

Together with all and singular the buildings, improvements, ways, woods, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances to the same belonging or in anywise appertaining; and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and of every part and parcel thereof; And also all the estate, right, title, interest, use, possession, property, claim and demand whatsoever, of the Grantor both in law and in equity, of, in and to the premises herein described, and every part and parcel thereof, with the appurtenances. To Have and to Hold all and singular, the premises herein described, together with the appurtenances, unto the Grantees and to Grantees' proper use and benefit forever.

And the Grantor covenants that it has not done or executed, or knowingly suffered to be done or executed, any act, deed or thing whatsoever whereby or by means whereof the premises conveyed herein, or any part thereof, now are or at any time hereafter, will or may be charged or encumbered in any manner or way whatsoever.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

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

In Witness Whereof, the Grantor has caused these presents to be signed and attested by its proper corporate officers and its corporate seal to be hereto affixed the day and year first above written.

ATTEST:

Richard B. Neff,

Secretary

By:

Arthur M. Goldberg,

President

JUN 14 2 25 PM '85

HUNTERDON COUNTY
DOROTHY K. TIRPOK
CLERK

State of New Jersey, County of Hunterdon

1985, before me, the subscriber,

ss.: Be it Remembered,

personally appeared RICHARD B. NEFF

who, being by me duly sworn on his oath, deposes and makes proof to my satisfaction, that he is the Secretary of Skytop Building Corp. the Corporation named in the within Instrument;

that Arthur M. Goldberg is the President of said Corporation; that the execution, as well as the making of this Instrument, has been duly authorized by a proper resolution of the Board of Directors of the said Corporation; that deponent well knows the corporate seal of said Corporation; and that the seal affixed to said Instrument is the proper corporate seal and was thereto affixed and said Instrument signed and delivered by said President as and for the voluntary act and deed of said Corporation, in presence of deponent, who thereupon subscribed his name thereto as attesting witness; and that the full and actual consideration paid or to be paid for the transfer of title to realty evidenced by the within deed, as such consideration is defined in P.L. 1968, c. 49, Sec. 1(c), is \$ 55,000.00

Sworn to and subscribed before me, the date aforesaid.

FLORENCE B. [Signature]

NOTARY PUBLIC OF HUNTERDON COUNTY
My Commission Expires [Date]

[Signature]
RICHARD B. NEFF

Prepared by:

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

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

BOOK 921 PAGE 739

To Be Recorded With Deed Pursuant to c. 49, P.L. 1968 (N.J.S.A. 46:15-5 et seq.)

STATE OF NEW JERSEY }
COUNTY OF Somerset } ss.

FOR RECORDER'S USE ONLY
Consideration \$ 55,000.00
Realty Transfer Fee \$ E *
Date 6-14-85 By RD

*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 B. NEFF, being duly sworn according to law upon his oath deposes and says that he is the Secretary of Skytop Building Corp., Grantor in a deed dated June 3, 1985, transferring real property identified as Block No. 17 Lot No. 4.37 located at Union Township, Hunterdon County and annexed hereto.

(2) CONSIDERATION (See Instruction #6)

Deponent states that, with respect to deed hereto annexed, the actual amount of money and the monetary value of any other thing of value constituting the entire compensation paid or to be paid for the transfer of title to the lands, tenements or other realty, including the remaining amount of any prior mortgage to which the transfer is subject or which is to be assumed and agreed to be paid by the grantee and any other lien or encumbrance thereon not paid, satisfied or removed in connection with the transfer of title is \$ 55,000.00.

(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. Exempt per N.J.A.C. 18:1605.10 as a transfer to shareholders by a corporation in liquidation. There are no prior mortgages being assumed or to which this transfer is subject.

(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 Instruction #8)

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.
- c) 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.
- d) NEW CONSTRUCTION (See Instruction #8)
 - Entirely new improvement.
 - Not previously used for any purpose.
 - Not previously occupied.

Deponent makes 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 third day of June, 1985
Florence B. Pfeiffer
FLORENCE B. PFEIFFER
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires June 18, 1989

Richard B. Neff
Name of Deponent RICHARD B. NEFF
c/o Skytop Building Corp.
Two Executive Dr. (4th Fl.)
Address of Deponent Somerset, New Jersey

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.
Instrument Number 34001 County Hunterdon
Deed Number 34001 Book _____ Page _____
Deed Dated 6-3-85 Date Recorded 6-14-85

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, pursuant to 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

Prepared by:

Matthew P. Bennett, Esq.

25
17/4/37
Covers Land

DEED

This Deed is made as of July 12, 2002

between: **DISTRIBUTION LAND SYSTEMS CO.**, a New Jersey general partnership (the "Grantor"), having an address at 380 Middlesex Avenue, Carteret, New Jersey 07008;

and: **ANN PRESTON** (the "Grantee"), having an address at 17 Rose Hill Court, Hampton, New Jersey 08827.

- Sale and Transfer.** The Grantor bargains, grants, transfers and conveys to the Grantee the real property described in Section 3 below and on the attached *Schedule A* (the "Property"). This conveyance is subject to covenants, easements, restrictions, reservations and utility grants of record, if any, and such facts as an accurate survey would disclose.
- Consideration.** The Grantor acknowledges that the Grantee has paid the sum of Two Hundred Eighty Five Thousand One Hundred and 00/100 Dollars (\$285,100.00) in consideration for the Property.
- The Property.** The Property is located in the Township of Union, County of Hunterdon and State of New Jersey and is commonly known by the street address of 9 Rose Hill Court. The entire property is more particularly described on attached *Schedule A*, which consists of one (1) page.
- Tax Reference.** The Property is designated as Lot 4.37, Block 17 on the tax maps of the Township of Union, Hunterdon County, New Jersey.
- Chain of Title.** The Property is the same property conveyed to the Grantor by Skytop Building Corp., a New Jersey corporation, by Deed dated June 3, 1985 and recorded in the Office of the Hunterdon County Clerk on June 14, 1985 in Deed Book 921 at Page 737.
- Covenants Against Grantor's Acts.** The Grantor covenants that Grantor has done no act to encumber the Property. This covenant is intended to have the effect set forth in N.J.S.A. 46:4-6.

This Deed has been signed by the Grantor as of the date set forth at the beginning of this Deed.

Witnessed by:

DISTRIBUTION LAND SYSTEMS CO., Grantor

By: The Estate of Arthur M. Goldberg, Partner


Name: VERONICA BOLES
[please print]

By: 
Richard B. Neff, Co-Executor



Consideration:	285100.00
Realty Tax:	1202.50 R
Fees:	40.00

Instr# 8377549 Dorothy K. Tirpok
Recorded/Filed NF Hunterdon County Clerk
07/23/2002 11:25 Bk 2043 Pg 17 #Pg 3 DEED

Schedule A

Legal Description

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, being more particularly described as follows:

BEING known as Lot No. 4-37 in Block 17 on a map entitled "Final Plat, Country Acres III Union, Block 17 Lot 4, Township of Union, Hunterdon County, New Jersey, prepared by Van Cleef Engineering Associates, R.D. 1 Route 31 Lebanon, New Jersey 08833, Date: November 9, 1981, Job No. 77-13-U" and filed in the Hunterdon County Clerk's Office on August 25, 1982 as Registered Map No. 682.

and being further described as follows:

Beginning at an iron set for a corner in the westerly sideline of Rose Hill Court, said corner being a common corner to lands of Lot 4-36 of Block 17 as shown on Filed Map Entitled "Final Plat Country Acres III Union, Block 17, Lot 4, Township of Union, Hunterdon County, New Jersey," filed in the Hunterdon County Clerk's Office in Map File #682 on August 25, 1982, and running thence

- (1) Along said westerly sideline on a curve to the left with a radius of 68.00 feet and an arc length of 42.54 feet to an old iron corner in the same, thence
- (2) Along Lot 4-38 as shown on said Filed Map, North 62 degrees 14 minutes 33 seconds West 86.28 feet to an old monument corner, thence
- (3) Along line of lands of Filed Map Lot 13, South 89 degrees 34 minutes 00 seconds West 445.50 feet to a corner, thence
- (4) Along line of lands of Filed Map Lots 12 and 10, North 0 degrees 10 minutes 00 seconds West 349.82 feet to an old iron corner, thence
- (5) Still along line of lands of Filed Map Lot 10, South 89 degrees 20 minutes 47 seconds West 592.57 feet to an old iron corner to the same, thence
- (6) By the same, North 15 degrees 55 minutes 27 seconds West 82.69 feet to an old iron corner to the same, thence
- (7) Along line of lands of Filed Map Lot 10A, North 4 degrees 32 minutes 03 seconds East 154.81 feet to an old monument corner to the same, thence
- (8) Along Filed Map Lots 1-7, 1-6, and 1-5, North 66 degrees 29 minutes 25 seconds East 838.73 feet to an old iron corner, thence
- (9) Along line of lands of Filed Map Lot 2, North 74 degrees 05 minutes 01 seconds East 336.21 feet to an iron set for a corner, thence
- (10) Along Filed Map Lots 4-29, 4-30 and 4-36, South 0 degrees 42 minutes 20 seconds West 971.69 feet to an iron set for a corner, thence
- (11) Still along said Lot 4-36, South 62 degrees 14 minutes 33 seconds East 85.08 feet to the place of beginning.

Containing 15.376 Acres as surveyed by George A. Sniffin, Professional Land Surveyor, June 19, 2002.

Subject to any and all easements and covenants of record.

