

AA  
Done  
4/12/05

25

Prepared by:

DAVID W. TROMBADORE, ESQ.

**DEED**

This Deed is made on March 22<sup>nd</sup>, 2005,

**BETWEEN**

**HENRY LEWIS**

whose address is P. O. Box 282, Whitehouse, NJ 08889, referred to as the Grantor,

**AND**

**PHILIP B. ARMSTRONG and DIANA R. ARMSTRONG, husband and wife,  
as tenants in common**

whose address is about to be 61 Race Street, Union Township, Pittstown, NJ 08867, referred to as the Grantee.

r/s

**Transfer of Ownership.** For the sum of FIVE HUNDRED FIFTY THOUSAND, and 00/100 (\$550,000.00) DOLLARS, which the Grantor acknowledges having received, and for other good and valuable consideration, the Grantor grants and conveys the property described below to the Grantee.

**Tax Map Reference.** Municipality: UNION TOWNSHIP, Block 25, Lot 2.

**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 set forth on Schedule A attached hereto and made a part hereof.

Being part of the same premises conveyed to Grantor by deed from Fifty-Seven, Inc. dated August 23, 2000 and recorded September 5, 2000 in Deed book 1247, Page 162.

Subject to easements and restrictions of record and to such facts as would be disclosed by an accurate survey of the property.

**Promises by Grantor.** The Grantor promises that the Grantor has done nothing to encumber this property. This promise constitutes a Covenant as to Grantor's Acts as defined by N.J.S.A. 46:4-6. This Covenant shall run in favor of Grantee, its successors and assigns.

**Signatures.** The Grantor signs this Deed as of the date above.

Witnessed by:

(Seal)

**HENRY LEWIS**

DAVID W. TROMBADORE  
An Attorney at Law of New Jersey

STATE OF NEW JERSEY, COUNTY OF SOMERSET, SS.:

I CERTIFY that on March 22<sup>nd</sup>, 2005 Henry Lewis personally came before me and stated to my satisfaction that this person:

- (a) is the maker of the attached deed;
- (b) executed this deed as his own act; and
- (c) made this Deed for \$550,000.00 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)

DAVID W. TROMBADORE  
An Attorney at Law of New Jersey

56

**DESCRIPTION**

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Commitment No.: CTA-054626

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

BEING known and designated as Lot No. 2 as shown on a certain map entitled, "Final Subdivision Plat for Lake Side Estates, Subdivision of Block 25, Lots 2 and 4, Tax Map sheet 10, situated in Union Township, Hunterdon County, New Jersey", dated October 17, 2000, revised to March 9, 2001, prepared by James J. Mantz, Professional Engineer and Land Surveyor, said map being duly filed in the Hunterdon County Clerk's Office on September 6, 2002 as Map No. 8384850.

BEING more particularly described as follows:

BEGINNING at a concrete monument found in the Southerly sideline of Race Street, a 50 foot wide right of way. Said monument being Easterly a distance of 25.21 feet from a point formed by the intersection of the Southerly sideline of Race Street, if extended, with the Easterly sideline of Gephardt Farm Road, a 40 foot wide right of way, if extended, as shown on a map entitled "Final Subdivision Plat for Lake Side Estates Subdivision of Block 25, Lot 2 and 4, Tax Map Sheet 10 situated in Union Township, Hunterdon County, New Jersey" filed in the Hunterdon County Clerk's Office; thence

- 1) Along the Southerly sideline of Race Street along a curve to the right having a radius of 1,650.00 feet an arc length of 243.25 feet to a concrete monument found at a point of tangency; thence
- 2) South 80 degrees 45 minutes 52 seconds East along the Southerly sideline of Race Street a distance of 200.00 feet to an angle point in the Southerly sideline of Race Street; thence
- 3) North 09 degrees 14 minutes 08 seconds East a distance of 5.00 feet to a point in the Southerly sideline of Race Street. Said point being 20.00 feet Southerly of the centerline of Race Street; thence
- 4) South 80 degrees 45 minutes 52 seconds East along the Southerly sideline of Race Street, at 20.00 feet Southerly of the centerline of Race Street, a distance of 18.89 feet to a point of curvature; thence
- 5) Along the Southerly sideline of Race Street, at 20.00 feet Southerly of the centerline of Race Street, along a curve to the left having a radius of 595.00 feet an arc length of 35.67 feet to an angle point in the Southerly sideline of Race Street; thence
- 6) South 05 degrees 48 minutes 02 seconds West a distance of 5.00 feet to a concrete monument found in the Southerly sideline of Race Street at 25.00 feet Southerly of the centerline of Race Street; thence

**COLONIAL TITLE and ABSTRACT SERVICE**

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**DESCRIPTION**

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Commitment No.: CTA-054626

- 7) Along the Southerly sideline of Race Street along a curve to the left having a radius of 600.00 feet an arc length of 229.84 feet to a concrete monument found at a point of tangency; thence
- 8) North 73 degrees 51 minutes 08 seconds East along the Southerly sideline of Race Street a distance of 345.01 feet to a concrete monument found at a point of curvature; thence
- 9) Along the Southerly sideline of Race Street along a curve to the right having a radius of 578.00 feet an arc length of 91.80 feet to a concrete monument found at a point of tangency; thence
- 10) North 82 degrees 57 minutes 08 seconds East along the Southerly sideline of Race Street a distance of 114.69 feet to a concrete monument found in the Westerly line of Lot 7; thence
- 11) South 15 degrees 21 minutes 58 seconds West partially along the Westerly line of Lot 7 a distance of 27.04 feet to a point and Northeasterly corner of Lot 2.08, an "open space" lot as shown on a map entitled "Final Subdivision Plat for Lake Side Estates Subdivision of Block 25, Lot 2 and 4, Tax Map Sheet 10 situated in Union Township, Hunterdon County, New Jersey" filed in the Hunterdon County Clerk's Office; thence
- 12) South 54 degrees 56 minutes 00 seconds West along a Northerly line of Lot 2.08 a distance of 307.47 feet to a point; thence
- 13) South 76 degrees 47 minutes 30 seconds West along a Northerly line of Lot 2.08 a distance of 260.00 feet to a point in or near the edge of an existing pond; thence
- 14) North 16 degrees 08 minutes 52 seconds West along an Easterly line of Lot 2.08 a distance of 110.00 feet to a point in or near the edge of an existing pond; thence
- 15) South 69 degrees 26 minutes 00 seconds West along a Northerly line of Lot 2.08 a distance of 240.22 feet to a point in or near the edge of an existing pond; thence
- 16) North 88 degrees 34 minutes 00 seconds West along a Northerly line of Lot 2.08 a distance of 50.00 feet to a point in or near the edge of an existing pond; thence
- 17) North 60 degrees 16 minutes 30 seconds West along a Northerly line of Lot 2.08 a distance of 186.00 feet to a point in or near the edge of an existing pond; thence
- 18) North 88 degrees 34 minutes 00 seconds West along a Northerly line of Lot 2.08

**COLONIAL TITLE and ABSTRACT SERVICE**

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**DESCRIPTION**

Commitment No.: CTA-054626

a distance of 303.00 feet to a concrete monument found in the Easterly sideline of Gephardt Farm Road, a 40 foot wide right of way; thence

19) North 00 degrees 18 minutes 08 seconds East along the Easterly sideline of Gephardt Farm Road a distance of 26.94 feet to a concrete monument found at a point of curvature; thence

20) Along a curve to the right that connects the Easterly sideline of Gephardt Farm Road with the Southerly sideline of Race Street having a radius of 25.00 feet an arc length of 39.48 feet to the point and place of BEGINNING.

The above description was drawn in accordance with a survey prepared by James J. Mantz, Professional Engineer & Land Surveyor dated February 16, 2005.

**FOR INFORMATION ONLY:** ALSO known and designated as Lot No. 2 in Block 25 on the Township of Union Tax Map.



Instr# 8537230 Dorothy K. Tirpok  
Recorded/Filed ASB Hunterdon County Clerk  
03/30/2005 09:46 Bk 2118 Pg 56 #Pg 5 DEED

Consideration:	550000.00
Realty Tax:	4655.00 R
Fees:	80.00

**COLONIAL TITLE and ABSTRACT SERVICE**



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

(Please Print or Type)

**SELLER(S) INFORMATION** (If Multiple Sellers, Each Seller Must Complete a Certification)

Name(s)

HENRY LEWIS

Current Resident Address:

Street: P. O. Box 282, Whitehouse, NJ 08889

City, Town, Post Office

State

Zip Code

908-782-0864

Home Phone

Business Phone

( )

( )

**PROPERTY INFORMATION** (Brief Property Description)

Block(s)

Lot(s)

Qualifier

Block 25, Lot 2

Street Address:

61 Race Street, Union Township, Hunterdon County, Pittstown, NJ 08867

City, Town, Post Office

State

Zip Code

100%

\$550,000.00

March, 2005

Seller's Percentage of Ownership

Consideration

Closing Date

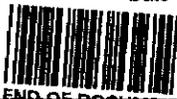
**SELLER ASSURANCES** (Check the Appropriate Box)

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.

**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.

March 22, 2005  
Date



END OF DOCUMENT

HENRY LEWIS

Signature  
(Seller) Please indicate if Power of Attorney or Attorney in Fact

Signature

(Seller) Please indicate if Power of Attorney or Attorney in Fact

RAYMOND R. & DAVID W.  
TROMBADORE  
A PROFESSIONAL CORPORATION  
Counselors at Law  
33 East High Street  
Somerville, NJ 08876

Prepared by:

*David W. Trombadore*  
DAVID W. TROMBADORE, ESQ.

25

# DAM MAINTENANCE AND ACCESS EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that on ~~June~~ <sup>Feb. 16</sup>, 2005, the undersigned,

HENRY LEWIS, having an address of P.O. Box 242, Whitehouse Sta., New Jersey, hereinafter the "Grantor," in consideration of the sum of ONE DOLLAR (\$1.00) does hereby grant and dedicate unto HENRY LEWIS, hereinafter the "Grantee,"

TRANSFER OF OWNERSHIP. The Grantor grants and conveys the property described below to the Grantee. This transfer is made for the sum of ONE DOLLAR (\$1.00). The Grantor acknowledges receipt of this money.

TAX MAP REFERENCE. Across Lot 2 in Block 25 for access to Lot 2.08 in Block 25 as shown on the Tax Map of the Township of Union.

PROPERTY. The property consists of an easement in the Township of Union, County of Hunterdon and State of New Jersey across Lot 2 in Block 25 for access to Lot 2.08 in Block 25 described on Schedule "A" attached hereto and made a part hereof and as shown on a map entitled "Final Subdivision Plat for Lake Side Estates, Subdivision of Block 25, Lots 2 and 4 situated in Union Township, Hunterdon County, New Jersey" prepared by James J. Mantz, P.E., P.L.S., dated October 17, 2000 to be filed in the Hunterdon County Clerk's Office.

Being part of the same premises conveyed to the Grantor by Deed of Fifty-Seven, Inc. dated August 23, 2000 and recorded September 25, 2000 in the Hunterdon County Clerk's Office in Deed Book 1247, Pages 0162 et seq.

PROMISES BY GRANTOR. The Grantor promises that the Grantor has done no act to encumber the property. This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property.

PURPOSE. The purpose of this deed is to create an easement allowing access across Lot 2 to perform dam maintenance.

SIGNATURES. The Grantor signs this Access and Utility Easement as of the date above.

Witnessed by:

*Linda Jo Klem*

*Henry Lewis*  
HENRY LEWIS (Seal)

STATE OF NEW JERSEY, COUNTY OF SOMERSET, SS.:

I CERTIFY that on ~~June~~ <sup>Feb. 16</sup>, 2005, HENRY LEWIS, personally came before me and stated to my satisfaction that this person:

- (a) was the maker of the attached deed;
- (b) executed this deed as his 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)



Instr# 8533384  
Recorded/Filed 02/23/2005 15:19 Bk 2115 Pg 544 #Pg 3 EASEME  
Dorothy K. Tirpok  
ASB Hunterdon County Clerk

*Linda Jo Klem*  
LINDA JO KLEM  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires March 10, 2009

25/2 - Lakeville 2005

RAYMOND R. & DAVID W.  
TROMBADORE  
A PROFESSIONAL CORPORATION  
Counsellors at Law  
33 East High Street  
Somerville, NJ 08876

Prepared by

*David W. Trombadore*  
DAVID W. TROMBADORE, ESQ.

25

**ACCESS AND UTILITY EASEMENT**

KNOW ALL MEN BY THESE PRESENTS, that on ~~June~~ <sup>Feb. 16</sup>, 200~~2~~, the undersigned,

HENRY LEWIS, having an address of P.O. Box 242, Whitehouse Sta., New Jersey, hereinafter the "Grantor," in consideration of the sum of ONE DOLLAR (\$1.00) does hereby grant and dedicate unto HENRY LEWIS, hereinafter the "Grantee,"

TRANSFER OF OWNERSHIP. The Grantor grants and conveys the property described below to the Grantee. This transfer is made for the sum of ONE DOLLAR (\$1.00). The Grantor acknowledges receipt of this money.

TAX MAP REFERENCE. Affecting Lots 2.05 and 2.06 in Block 25 as shown on the Tax Map of the Township of Union.

PROPERTY. The property consists of a fifty (50) foot wide Access and Utility Easement in the Township of Union, County of Hunterdon and State of New Jersey across Lots 2.05 and 2.06 described on Schedule "A" attached hereto and made a part hereof and as shown on a map entitled "Final Subdivision Plat for Lake Side Estates, Subdivision of Block 25, Lots 2 and 4 situated in Union Township, Hunterdon County, New Jersey" prepared by James J. Mantz, P.E., P.L.S., dated October 17, 2000 to be filed in the Hunterdon County Clerk's Office.

Being part of the same premises conveyed to the Grantor by Deed of Fifty-Seven, Inc. dated August 23, 2000 and recorded September 25, 2000 in the Hunterdon County Clerk's Office in Deed Book 1247, Pages 0162 et seq.

PROMISES BY GRANTOR. The Grantor promises that the Grantor has done no act to encumber the property. This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property.

PURPOSE. The purpose of this deed is to create an easement for the benefit of Lot 2.07 for installation and maintenance of utility lines and for driveway ingress and egress to Lake Side Lane. Access to Lot 2.07 shall be restricted to the driveway across Lots 2.05 and 2.06.

SIGNATURES. The Grantor signs this Access and Utility Easement as of the date above.

Witnessed by:

*Linda Jo Klem*

*Henry Lewis*  
HENRY LEWIS (Seal)

STATE OF NEW JERSEY, COUNTY OF SOMERSET, SS.:

I CERTIFY that on ~~June~~ <sup>Feb 16</sup>, 200~~2~~, HENRY LEWIS, personally came before me and stated to my satisfaction that this person:

- (a) was the maker of the attached deed;
- (b) executed this deed as his 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)



Instr# 8533386 Dorothy K. Tirok  
Recorded/Filed ASB Hunterdon County Clerk  
02/23/2005 15:19 Bk 2115 Pg 847 #Pg 3 EASEME

*Linda Jo Klem*  
LINDA JO KLEM  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires March 10, 2009

*James J. Mantz*

Professional Engineer & Land Surveyor  
(908) 231-9664  
FAX (908) 704-0319

N.J. P.E. & L.S. License #27843  
N.J. R.P. License #4832

150 Brahma Avenue  
Bridgewater, NJ 08807

**Access & Utility Easement**

**Description of a variable width driveway easement across Block 25 Lot 2.05 for the benefit  
of Block 25 Lot 2.06  
situated in  
Union Township Hunterdon County New Jersey**

Beginning at a point on the Gephardt Farm Road cul-de-sac , said point being distant the following courses from a point formed by the intersection of the southeasterly sideline of Gephardt Farm Road , if extended with the southerly sideline of Race Street at 25' measured perpendicularly to the existing centerline , if extended

(a) S00°18'08"W a distance of 25.21' to a point of tangency along the westerly sideline of Gephardt Farm Road

(b) S00°18'08"W along the westerly sideline of Gephardt Farm Road a distance of 27.00' to a point of curvature

(c) along the westerly sideline of Gephardt Farm Road along a curve to the right having a radius of 80.00' an arc length of 121.75' , a chord of S43°54'04"W 110.34' to the point of tangency

(d) S87°30'00"W along the northerly sideline of Gephardt Farm Road a distance of 485.00' to a concrete monument set marking a point of curvature

(e) along the Gephardt Farm Road cul-de-sac along a curve to the left having a radius of 50.00' an arc length of 65.55' a chord of S49°56'44"W 60.95' to the point of beginning

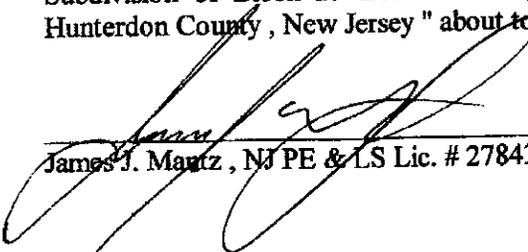
**Thence (1)** along the Gephardt Farm Road cul-de-sac along a curve to the left having a radius of 50.00' an arc length of 52.77' a chord of S17°50'46"E 50.36' to a point

**Thence (2)** S41°54'56"W through block 25 , lot 2.05 a distance of 111.16' to a point on the common line between lot 2.05 and lot 2.06

**Thence (3)** N04°22'20"W along the common line between block 25 , lot 2.05 and lot 2.06 a distance of 150.00' to a point

**Thence (4)** S74°56'15"E through block 25 , lot 2.05 a distance of 72.76' to the point and place of beginning

This easement is shown on a map entitled " Final Subdivision Plat for Lake Side Estates Subdivision of Block 25 Lots 2 and 4, Tax Map sheet 10 situated in Union Township , Hunterdon County , New Jersey " about to be filed in the Hunterdon County Clerk's Office.

  
James J. Mantz , NJ PE & LS Lic. # 27843

6/18/02  
Date

*James J. Mantz*

Professional Engineer & Land Surveyor  
(908) 231-9664  
FAX (908) 704-0319

N.J. PE. & LS. License #27843  
N.J. PR License #4832

150 Brahma Avenue  
Bridgewater, NJ 08807

**Access & Utility Easement**

**Description of a 50' wide driveway easement across Block 25 Lots 2.05 and 2.06 for the  
benefit of Block 25 Lot 2.07  
situated in  
Union Township Hunterdon County New Jersey**

Beginning at a concrete monument set at a point of curvature on the southeasterly sideline of Gephardt Farm Road , a 40' wide right of way , said point being distant the following courses from a point formed by the intersection of the southeasterly sideline of Gephardt Farm Road , if extended with the southerly sideline of Race Street at 25' measured perpendicularly to the existing centerline , if extended

(a) S00°18'08"W a distance of 25.21' to a point of tangency along the westerly sideline of Gephardt Farm Road

(b) S00°18'08"W along the westerly sideline of Gephardt Farm Road a distance of 27.00' to a point of curvature

(c) along the westerly sideline of Gephardt Farm Road along a curve to the right having a radius of 80.00' an arc length of 121.75' , a chord of S43°54'04"W 110.34' to the point of tangency

(d) S87°30'00"W along the northerly sideline of Gephardt Farm Road a distance of 485.00' to the point of beginning

Thence (1) along the Gephardt Farm Road cul-de-sac along a curve to the left having a radius of 50.00' an arc length of 65.55' a chord of S49°56'44"W 60.95' to a point

Thence (2) N74°56'15"W through block 25 , lot 2.05 a distance of 72.76' to a point on the common line between block 25 , lot 2.05 and lot 2.06

Thence (3) N74°56'15"W through block 25 , lot 2.06 a distance of 84.08' to a point

Thence (4) S85°37'40"W through block 25 , lot 2.06 a distance of 120.71' to a point on the common line between block 25 , lot 2.06 and lot 2.07

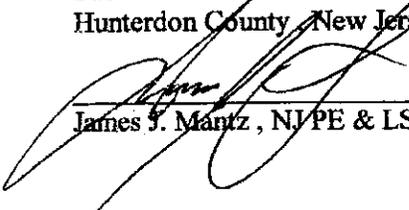
Thence (5) N04°22'20"W along the common line between block 25 , lot 2.06 and lot 2.07 a distance of 50.00' to a point

Thence (6) N85°37'40"E through block 25 , lot 2.06 a distance of 129.27' to a point

Thence (7) S74°56'15"E through block 25 , lot 2.06 a distance of 75.00' to a point on the common line between block 25 , lot 2.06 and lot 2.05

Thence (8) S74°56'15"E through block 25 , lot 2.05 a distance of 125.26' to the point and place of beginning

This easement is shown on a map entitled " Final Subdivision Plat for Lake Side Estates Subdivision of Block 25 Lots 2 and 4 , Tax Map sheet 10 situated in Union Township , Hunterdon County , New Jersey " about to be filed in the Hunterdon County Clerk's Office.

  
James J. Mantz, NJ PE & LS Lic. # 27843

6/18/02  
Date



END OF DOCUMENT

RAYMOND R. & DAVID W.  
TROMBADORE  
A PROFESSIONAL CORPORATION  
Counsellors at Law  
33 East High Street  
Somerville, NJ 08876

Prepared by:

  
DAVID W. TROMBADORE, ESQ.

25

**DRAINAGE EASEMENT**  
**THIRTY FOOT DRAINAGE EASEMENT**  
**Lot 2.08, Block 25**

KNOW ALL MEN BY THESE PRESENTS, that on ~~June~~ <sup>Feb.</sup> 16, 2005 the undersigned,

HENRY LEWIS, having an address of P.O. Box 242, Whitehouse Sta., New Jersey, hereinafter the "Grantor," in consideration of the sum of ONE DOLLAR (\$1.00) does hereby grant and dedicate unto THE TOWNSHIP OF UNION, 140 Perryville Road, Hampton, New Jersey, hereinafter the "Grantee,"

**TRANSFER OF OWNERSHIP.** The Grantor grants and conveys the property described below to the Grantee. This transfer is made for the sum of ONE DOLLAR (\$1.00). The Grantor acknowledges receipt of this money.

**TAX MAP REFERENCE.** Affecting Lots 2.08 in Block 25 as shown on the Tax Map of the Township of Union.

**PROPERTY.** The property consists of a twenty five (25) foot wide drainage easement across lots 2.08 in the Township of Union, County of Hunterdon and State of New Jersey described on Schedule "A" attached hereto and made a part hereof and is also shown on a map entitled, "Final Subdivision Plat for Lake Side Estates, Subdivision of Block 25, Lots 2 and 4 situated in Union Township, Hunterdon County, New Jersey" prepared by James J. Mantz, P.E., P.L.S., dated October 17, 2000 to be filed in the Hunterdon County Clerk's Office..

Being part of the same premises conveyed to the Grantor by Deed of Fifty-Seven, Inc. dated August 23, 2000 and recorded September 25, 2000 in the Hunterdon County Clerk's Office in Deed Book 1247, Pages 0162 et seq.

**PROMISES BY GRANTOR.** The Grantor promises that the Grantor has done no act to encumber the property. This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property.

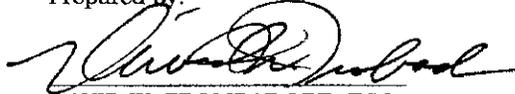
**PURPOSE.** Said easement is conveyed to Grantee for public purpose or public use pursuant to the New Jersey Land Use Law, N.J.S.A. 40:55D-1, et seq. Said easement is dedicated to the Township of Union and is subject to the following: a) the easement consists of the right, but not the obligation of the Township to erect, construct, install, use, inspect, repair, replace, remove, maintain and preserve a drainage facility of any type upon and over such area together with the right of entry upon said lands for the purpose of maintaining, inspecting, removing, repairing, cleaning, reconstructing and rebuilding said drainage facilities and appurtenances; b) all maintenance within the limits of the easement shall be the responsibility of Lot Owner including lawn and vegetation maintenance and major maintenance of structures; c) no structure of any description, other than drainage facilities approved by the Township shall be erected; d) no topsoil, sand, gravel or minerals shall be excavated or removed, unless approved by the Township, said limitation not to preclude the removal of soil piles within the pond area that have been specifically approved for removal by the NJDEP under permit # 014-00-0003-2; e) no disposal of any nature, including but not limited to, grass clippings, trees or limbs, leaves, refuse or waste materials, natural or manmade and of any type shall be permitted to be disposed of within the limits of the easement; f) no storage of materials shall take place within the limits of the easement; g) no building, structure, or any other type of improvement, shall be made, constructed, installed on, below or above the Easement area.



Instr# 8533398 Dorothy K. Tirpak  
Recorded/Filed ASB Hunterdon County Clerk  
02/23/2005 15:24 Bk 2115 Pg 566 #Pg 4 EASEME

RAYMOND R. & DAVID W.  
TROMBADORE  
A PROFESSIONAL CORPORATION  
Counsellors at Law  
33 East High Street  
Somerville, NJ 08876

Prepared by:

  
DAVID W. TROMBADORE, ESQ.

25

## DRAINAGE AND DETENTION BASIN EASEMENT

Lots 2.02 and 2.03, Block 25

KNOW ALL MEN BY THESE PRESENTS, that on ~~June~~ <sup>Feb. 16</sup>, 200~~2~~, the undersigned,

HENRY LEWIS, having an address of P.O. Box 242, Whitehouse Sta., New Jersey, hereinafter the "Grantor," in consideration of the sum of ONE DOLLAR (\$1.00) does hereby grant and dedicate unto THE TOWNSHIP OF UNION, 140 Perryville Road, Hampton, New Jersey, hereinafter the "Grantee,"

TRANSFER OF OWNERSHIP. The Grantor grants and conveys the property described below to the Grantee. This transfer is made for the sum of ONE DOLLAR (\$1.00). The Grantor acknowledges receipt of this money.

TAX MAP REFERENCE. Affecting Lots 2.02 and 2.03 in Block 25 as shown on the Tax Map of the Township of Union.

PROPERTY. The property consists of a variable width drainage and detention basin easement across lots 2.02 and 2.03 in the Township of Union, County of Hunterdon and State of New Jersey described on Schedule "A" attached hereto and made a part hereof and is also shown on a map entitled, "Final Subdivision Plat for Lake Side Estates, Subdivision of Block 25, Lots 2 and 4 situated in Union Township, Hunterdon County, New Jersey" prepared by James J. Mantz, P.E., P.L.S., dated October 17, 2000 to be filed in the Hunterdon County Clerk's Office..

Being part of the same premises conveyed to the Grantor by Deed of Fifty-Seven, Inc. dated August 23, 2000 and recorded September 25, 2000 in the Hunterdon County Clerk's Office in Deed Book 1247, Pages 0162 et seq.

PROMISES BY GRANTOR. The Grantor promises that the Grantor has done no act to encumber the property. This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property.

PURPOSE. Said easement is conveyed to Grantee for public purpose or public use pursuant to the New Jersey Land Use Law, N.J.S.A. 40:55D-1, et seq. Said easement is dedicated to the Township of Union and is subject to the following: a) the easement consists of the right, but not the obligation of the Township to erect, construct, install, use, inspect, repair, replace, remove, maintain and preserve a drainage facility of any type upon and over such area together with the right of entry upon said lands for the purpose of maintaining, inspecting, removing, repairing, cleaning, reconstructing and rebuilding said drainage facilities and appurtenances; b) all maintenance within the limits of the easement shall be the responsibility of Lot Owner including lawn and vegetation maintenance and major maintenance of structures; c) no structure of any description, other than drainage facilities approved by the Township shall be erected; d) no topsoil, sand, gravel or minerals shall be excavated or removed, unless approved by the Township, said limitation not to preclude the removal of soil piles within the pond area that have been specifically approved for removal by the NJDEP under permit # 014-00-0003-2; e) no disposal of any nature, including but not limited to, grass clippings, trees or limbs, leaves, refuse or waste materials, natural or manmade and of any type shall be permitted to be disposed of within the limits of the easement; f) no storage of materials shall take place within the limits of the easement; g) no building, structure, or any other type of improvement, shall be made, constructed, installed on, below or above the Easement area.



Instr# 8533396 Dorothy K. Tipok  
Recorded/Filed ASB Hunterdon County Clerk  
02/23/2005 15:23 Bk 2115 Pg 560 #Pg 6 EASEME

*James J. Mantz*

Professional Engineer & Land Surveyor  
(908) 231-9664  
FAX (908) 704-0319

N.J. PE. & L.S. License #27843  
N.J. PP. License #4832

150 Brahma Avenue  
Bridgewater, NJ 08807

**Description of a variable width drainage and detention basin easement  
on Block 25, Lot 2.02  
situated in  
Union Township Hunterdon County New Jersey**

Beginning at a concrete monument set at the common corner between Block 25, Lot 2.02 and Lot 2.03 on the southeasterly sideline of Gephardt Farm Road, a 40' wide right-of-way, said point being distant the following three courses from a point formed by the intersection of the southeasterly sideline of Gephardt Farm Road, if extended, with the southerly sideline of Race Street at 25' measured perpendicularly to the existing centerline, if extended:

- (a) S00°18'08"W a distance of 25.21' to a concrete monument set at a point of tangency along the southeasterly sideline of Gephardt Farm Road;
- (b) S00°18'08"W along the southeasterly sideline of Gephardt Farm Road a distance of 26.94' to a concrete monument set at a point of curvature;
- (c) Along the southeasterly sideline of Gephardt Farm Road along a curve to the right having a radius of 120.00', an arc length of 182.63', a chord of S43°54'04"W 165.51' to the point of beginning;

**Thence (1)** Along the southeasterly sideline of Gephardt Farm Road partially in reverse along tie course © above and along a curve to the left having a radius of 120.00', an arc length of 15.02', a chord of N83°54'54"E 15.01' to a point;

**Thence (2)** S04°22'20"E through Block 25, Lot 2.02 a distance of 244.96' to a point S71°18'44"E a distance of 87.88' to a point on a stream encroachment and drainage easement;

**Thence (3)** S32°02'00"W along the above referenced stream encroachment line a distance of 161.52' to a point on the common line between Block 25, Lot 2.02 and Lot 2.03;

**Thence (4)** N04°22'20"W along the common line between Block 25, Lot 2.02 and Lot 2.03 a distance of 408.93' to the point and place of beginning.

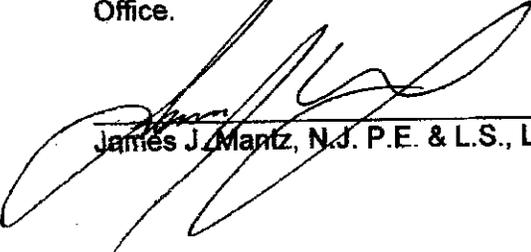
The stream encroachment line cited above was approved by the N.J. D.E.P. under stream encroachment permit #1025-00-0003.2 and is shown on a plan entitled "Stream

Encroachment Application, Preliminary Subdivision Plat for Lake Side Estates, Block 25, Lots 2 and 4, situated in Race Street, Union Township, Hunterdon County, New Jersey" dated revised 10/03/99, prepared by James J. Mantz, N.J. P.E. & L.S., Lic. # 27843.

The stream encroachment lines encompass wetlands and water courses and is also considered as a drainage easement. The detention basin as well as the area within the stream encroachment limits are subject to the following:

- a. The easements consist of the right, but no the obligation of Union Township, to erect, construct, install, use, inspect, repair, replace, remove, maintain and preserve a drainage facility of any type upon and over such area together with the right of entry upon said lands for the purpose of maintaining, inspecting, removing, repairing, clearing, reconstructing and rebuilding said drainage facilities and appurtenances.
- b. All maintenance within the limits of the easement shall be the responsibility of the lot owner including lawn and vegetation maintenance and major maintenance of structures.
- c. No topsoil, sand, gravel or minerals shall be excavated or removed, unless approved by Union Township. This does not preclude the removal of soil piles within the pond area that have been specifically approved for removal by the N.J. D.E.P. under permit #1025-00-0003.2.
- d. No disposal of refuse or waste materials of any type shall be permitted within the limits of the easement.
- e. No storage of materials shall take place within the limits of the easement.

This easement is shown on a map entitled "Final Subdivision Plat for Lake Side Estates Subdivision of Block 25, Lots 2 and 4, Tax Map Sheet 10, situated in Union Township, Hunterdon County, New Jersey" about to be filed in the Hunterdon County Clerk's Office.

  
James J. Mantz, N.J. P.E. & L.S., Lic. #27843

6/18/02  
Date

*James J. Mantz*

Professional Engineer & Land Surveyor  
(908) 231-9664  
FAX (908) 704-0319

N.J. PE. & L.S. License #27843  
N.J. PP. License #4832

150 Brahma Avenue  
Bridgewater, NJ 08807

**Description of a variable width drainage and detention basin easement  
On Block 25, Lot 2.03  
Situated in  
Union Township Hunterdon County New Jersey**

Beginning at a concrete monument set at the common corner between Lot 2.02 and Lot 2.03 on the southeasterly sideline of Gephardt Farm Road, a 40' wide right-of-way, said point being distant the following three courses from a point formed by the intersection of the southeasterly sideline of Gephardt Farm Road, if extended, with the southerly sideline of Race Street at 25' measured perpendicularly to the existing centerline, if extended:

- (a) S00°18'08"W a distance of 25.21' to a concrete monument set at a point of tangency along the southeasterly sideline of Gephardt Farm Road;
- (b) S00°18'08"W along the southeasterly sideline of Gephardt Farm Road a distance of 26.94' to a concrete monument set at a point of curvature;
- (c) Along the southeasterly sideline of Gephardt Farm Road along a curve to the right having a radius of 120.00', an arc length of 182.63', a chord of S43°54'04"W 165.51' to the point of beginning;

**Thence (1)** S04°22'20"E along the common line between Block 25, Lot 2.02 and Lot 2.03 a distance of 408.93' to a point on a stream encroachment and drainage easement;

**Thence (2)** S32°02'00"W through Block 25, Lot 2.03 and along the above referenced stream encroachment line a distance of 38.48' to a point;

**Thence (3)** N16°53'12"W through Block 25, Lot 2.03 a distance of 40.00' to a point;

**Thence (4)** N57°18'30"W through Block 25, Lot 2.03 a distance of 52.00' to a point;

**Thence (5)** N04°22'20"W through Block 25, Lot 2.03 a distance of 125.00' to a point;

**Thence (6)** N85°37'40"E through Block 25, Lot 2.03 a distance of 58.00' to a point;

**Thence (7)** N04°22'20"W through Block 25, Lot 2.03 a distance of 245.00' to a point on the southerly sideline of Gephardt Farm Road;

SIGNATURES. The Grantor signs this Drainage and Detention Basin Easement as of the date above.

Witnessed by:

Linda Jo Klem

Henry Lewis (Seal)  
HENRY LEWIS

STATE OF NEW JERSEY, COUNTY OF SOMERSET, SS.:

I CERTIFY that on ~~June 2/14~~, 2008, HENRY LEWIS, personally came before me and stated to my satisfaction that this person:

- (a) was the maker of the attached deed;
- (b) executed this deed as his 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)

Linda Jo Klem

LINDA JO KLEM  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires March 10, 2009



RAYMOND R. & DAVID W.  
TROMBADORE  
A PROFESSIONAL CORPORATION  
Counsellors at Law  
33 East High Street  
Somerville, NJ 08876

Prepared by:

  
DAVID W. TROMBADORE, ESQ.

25

## DRAINAGE EASEMENT

### Variable Width Stream Encroachment and Drainage Easement Lots 2.06 and 2.09, Block 25

KNOW ALL MEN BY THESE PRESENTS, that on ~~June~~ <sup>Feb.</sup> 16, 2005, the undersigned,

HENRY LEWIS, having an address of P.O. Box 242, Whitehouse Sta., New Jersey, hereinafter the "Grantor," in consideration of the sum of ONE DOLLAR (\$1.00) does hereby grant and dedicate unto THE TOWNSHIP OF UNION, 140 Perryville Road, Hampton, New Jersey, hereinafter the "Grantee,"

**TRANSFER OF OWNERSHIP.** The Grantor grants and conveys the property described below to the Grantee. This transfer is made for the sum of ONE DOLLAR (\$1.00). The Grantor acknowledges receipt of this money.

**TAX MAP REFERENCE.** Affecting Lots 2.06 and 2.09 in Block 25 as shown on the Tax Map of the Township of Union.

**PROPERTY.** The property consists of a variable width drainage and detention basin easement across Lots 2.06 and 2.09 in the Township of Union, County of Hunterdon and State of New Jersey described on Schedule "A" attached hereto and made a part hereof and is also shown on a map entitled, "Final Subdivision Plat for Lake Side Estates, Subdivision of Block 25, Lots 2 and 4 situated in Union Township, Hunterdon County, New Jersey" prepared by James J. Mantz, P.E., P.L.S., dated October 17, 2000 to be filed in the Hunterdon County Clerk's Office..

Being part of the same premises conveyed to the Grantor by Deed of Fifty-Seven, Inc. dated August 23, 2000 and recorded September 25, 2000 in the Hunterdon County Clerk's Office in Deed Book 1247, Pages 0162 et seq.

**PROMISES BY GRANTOR.** The Grantor promises that the Grantor has done no act to encumber the property. This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property.

**PURPOSE.** Said easement is conveyed to Grantee for public purpose or public use pursuant to the New Jersey Land Use Law, N.J.S.A. 40:55D-1, et seq. Said easement is dedicated to the Township of Union and is subject to the following: a) the easement consists of the right, but not the obligation of the Township to erect, construct, install, use, inspect, repair, replace, remove, maintain and preserve a drainage facility of any type upon and over such area together with the right of entry upon said lands for the purpose of maintaining, inspecting, removing, repairing, cleaning, reconstructing and rebuilding said drainage facilities and appurtenances; b) all maintenance within the limits of the easement shall be the responsibility of Lot Owner including lawn and vegetation maintenance and major maintenance of structures; c) no structure of any description, other than drainage facilities approved by the Township shall be erected; d) no topsoil, sand, gravel or minerals shall be excavated or removed, unless approved by the Township, said limitation not to preclude the removal of soil piles within the pond area that have been specifically approved for removal by the NJDEP under permit # 014-00-0003.2; e) no disposal of any nature, including but not limited to, grass clippings, trees or limbs, leaves, refuse or waste materials, natural or manmade and of any type shall be permitted to be disposed of within the limits of the easement; f) no storage of materials shall take place within the limits of the easement; g) no building, structure, or any other type of improvement, shall be made, constructed, installed on, below or above the Easement area.



Instr# 8533391 Dorothy K. Tirpok  
Recorded/Filed ASB Hunterdon County Clerk  
02/23/2005 15:21 Bk 2115 Pg 555 #Pg 4 EASEME

*James J. Mantz*

Professional Engineer & Land Surveyor  
(908) 231-9664  
FAX (908) 704-0319

N.J. PE. & L.S. License #27843  
N.J. PP. License #4832

150 Brahma Avenue  
Bridgewater, NJ 08807

**Description of a variable width stream encroachment and drainage easement  
On Block 25, Lots 2.06 and 2.09  
Situated in  
Union Township Hunterdon County New Jersey**

Beginning at a concrete monument set at a point of curvature on the southerly sideline of Race Street, at 25' measured perpendicularly to the existing centerline, said point being the following course from a point formed by the intersection of the southerly sideline of Race Street at 25' measured perpendicularly to the existing centerline, if extended, with the northwesterly sideline of Gephardt Farm Road, a 40' wide right-of-way, if extended:

(a) N89°41'52"W a distance of 25.00' to the point of beginning marked by a concrete monument set at a point of curvature;

**Thence (1)** along a curve to the right having a radius of 25.00', an arc length of 39.27', a chord of S44°41'52"E 35.36' to a point of tangency;

**Thence (2)** S00°18'08"W along the northwesterly sideline of Gephardt Farm Road a distance of 27.00' to a point of curvature;

**Thence (3)** along the northwesterly sideline of Gephardt Farm Road along a curve to the right having a radius of 80.00', an arc length of 36.32', a chord of S13°18'29"W 36.01' to a point;

**Thence (4)** N80°18'00"W through Block 25, Lot 2.09 a distance of 159.81' to a point;

**Thence (5)** S77°57'00"W through Block 25, Lot 2.09 a distance of 117.00' to a point;

**Thence (6)** S89°20'00"W through Block 25, Lot 2.09 a distance of 158.00' to a point;

**Thence (7)** N85°58'00"W through Block 25, Lot 2.09 a distance of 248.31' to a point on the common line between Block 25, Lot 2.09 and Lot 2.06;

**Thence (8)** N85°58'00"W through Block 25, Lot 2.06 a distance of 43.69' to a point;

**Thence (9)** N47°36'00"W through Block 25, Lot 2.06 a distance of 80.00' to a concrete monument set at a point of tangency on the southerly sideline of Race Street, at 25' measured perpendicularly to the existing centerline;

RAYMOND R. & DAVID W.  
TROMBADORE  
A PROFESSIONAL CORPORATION  
Counsellors at Law  
33 East High Street  
Somerville, NJ 08876

Prepared by:

  
DAVID W. TROMBADORE, ESQ.

25

**DRAINAGE EASEMENT**  
**VARIABLE WIDTH DRAINAGE EASEMENT**  
**Lot 2, Block 25**

KNOW ALL MEN BY THESE PRESENTS, that on ~~Jan 16~~ <sup>Feb. 16</sup> 2005, the undersigned,

HENRY LEWIS, having an address of P.O. Box 242, Whitehouse Sta., New Jersey, hereinafter the "Grantor," in consideration of the sum of ONE DOLLAR (\$1.00) does hereby grant and dedicate unto THE TOWNSHIP OF UNION, 140 Perryville Road, Hampton, New Jersey, hereinafter the "Grantee,"

TRANSFER OF OWNERSHIP. The Grantor grants and conveys the property described below to the Grantee. This transfer is made for the sum of ONE DOLLAR (\$1.00). The Grantor acknowledges receipt of this money.

TAX MAP REFERENCE. Affecting Lot 2 in Block 25 as shown on the Tax Map of the Township of Union.

PROPERTY. The property consists of a variable width drainage easement across Lot 2 in the Township of Union, County of Hunterdon and State of New Jersey described on Schedule "A" attached hereto and made a part hereof and is also shown on a map entitled, "Final Subdivision Plat for Lake Side Estates, Subdivision of Block 25, Lots 2 and 4 situated in Union Township, Hunterdon County, New Jersey" prepared by James J. Mantz, P.E., P.L.S., dated October 17, 2000 to be filed in the Hunterdon County Clerk's Office..

Being part of the same premises conveyed to the Grantor by Deed of Fifty-Seven, Inc. dated August 23, 2000 and recorded September 25, 2000 in the Hunterdon County Clerk's Office in Deed Book 1247, Pages 0162 et seq.

PROMISES BY GRANTOR. The Grantor promises that the Grantor has done no act to encumber the property. This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property.

PURPOSE. Said easement is conveyed to Grantee for public purpose or public use pursuant to the New Jersey Land Use Law, N.J.S.A. 40:55D-1, et seq. Said easement is dedicated to the Township of Union and is subject to the following: a) the easement consists of the right, but not the obligation of the Township to erect, construct, install, use, inspect, repair, replace, remove, maintain and preserve a drainage facility of any type upon and over such area together with the right of entry upon said lands for the purpose of maintaining, inspecting, removing, repairing, cleaning, reconstructing and rebuilding said drainage facilities and appurtenances; b) all maintenance within the limits of the easement shall be the responsibility of Lot Owner including lawn and vegetation maintenance and major maintenance of structures; c) no structure of any description, other than drainage facilities approved by the Township shall be erected; d) no topsoil, sand, gravel or minerals shall be excavated or removed, unless approved by the Township, said limitation not to preclude the removal of soil piles within the pond area that have been specifically approved for removal by the NJDEP under permit # '014-00-0003.2; e) no disposal of any nature, including but not limited to, grass clippings, trees or limbs, leaves, refuse or waste materials, natural or manmade and of any type shall be permitted to be disposed of within the limits of the easement; f) no storage of materials shall take place within the limits of the easement; g) no building, structure, or any other type of improvement, shall be made, constructed, installed on, below or above the Easement area.



Instr# 8533389 Dorothy K. Tirpok  
Recorded/Filed ASB Hunterdon County Clerk  
02/23/2005 15:20 Bk 2115 Pg 552 #Pg 4 EASEME

4

*James J. Mantz*

Professional Engineer & Land Surveyor  
(908) 231-9664  
FAX (908) 704-0319

N.J. P.E. & L.S. License #27843  
N.J. P.P. License #4832

150 Brahma Avenue  
Bridgewater, NJ 08807

**Description of a variable width drainage easement  
On Block 25, Lot 2  
Situated in  
Union Township Hunterdon County New Jersey**

Beginning at a concrete monument set marking a point of tangency on the southeasterly sideline of Gephardt Farm Road, a 40' wide right-of-way, said point being distant the following course from a point formed by the intersection of the southeasterly sideline of Gephardt Farm Road, if extended, with the southerly sideline of Race Street at 25' measured perpendicularly to the existing centerline, if extended:

(a) S00°18'08"W a distance of 25.21' to the point of beginning marked by a concrete monument set at a point of tangency;

**Thence (1)** along the southeasterly sideline of Gephardt Farm Road along a curve to the right, having a radius of 25.00', an arc length of 7.02', a chord of N08°20'59"E 7.00' to a point;

**Thence (2)** S35°44'00"E through Block 25, Lot 2 a distance to 42.52' to a point on the common line between Lot 2 and Lot 2.08;

**Thence (3)** N88°34'00"W along a portion of the common line between Block 25, Lot 2 and Lot 2.08 a distance of 26.00' to a point on the southeasterly sideline of Gephardt Farm Road;

**Thence (4)** N00°18'08"E along the southeasterly sideline of Gephardt Farm Road a distance of 26.94' to the point and place of beginning.

This drainage easement is subject to the following:

- a. The easements consist of the right, but not the obligation of Union Township, to erect, construct, install, use, inspect, repair, replace, remove, maintain and preserve a drainage facility of any type upon and over such area together with the right of entry upon said lands for the purpose of maintaining, inspecting, removing, repairing, clearing, reconstructing and rebuilding said drainage facilities and appurtenances.
- b. All maintenance within the limits of the easement shall be the responsibility of the lot owner including lawn and vegetation maintenance and major maintenance of structures.

25

**DEED**

Prepared by:

*John Bilheimer*  
\_\_\_\_\_  
JOHN BILHEIMER  
AN ATTORNEY AT LAW OF NEW JERSEY

This Deed is made on, May 1, 2006

**BETWEEN**

**PHILIP B. ARMSTRONG and DIANA R. ARMSTRONG, husband and wife, tenants in common**

whose address is 61 Race Street, Union Township, Pittstown, New Jersey 08867

referred to as the Grantor,

**AND**

**ALYCE K. NOONAN**

whose post office address is about to be: 61 Race Street, Union Township, Pittstown, New Jersey 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 Six Hundred Fifteen Thousand AND no/100 (\$615,000.00) dollars. The Grantor acknowledges receipt of this money.

**Tax Map Reference.** (N.J.S.A. 46:15-2.1) Municipality of Union  
Block No. 25 Lot No. 2 Account No. [Enter 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 the State of New Jersey. The legal description is:

See Schedule A attached hereto.

Being the same premises conveyed to said Grantors by Deed from Henry Lewis, date March 22, 2005, recorded March 30, 2005 in the Hunterdon County Clerk's Office in Deed Book 2118, Page 56.



Consideration: 615000.00  
Realty Tax: 2484.50 A  
Fees: 100.00

Instr# 8584931 Dorothy K. Tirpok  
Recorded/Filed ASB Hunterdon County Clerk  
05/02/2006 15:04 Bk 2153 Pg 833 #Pg 7 DEED

6224

25/2

Title No. LX-12440-2006

**SCHEDULE A  
DESCRIPTION**

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

BEING known and designated as Lot No. 2 as shown on a certain map entitled, "Final Subdivision Plat for Lake Side Estates, Subdivision of Block 25, Lots 2 and 4, Tax Map sheet 10, situated in Union Township, Hunterdon County, New Jersey", dated October 17, 2000, revised to March 9, 2001, prepared by James J. Mantz, Professional Engineer and Land Surveyor, said map being duly filed in the Hunterdon County Clerk's Office on September 6, 2002 as Map No. 8384850.

BEING more particularly described as follows:

BEGINNING at a concrete monument found in the Southerly sideline of Race Street, a 50 foot wide right of way. Said monument being Easterly a distance of 25.21 feet from a point formed by the intersection of the Southerly sideline of Race Street, if extended, with the Easterly sideline of Gephardt Farm Road, a 40 foot wide right of way, if extended, as show on a map entitled "Final Subdivision Play for Lake Side Estates Subdivision of Block 25, Lot 2 and 4, Tax Map Sheet 10 Situated in Union Township, Hunterdon County, New Jersey", filed in the Hunterdon County Clerk's Office; thence

- 1) Along the Southerly sideline of Race Street along a curve to the right having a radius of 1,650.00 feet an arc length of 243.25 feet to a concrete monument found at a point of tangency; thence
- 2) South 80 degrees 45 minutes 52 seconds East along the Southerly sideline of Race Street a distance of 200.00 feet to an angle point in the Southerly sideline of Race Street; thence
- 3) North 09 degrees 14 minutes 08 seconds East a distance of 5.00 feet to a point in the Southerly sideline of Race Street. Said point being 20.00 feet Southerly of the centerline of Race Street; thence
- 4) South 80 degrees 45 minutes 52 seconds East along the Southerly sideline of Race Street, at 20.00 feet Southerly of the centerline of Race Street, a distance of 18.89 feet to a point of curvature; thence
- 5) Along the Southerly sideline of Race Street, at 20.00 feet southerly of the centerline of Race Street, along a curve to the left having a radius of 595.00 feet an arc length of 35.67 feet to an angle point in the Southerly sideline of Race Street; thence
- 6) South 05 degrees 48 minutes 92 seconds West a distance of 5.00 feet to a concrete monument found in the Southerly sideline of Race Street at 25.00 feet Southerly of the centerline of Race Street; thence

Legal Description

CHICAGO TITLE INSURANCE COMPANY

**Title No. LX-12440-2006**

**SCHEDULE A  
DESCRIPTION  
Continued**

7) Along the Southerly sideline of Race Street along a curve to the left having a radius of 600.00 feet an arc length of 229.84 feet to a concrete monument found at a point of tangency; thence

8) North 73 degrees 51 minutes 08 seconds East along the Southerly sideline of Race Street a distance of 345.01 feet to a concrete monument found at a point of curvature; thence

9) Along the Southerly sideline of Race Street along a curve to the right having a radius of 578.00 feet an arc length of 91.80 feet to a concrete monument found at a point of tangency; thence

10) North 82 degrees 57 minutes 08 seconds East along the Southerly sideline of Race Street a distance of 114.69 feet to a concrete monument found in the Westerly line of Lot 7; thence

11) South 15 degrees 21 minutes 58 seconds West partially along the Westerly line of Lot 7 a distance of 27.04 feet to a point and Northeasterly corner of Lot 2.08, an "open space" lot as show on a map entitled "Final Subdivision Plat for Lake Side Estates Subdivision of Block 25, Lot 2 and 4, Tax Map Sheet 10 situated in Union Township, Hunterdon County, New Jersey" filed in the Hunterdon County Clerk's Office; thence

12) South 54 degrees 56 minutes 00 seconds West along a Northerly line of Lot 2.08 a distance of 307.47 feet to a point; thence

13) South 76 degrees 47 minutes 30 seconds West along a Northerly line of Lot 2.08 a distance of 260.00 feet to a point in or near the edge of an existing pond; thence

14) North 16 degrees 08 minutes 52 seconds West along an Easterly line of Lot 2.08 a distance of 110.00 feet to a point in or near the edge of an existing pond; thence

15) South 69 degrees 26 minutes 00 seconds West along a Northerly line of Lot 2.08 a distance of 240.22 feet to a point in or near the edge of an existing pond; thence

16) North 88 degrees 34 minutes 00 seconds West along a Northerly line of lot 2.08 a distance of 50.00 feet to a point in or near the edge of an existing pond; thence

17) North 60 degrees 16 minutes 30 seconds West along a Northerly line of Lot 2.08 a distance of 186.00 feet to a point in or near the edge of an existing pond; thence

18) North 88 degrees 34 minutes 00 seconds West along a Northerly line of Lot 2.08 a distance of 303.00 feet to a concrete monument found in the Easterly sideline of Gephardt Farm Road, a 40 foot wide right of way; thence

19) North 00 degrees 18 minutes 08 seconds East along the Easterly sideline of Gephardt Farm Road a distance of 26.94 feet to a concrete monument found at a point of curvature; thence

Legal Description

CHICAGO TITLE INSURANCE COMPANY

Title No. LX-12440-2006

**SCHEDULE A  
DESCRIPTION  
Continued**

20) Along a curve to the right that connects the Easterly sideline of Gephardt Farm Road with the Southerly sideline of Race Street having a radius of 25.00 feet and arc length of 39.48 feet to the point and place of BEGINNING.

The above description was drawn in accordance with a survey prepared by James J. Mantz, Professional Engineer & Land Surveyor dated February 16, 2005.

**Note for Information Only:**

The land referred to in this Commitment is commonly known as Lot(s) 2, Block 25 on the Tax Map of the Township of Union, in the County of Hunterdon, also known as 61 Race Street.

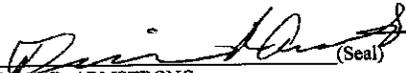
**Promises by Grantor.** The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such 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:

 (Seal)  
PHILIP B. ARMSTRONG

  
JOHN A. BILHEIMER  
AN ATTORNEY AT LAW OF NEW JERSEY

 (Seal)  
DIANA R. ARMSTRONG

STATE OF NJ, COUNTY OF MORRIS

SS.:

I CERTIFY that on May 1, 2006

PHILIP B. ARMSTRONG and DIANA R. ARMSTRONG, 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:

\$615,000.00  
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.)

  
JOHN A. BILHEIMER  
AN ATTORNEY AT LAW OF NEW JERSEY

**RECORD AND RETURN**

Walter N. Wilson, Esq.  
Grist Mill Commons  
148 Main Street  
Lebanon, New Jersey 08833

**AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER**

(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 MORRIS

} ss.

FOR RECORDER'S USE ONLY	
Consideration	\$ <u>615,000</u>
RTF paid by seller	\$ <u>2484.50</u> A
Date	<u>5/2/06</u> By <u>ASB</u>

\*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, JOHN A. BILHEIMER, ESQ., being duly sworn according to law upon his/her oath,  
(Name)  
deposes and says that he/she is the Legal Representative in a deed dated May 1, 2006 transferring  
(Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)  
real property identified as Block number 25 Lot number 2 located at  
61 Race Street, Township of Union, Hunterdon County and annexed thereto.  
(Street Address, Municipality, County)

**(2) CONSIDERATION** \$ 615,000.00 (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.

**(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. \* (See Instruction #7 on reverse side for A or B)
- B. **BLIND PERSON** Grantor(s)  legally blind or, \*
- DISABLED PERSON** Grantor(s)  permanently and totally disabled  Receiving disability payments  Not gainfully employed\*

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 1 day of May, 2006

*Rose M. Duboych*

**ROSE M. DUBOYCH**  
A Notary Public of New Jersey  
My Commission Expires March 11, 2008

*Philip B. Armstrong*  
Signature of Deponent  
60 Baldwin Rd, Parsippany, NJ  
Deponent Address

Philip B. Armstrong  
Grantor Name  
61 Race Street, Pittstown, NJ  
Grantor Address at Time of Sale

Bilheimer & Raquet  
Name/Company of Settlement Officer



FOR OFFICIAL USE ONLY	
Instrument Number	<u>8584930</u> County <u>Hunterdon</u>
Deed Number	Book _____ Page _____
Deed Dated	<u>5/1/06</u> Date Recorded <u>5-2-06</u>

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 [www.state.nj.us/treasury/taxation/pt/localtax.htm](http://www.state.nj.us/treasury/taxation/pt/localtax.htm).



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)

Phillip B. Armstrong and Diana R. Armstrong

Current Resident Address:

Street: 61 Race Street

City, Town, Post Office

State

Zip Code

Union Township, Pittstown

NJ

08867

**PROPERTY INFORMATION (Brief Property Description)**

Block(s)

Lot(s)

Qualifier

25

2

Street Address:

61 Race Street

City, Town, Post Office

State

Zip Code

Union Township, Pittstown

NJ

08867

Seller's Percentage of Ownership

Consideration

Closing Date

100%

\$615,000.00

05/01/2006

**SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to NON-residents)**

1.  I am a resident taxpayer (individual, estate, or trust) 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 an 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.
8.  Transfer by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this state.

**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.

5/1/06

Date

5/1/06

Date

Signature

(Seller) Please indicate if Power of Attorney or Atton

Signature

(Seller) Please indicate if Power of Attorney or Atton



END OF DOCUMENT