMENT.doc



# Deed

This Deed is made on *March 21st*, 2005

## Between

**Richard Ravenburg**

whose post office address is 79 Gravel Hill Road, Asbury, NJ 08802

referred to as the Grantor,

## and

**Kenneth Richard Ravenburg**

whose post office address is 465 County Route 614, Asbury, NJ 08802

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 One and 00/100 Dollar (\$1.00). The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:15:1.1) Municipality of Township of Union  
Block No. 1.08                                      Lot No. 25                                      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)

(For Recorder's Use Only)

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



Donald W. Morrow, Esq.

LEGAL DESCRIPTION

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

BEGINNING at an intersection of roads a half mile west of Pattenburg in the middle of the road leading from Pattenburg to Little York; thence

- (1) down the road leading to west Portal North thirteen (13) degrees forty five (45) minutes West eight hundred and ninety (890) feet to a bridge; thence
- (2) along lines of formerly Conover, North seventy nine (79) degrees East three hundred and ninety six (396) feet to a corner of the fence; thence
- (3) South thirty (30) degrees twelve (12) minutes East seven hundred and sixty-six (766) feet to the middle of the road; thence
- (4) along the road from Pattenburg South sixty three (63) degrees forty-eight (48) minutes West six hundred and forty six feet and eight tenths of a foot to the beginning.

Containing ten and twenty two hundredths (10.22) acres.

BEING THE SAME PREMISES By deed from Ruth Capelli, formerly known as Ruth Rada, dated August 21, 1996, recorded August 27, 1996, in the Clerk's Office of the County of Hunterdon, New Jersey, in Book 1152, page 692.

SUBJECT to all easements and grants of record.



Instr# 8536772 Dorothy K. Tirpok  
 Recorded/Filed LB Hunterdon County Clerk  
 03/24/2005 12:10 Bk 2117 Pg 720 #Pg 5 DEED

Consideration:	1.00
Realty Tax:	0.00 B
Fees:	80.00

The street address of the Property is: 60 Gravel Hill Road, Asbury, NJ 08802.

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:

Donald W. Morrow

Richard Ravenburg {SEAL}  
Richard Ravenburg

STATE OF NEW JERSEY, COUNTY OF HUNTERDON SS:

I CERTIFY that on March 21, 2005, Richard Ravenburg 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 \$ 1.00 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).

Donald W. Morrow

(Print name and title below signature)

**DONALD W. MORROW  
ATTORNEY AT LAW  
OF THE STATE OF NEW JERSEY**

---

**RECORD AND RETURN TO:**  
Morrow and Morrow, LLP  
1734 Route 31 North  
Clinton, NJ 08809

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STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION

(Chapter 49, P.L. 1968, as amended through Chapter 66, P.L. 2004)

To be recorded with deed pursuant to Chapter 49, P.L. 1968, as amended by Chapter 308, P.L. 1991 (N.J.S.A. 46:15-5 et seq.)
BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

COUNTY OF HUNTERDON

} ss.

FOR RECORDER'S USE ONLY
Consideration \$ 1.00
RTF paid by seller \$ E
Date 3-24-05 By J.A.

\*Use symbol "C" to indicate that fee is exclusively for county use.

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

Deponent, Richard Ravenburg, being duly sworn according to law upon his/her oath,
deposes and says that he/she is the Grantor in a deed dated transferring
real property identified as Block number 1.08 Lot number 25 located at
60 Gravel Hill Road, Township of Union, Hunterdon and annexed thereto.

(2) CONSIDERATION \$ 1.00 (See Instructions #1 and #5 on reverse side)

(3) FULL EXEMPTION FROM FEE (See Instruction #6 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through Chapter 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(a) For consideration of less than \$1.00 (j) Between parent and child

(4) PARTIAL EXEMPTION FROM FEE (See Instruction #7 on reverse side)

PARTIAL EXEMPTION FROM FEE EXEMPTION FROM FEE (See Instructions #7 on reverse side)

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.

Deponent claims that this deed transaction is exempt from State portions of the Basic Fee, Supplemental Fee, and General Purpose Fee, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004 and C. 66, P.L. 2004 for the following reason(s):

- A. SENIOR CITIZEN Grantor(s) 62 years of age or over.
B. BLIND PERSON Grantor(s) legally blind or;
DISABLED PERSON Grantor(s) permanently and totally disabled

Senior citizens, blind or disabled persons must also meet all of the following criteria.

- Owned and occupied by grantor(s) at time of sale.
Resident of the State of New Jersey.
One or two-family residential premises.
Owners as joint tenants must all qualify.

\*IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANTOR NEEDS TO QUALIFY IF OWNED AS TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (See Instruction #7 on reverse side)

- Affordable according to H.U.D. standards.
Reserved for occupancy.
Meets income requirements of region.
Subject to resale controls.

(5) NEW CONSTRUCTION (See Instructions #8 and #10 on reverse side)

- Entirely new improvement.
Not previously occupied.
Not previously used for any purpose.
NEW CONSTRUCTION printed clearly at the top of the first page of the deed.

Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 66, P.L. 2004.

Subscribed and sworn to before me this 21st day of February, 2005

Donald W. Morrow

Richard Ravenburg
Signature of Deponent
79 Gravel Hill Road
Asbury, NJ 08802

Richard Ravenburg
Grantor Name
79 Gravel Hill Road
Asbury, NJ 08802
Grantor Address at Time of Sale

Morrow and Morrow, LLP
Name/Company of Settlement Officer

DONALD W. MORROW
ATTORNEY AT LAW
OF THE STATE OF NEW JERSEY

FOR OFFICIAL USE ONLY
Instrument Number 853677A County Hunterdon
Deed Number Book Page
Deed Dated 3-21-05 Date Recorded 3-24-05

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form, as required by law.

This form may not be altered or amended without the approval of the Director.

For further information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at