

# DEED

This Deed is made on JULY 17, 2001      ~~XXXX~~

**BETWEEN**

DARECK SIEMBAB AND BARBARA SIEMBAB  
HUSBAND AND WIFE

whose address is MAIN STREET, UNION TOWNSHIP, NEW JERSEY  
referred to as the Grantor,

**AND**

THE STATE OF NEW JERSEY, DEPARTMENT OF ENVIRONMENTAL PROTECTION

whose post office address is P.O. BOX 412/TRENTON, NEW JERSEY 08625  
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 \$393,700 .00

The Grantor acknowledges receipt of this money.

**Tax Map Reference.** (N.J.S.A. 46:15-2.1) Municipality of UNION TOWNSHIP  
Block No. 14 & 15      Lot No. 8.05      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 LEGAL DESCRIPTION

ALL THAT CERTAIN LAND LOCATED AT MAIN STREET IN THE TOWNSHIP OF UNION, COUNTY OF HUNTERDON, STATE OF NEW JERSEY

BEING A PORTION OF THE PREMISES CONVEYED BY EDWARD CHANDLER TO WAYNE K. THOMAS ET UX. BY DEED RECORDED IN THE HUNTERDON COUNTY CLERK'S OFFICE IN BOOK 637 OF DEEDS AT PAGE 223.

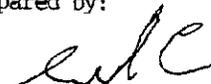
BEING A PORTION OF THE PREMISES CONVEYED BY EDWARD CHANDLER TO WAYNE K. THOMAS ET UX. BY DEED DATED APRIL 13, 1962 AND RECORDED IN HUNTERDON COUNTY CLERK'S OFFICE ON APRIL 24, 1962 IN BOOK 637 OF DEEDS, PAGE 233.

BEING MORE PARTICULARLY DESCRIBED AT BLOCK 15, LOT 8.05 AS SET FORTH ON THE TAX MAPS OF THE TOWNSHIP OF UNION, HUNTERDON COUNTY, NEW JERSEY, CONSISTING OF APPROXIMATELY 46.10 ACRES MORE OR LESS.

BEING THE SAME PREMISES CONVEYED TO WAYNE K. THOMAS AND ELIZABETH R. THOMAS BY DEED FROM EDWARD CHANDLER DATED APRIL 13, 1962, RECORDED IN THE HUNTERDON COUNTY CLERK'S OFFICE IN DEED BOOK 637 AT PAGE 223 ET SEQ. ELIZABETH R. THOMAS WAS GRANTED A JUDGMENT OF DIVORCE FROM WAYNE K. THOMAS BY THE SUPERIOR COURT OF NEW JERSEY, CHANCERY DIVISION, ESSEX COUNTY, ON OCTOBER 21, 1974. ELIZABETH R. THOMAS CONVEYED ALL OF HER RIGHT, INTEREST AND TITLE TO THE PREMISES SET FORTH BY TRACTS 1 & 2 TO WAYNE K. THOMAS BY DEED DATED DECEMBER 31, 1974, RECORDED IN THE HUNTERDON COUNTY CLERK'S OFFICE ON FEBRUARY 3, 1975 IN DEED BOOK 786 AT PAGE 904 ET SEQ. WAYNE K. THOMAS MARRIED LINDA A. THOMAS ON NOVEMBER 15, 1974

DARECK SIEMBAB AND BARBARA SIEMBAB, HUSBAND AND WIFE, UNDER DEED FROM WAYNE K. THOMAS, MARRIED, DATED JULY 22, 1999 RECORDED AUGUST 3, 1999 IN DEED BOOK 1217 PAGE 197.

Prepared by:

  
Gerald S. Cioci, Esq.



Instr# 8330573      Dorothy K. Tirpok  
Recorded/Filed ASB Hunterdon County Clerk  
08/28/2001 14:48 Bk 2017 Pg 531 #Pg 8 DEED

Consideration: 393700.00  
Realty Tax: 0.00 B

Page: 32.00  
Book: 2017 Page: 531 Page 1 of 8



**ROBERT W. LEE ASSOCIATES, INC.**

456 ROUTE 31 SOUTH  
P.O. BOX 366  
HAMPTON, NEW JERSEY 08827  
Telephone (908) 537-4081  
Fax (908) 537-6062

E-mail: [rwleeassociates@aprint.com](mailto:rwleeassociates@aprint.com)

KENNETH D. WIGGLE, P.L.S.  
N.J. LIC. NO. 27484  
JOHN C. SLATON, P.L.S.  
N.J. LIC. NO. 38278

**CONSULTANTS**

DONALD F. RUMPF, SR., P.L.S.  
N.J. LIC. NO. 16877  
FRANK F. JONES, P.L.S.  
N.J. LIC. NO. 10120

ROBERT W. LEE, P.L.S.  
N.J. LIC. NO. 11662  
P.A. LIC. NO. 11432-E

**DESCRIPTION OF PROPERTY**

TOWNSHIP OF UNION	MAY 31, 2001
COUNTY OF HUNTERDON	BLOCK 14 (NO TAX LOT NUMBER)
	BLOCK 15, LOT 8.05
LANDS OF BARBARA AND DAREK SIEMBAB	MAIN STREET

All that certain tract or parcel of land located at Main Street in the Township of Union, County of Hunterdon, State of New Jersey, bounded and described as follows:

Commencing at a concrete monument set in the westerly side of Main Street, said monument corner also to Lot 9, land of now or formerly S. Roth, said monument being located in the New Jersey Plane Coordinate System (N.A.D. 1983) as North 655,060.4153 and East 353,075.3637 and this tract running thence (1) along Lot 9 and the westerly side of a 50.00' wide right-of-way through Lot 9, and passing over iron pins and caps set at 300.00' and 600.00', South 03° 55' 41" West, a distance of eight hundred seventy-one and forty-one hundredths feet (871.41') to an iron pin found; thence (2) still along the same, South 79° 17' 41" West, a distance of two hundred ten and thirty-two hundredths feet (210.32') to a concrete monument set, corner to Lot 8, land of now or formerly Robert Pett; thence (3) along Lot 8, South 21° 25' 41" West, a distance of fifty-three and forty-four hundredths feet (53.44') to an iron pin and cap set; thence (4) still along Lot 8, South 75° 50' 11" West, a distance of four hundred two and fifteen hundredths feet (402.15') to an iron pin and cap set; thence (5) still along Lot 8, North 05° 06' 19" West, a distance of three hundred fifty and sixty-one hundredths feet (350.61') to an iron pin found; thence (6) still along Lot 8, North 67° 33' 49" West, a distance of six hundred forty-two and eighty-three hundredths feet (642.83') to an iron pin found; thence (7) still along Lot 8, North 00° 27' 38" West, a distance of six hundred feet and sixty-four hundredths of a foot (600.64') to a 36" ash tree; thence (8) still along Lot 8, South 77° 24' 41" West, a distance of five hundred twenty-nine and three hundredths feet (529.03') to an iron pipe found in the westerly side line of a 50.00' wide right-of-way granted to others for use of ingress and egress, said pipe also corner to Lot 8.01, land of now or formerly George Pett; thence (9) along Lot 8.01, Lot 8.03 and Lot 8.02 and along the westerly side of the aforementioned right-of-way, North 07° 52' 19" West,

THIS DOCUMENT WAS RECEIVED IN THE HUNTERDON COUNTY CLERKS OFFICE IN A CONDITION UNSATISFACTORY FOR A MICROFILM RECORDING.



ROBERT W. LEE, P.L.S.  
N.J. LIC. NO. 11682  
P.A. LIC. NO. 11432-E

**ROBERT W. LEE ASSOCIATES, INC.**

456 ROUTE 31 SOUTH  
R.O. BOX 366  
HAMPTON, NEW JERSEY 08827  
Telephone (908) 537-4081  
Fax (908) 537-6862  
E-mail: rwl@leeassociates@aol.com

KENNETH D. BEIGLE, P.L.S.  
N.J. LIC. NO. 21484  
JON C. SLATON, P.L.S.  
N.J. LIC. NO. 36278

**CONSULTANTS**

DONALD F. KUMPF, SR., P.L.S.  
N.J. LIC. NO. 16977  
FRANK F. JONES, P.L.S.  
N.J. LIC. NO. 10120

**DESCRIPTION OF PROPERTY**

TOWNSHIP OF UNION	MAY 31, 2001
COUNTY OF HUNTERDON	BLOCK 14 (NO TAX LOT NUMBER) BLOCK 15, LOT 8.05
LANDS OF BARBARA AND DAREK SIEMSBAB	MAIN STREET

All that certain tract or parcel of land located at Main Street in the Township of Union, County of Hunterdon, State of New Jersey, bounded and described as follows:

Commencing at a concrete monument set in the westerly side of Main Street, said monument corner also to Lot 9, land of now or formerly S. Roth, said monument being located in the New Jersey Plane Coordinate System (N.A.D. 1983) as North 855,050.4153 and East 353,075.3937 and this tract running thence (1) along Lot 9 and the westerly side of a 50.00' wide right-of-way through Lot 9, and passing over iron pins and caps set at 300.00' and 600.00', South 03° 55' 41" West, a distance of eight hundred seventy-one and forty-one hundredths feet (871.41') to an iron pin found; thence (2) still along the same, South 79° 17' 41" West, a distance of two hundred ten and thirty-two hundredths feet (210.32') to a concrete monument set, corner to Lot 8, land of now or formerly Robert Peat; thence (3) along Lot 8, South 21° 25' 41" West, a distance of fifty-three and forty-four hundredths feet (53.44') to an iron pin and cap set; thence (4) still along Lot 8, South 78° 50' 11" West, a distance of four hundred two and fifteen hundredths feet (402.15') to an iron pin and cap set; thence (5) still along Lot 8, North 06° 06' 10" West, a distance of three hundred fifty and sixty-one hundredths feet (350.61') to an iron pin found; thence (6) still along Lot 8, North 87° 33' 49" West, a distance of six hundred forty-two and eighty-three hundredths feet (642.83') to an iron pin found; thence (7) still along Lot 8, North 00° 27' 38" West, a distance of six hundred feet and sixty-four hundredths of a foot (600.64') to a 36" ash tree; thence (8) still along Lot 8, South 77° 24' 41" West, a distance of five hundred twenty-nine and three hundredths feet (529.03') to an iron pipe found in the westerly side line of a 50.00' wide right-of-way granted to others for use of ingress and egress, said pipe also corner to Lot 8.01, land of now or formerly George Peat; thence (9) along Lot 8.01, Lot 8.03 and Lot 8.02 and along the westerly side of the aforementioned right-of-way, North 07° 52' 10" West,

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TOWNSHIP OF UNION  
COUNTY OF HUNTERDON

LANDS OF BARBARA AND DAREK SIEMBAB

MAY 31, 2001  
BLOCK 14 (NO TAX LOT NUMBER)  
BLOCK 15, LOT 8.06  
MAIN STREET  
PAGE TWO

a distance of four hundred twenty-nine and fifty-five hundredths feet (429.55') to a concrete monument set; thence (10) still along said right-of-way and Lot 8.02, North 06° 41' 19" West, a distance of three hundred twenty-six and twenty-three hundredths feet (326.23') to an iron pin and cap set; thence (11) still along said right-of-way and Lot 8.02, North 31° 34' 01" East, a distance of three hundred eighteen and twenty-eight hundredths feet (318.28') to an iron pin and cap set; thence (12) still along said right-of-way and Lot 8.02 and then Lot 5, North 05° 33' 19" West, a distance of two hundred eighty-five and seventy-two hundredths feet (285.72') to an iron pin and cap set in the westerly side of Main Street; thence (13) North 71° 11' 41" East, a distance of fifty-one and thirty-seven hundredths feet (51.37') to a railroad spike found in the southerly edge of the pavement of Main Street, said spike also marking the corner to Lot 6, land of now or formerly Bruce Nienstedt; thence (14) along Lot 6 and the easterly side of the aforementioned 50.00' right-of-way, South 05° 33' 19" East, a distance of three hundred fourteen and twenty-eight hundredths feet (314.28') to an iron pipe found; thence (15) still along the same, South 31° 34' 01" West, a distance of three hundred seventeen and seventy-two hundredths feet (317.72') to an iron pipe found; thence (16) still along the same, South 06° 41' 19" East, a distance of three hundred eight and thirty-seven hundredths feet (308.37') to an iron pipe found; thence (17) still along the same, South 07° 52' 19" East, a distance of three hundred seventy-four and seventy-four hundredths feet (374.74') to an iron pin found; thence (18) leaving said right-of-way and still running along Lot 6, North 77° 24' 41" East, a distance of four hundred thirty-one and fifty-nine hundredths feet (431.59') to an iron pipe found; thence (19) still along Lot 6, North 10° 58' 14" West, a distance of ninety-one and four tenths feet (91.40') to an iron pin found; thence (20) still along Lot 6, North 49° 54' 15" East, a distance of four hundred twenty-four and five hundredths feet (424.05') to an iron pipe found, said pipe also marking the corner to Lot 7.01, land of now or formerly Brian Melinger; thence (21) along Lot 7.01 and then Lot 7.02, land of now or formerly Gerald Petrozell, and then Lot 7.04, land of now or formerly John Skocypiec, North 46° 42' 42" East, a distance of one thousand three and eleven hundredths feet (1003.11') to an iron pin found westerly of Main Street; thence (22) running down Main Street, South 37° 07' 38" East, a distance of five hundred ninety-five and eighty-six hundredths feet (595.86') to an iron pin and cap set in the easterly side of Main Street, corner also to Lot 22, Block 14, land of now or formerly Pat Catanzarelli, and Lot 23,

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TOWNSHIP OF UNION  
COUNTY OF HUNTERDON

LANDS OF BARBARA AND DAREK SIEMDAB

MAY 31, 2001  
BLOCK 14 (NO TAX LOT NUMBER)  
BLOCK 15, LOT 8.05  
MAIN STREET  
PAGE THREE

Block 14, land of now or formerly S. Roth; thence (23) South  $01^{\circ} 12' 37''$  West, a distance of five hundred fourteen and seventy-five hundredths feet (514.75') to the place of Beginning.

Containing a total area of forty-six and three hundred twenty-one thousandths acres (46.321 Ac. - 2,017,737 s.f.), of which Block 14 (no tax lot number) comprises six thousandths of an acre (0.006 Ac. - 261 s.f.) and Block 15, Lot 8.05 comprises forty-six and three hundred fifteen thousandths acres (46.315 Ac. - 2,017,476 s.f.).

All bearings herein refer to New Jersey Plane Coordinate System (N.A.D. 1983).

Subject to the rights of the public in that portion of Main Street running along Courses Nos. 13, 22 and 23 (containing a total area of 0.290 Ac. - 12,661 s.f.)

Subject to the rights of adjacent lots to the use of a 50.00' wide right-of-way granted for ingress and egress and more particularly described as follows:

BEGINNING at an iron pipe found marking the beginning of Course No. 9 above and this right-of-way running thence (1) North  $07^{\circ} 52' 19''$  West, a distance of four hundred twenty-nine and fifty-five hundredths feet (429.55') to a concrete monument set; thence (2) North  $06^{\circ} 41' 19''$  West, a distance of three hundred twenty-six and twenty-three hundredths feet (326.23') to an iron pin and cap set; thence (3) North  $31^{\circ} 34' 01''$  East, a distance of three hundred eighteen and twenty-eight hundredths feet (318.28') to an iron pin and cap set; thence (4) North  $05^{\circ} 33' 19''$  West, a distance of two hundred eighty-five and seventy-two hundredths feet (285.72') to an iron pin and cap set; thence (5) North  $71^{\circ} 11' 41''$  East, a distance of fifty-one and thirty-seven hundredths feet (51.37') to a railroad spike found; thence (6) South  $06^{\circ} 33' 19''$  East, a distance of three hundred fourteen and twenty-eight hundredths feet (314.28') to an iron pipe found; thence (7) South  $31^{\circ} 34' 01''$  West, a distance of three hundred seventeen and seventy-two hundredths feet (317.72') to an iron pipe found; thence (8) South  $06^{\circ} 41' 19''$  East, a distance of three hundred eight and thirty-seven hundredths feet (308.37') to an iron pipe found; thence (9) South  $07^{\circ} 52' 19''$  East, a distance of four hundred twenty-four and ninety-one hundredths feet (424.91') to an iron pin and cap set; thence (10) South  $77^{\circ} 24' 41''$  West, a distance of fifty and seventeen hundredths feet (50.17') to the place of Beginning and containing a calculated area of one and five hundred sixty-four thousandths acres (1.564 Ac. - 68,126 s.f.).

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CLERKS OFFICE IN A CONDITION UNSATISFACTORY FOR A  
MICROFILM RECORDING.

TOWNSHIP OF UNION  
COUNTY OF HUNTERDON  
LANDS OF BARBARA AND DAREK SIEMBAS

MAY 31, 2001  
BLOCK 14 (NO TAX LOT NUMBER)  
BLOCK 15, LOT 8.05  
MAIN STREET  
PAGE FOUR

The above-described was written pursuant to a survey of property designed as Block 15, Lot 5 on the municipal tax map of the Township of Union, County of Hunterdon, State of New Jersey, by Kenneth D. Reigle, Professional Land Surveyor, for Robert W. Lee Associates, Inc., in April, 2001.

Subject to any utility easements of record.

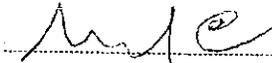
  
*Kenneth D. Reigle*  
KENNETH D. REIGLE  
Professional Land Surveyor  
New Jersey License No. 27484

KDR:qj  
5/30/01 Rev. 5/31/01  
RWLee File No. 11238  
qj#12 Thomas-Siembas desc 11238

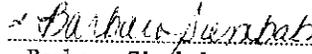
THIS DOCUMENT WAS RECEIVED IN THE HUNTERDON COUNTY  
CLERKS OFFICE IN A CONDITION UNSATISFACTORY FOR A  
MICROFILM RECORDING.

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

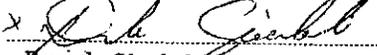
Witnessed by:



Gerald S. Cioci, Esq.

 (Seal)

Barbara Siembab

 (Seal)

Dareck Siembab

STATE OF NEW JERSEY, COUNTY OF PASSAIC

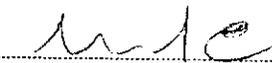
SS.:

I CERTIFY that on July 27, 192001, Barbara Siembab and Dareck Siembab

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 \$ 103,700.00 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.)

Prepared by:



N.J.S.A. 46:15-13 (Print signer's name below signature)

Gerald S. Cioci, Esq.



Gerald S. Cioci, Esq. (Print name and title below signature)

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

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

RVST-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 PASSAIC } ss.

FOR RECORDER'S USE ONLY  
Consideration \$ 393,700  
Realty Transfer Fee \$ E \*  
Date 8/28/01 By ABB

\*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, BARBARA SIEMBAB, 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 JULY 17, 2001, transferring real property identified as Block No. 14; 15

Lot No. 8.05 located at MAIN STREET, UNION TOWNSHIP, HUNTERDON COUNTY

(Street Address, Municipality, 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 \$ ~~393,700.00~~ 393,700.00

(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.

PROPERTY IS BEING DEEDED TO THE STATE OF NEW JERSEY

(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 17th

day of 14th July, 192001

[Signature]

Gerald S. Craig, Esq.

A New Jersey Attorney at Law

[Signature]  
Name of Deponent (sign above line)  
BARBARA SIEMBAB  
26 Andover Pl  
Bloomfield, NJ 07003  
Address of Deponent

[Signature]  
Name of Grantor (type above line)  
BARBARA SIEMBAB  
26 Andover Pl  
Bloomfield, NJ 07003  
Address of Grantor at Time of Sale

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.  
Instrument Number 8330523 County Hunterdon  
Deed Number 8330593 Book \_\_\_\_\_ Page \_\_\_\_\_  
Deed Dated 7/17/01 Date Recorded 8/28/01

IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HEREOF.  
This form is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered or amended without the approval of the Director.  
ORIGINAL - White copy to be retained by County.  
DUPLICATE - Yellow copy to be forwarded by County to Division of Taxation on partial exemption from fee (N.J.A.C. 18:16-8.12)  
TRIPPLICATE - Pink copy is your file copy.



END OF DOCUMENT

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