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Prepared By: James F. Moscagiuri
JAMES F. MOSCAGIURI, ESQ.

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**DEED
(NEW CONSTRUCTION)**

THIS DEED is made on April 21, 2004, and delivered on April 27, 2004,

BETWEEN: TOLL NJ IV, L.P. a New Jersey Limited Partnership, having its principal office c/o Toll Brothers, Inc., 3103 Philmont Avenue, Huntingdon Valley, PA 19006,

referred to as the GRANTOR.

AND LUIS F. VIEGAS and IRENE A. VIEGAS,
husband and wife,

whose post office address is about to be **6 Asher Smith Road, Pittstown, NJ 08867,**

referred to as the GRANTEE.

The word "Grantee" shall mean 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 EIGHT HUNDRED TWENTY SIX THOUSAND EIGHT HUNDRED TEN-----
-----(\$826,810.00) DOLLARS

The Grantor acknowledges receipt of this money.

TAX MAP REFERENCE. (N.J.S.A. 46:15-1.1) Municipality of Union Township

Block No. 27 Lot No. 3.13 Account No.

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 as follows:

BEING known and designated as Lot 3.13, Block 27 as shown on a certain map entitled: "FINAL SUBDIVISION PLAT, Block 27, Lot 3, THE SANCTUARY, Union Township, Hunterdon County, New Jersey", dated December 10, 2002, prepared by Eastern States Engineering Inc., and filed in the Hunterdon County Clerk's Office on June 25, 2003, as Instrument No. 8437290. Being further described in accordance Schedule "A" attached hereto.

BEING commonly known and designated as 6 Asher Smith Road, Pittstown, NJ 08867.

BEING also known as TBI Lot No. 8. (The Sanctuary)

BEING a portion of the same premises conveyed to TOLL NJ IV, L.P. by Deed dated July 12, 2002, from Walter J. Stobb and Jeannie Stobb, a/k/a Jean M. Stobb, husband and wife, and recorded July 23, 2002, in the Hunterdon County Clerk's Office in Deed Book 2043, Page 43; and by Deed dated July 12, 2002, from Margaret A. Stobb Irrevocable Wealth Management Trust Dated May 7, 1991, recorded July 23, 2002, in Deed Book 2043, Page 46.

SUBJECT to Declaration of Protective Covenants recorded in the Hunterdon County Clerk's Office on June 25, 2003, in Book 2066, Page 703,

Being subject to easements, restrictions and zoning ordinances of record.

27/3.13



Consideration: 826810.00
Realty Tax: 5825.60 D
Fees: 60.00

SCHEDULE "A"

DESCRIPTION
LOT 3.13 BLOCK 27
THE SANCTUARY
UNION TOWNSHIP, HUNTERDON COUNTY, NEW JERSEY

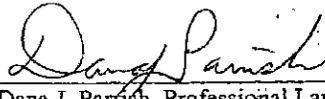
BEGINNING at a corner common to Lot 3.13 and Lot 3.15, Block 27, on the Easterly Right of Way line of Asher Smith Road (40' R.O.W.), distant 1,681.25 feet as measured along said line on various courses from the intersection of same extended with the extended Northerly Right of Way line of Cooks Cross Road; thence

1. Along said right of way line on the arc of a curve to the left having a radius of 58.00 feet, an arc length of 96.13 feet and a central angle of 94 degrees 57 minutes 29 seconds; thence along a line common to Lots 3.12 and 3.13 on the following two (2) courses:
2. North 20 degrees 08 minutes 12 seconds East, 75.51 feet; thence
3. North 04 degrees 53 minutes 59 seconds East, 688.30 feet; thence
4. Along a line common to Lots 1.01 and 3.13, North 31 degrees 12 minutes 03 seconds East, 138.46 feet; thence
5. Along a line common to Lots 2 and 3.13, North 76 degrees 14 minutes 29 seconds East, 141.51 feet; thence along a line common to Lots 3.13 and 3.14 on the following three (3) courses:
6. South 02 degrees 14 minutes 29 seconds West, 324.04 feet; thence
7. South 06 degrees 26 minutes 40 seconds East, 112.52 feet; thence
8. South 86 degrees 13 minutes 54 seconds East, 356.08 feet; thence
9. Along a line common to Lots 3.03 and 3.13, South 00 degrees 14 minutes 17 seconds West, 240.07 feet; thence
10. Along a line common to Lots 3.04 and 3.13, North 89 degrees 45 minutes 43 seconds West, 221.00 feet; thence
11. Continuing along a line common to Lots 3.04 and 3.01 with Lot 3.13, South 00 degrees 14 minutes 17 seconds West, 316.98 feet; thence along a line common to Lots 3.13 and 3.15 on the following two (2) courses
12. North 89 degrees 45 minutes 43 seconds West, 338.02 feet; thence
13. North 64 degrees 54 minutes 18 seconds West, 61.11 feet to the point of BEGINNING.

Containing 8.30 acres, more or less.

Subject to restrictions and easements of record, if any.

The above described tract being known and designated as Lot 3.13, Block 27, as it appears on a map entitled "FINAL SUBDIVISION PLAT, BLOCK 27 LOT 3, THE SANCTUARY", dated 12/10/02, prepared by Eastern States Engineering, Inc. and filed in the Hunterdon County Clerk's Office on 6/25/03, as Instrument No. 8437290.


Dana J. Parrish, Professional Land Surveyor
New Jersey License No. 30092

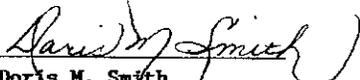
Sv08

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. This Deed is signed and attested to by the Grantor's proper representative as of the date at the top of the first page. Its corporate seal is affixed.

ATTESTED BY:

TOLL NJ IV, L.P.,
a New Jersey Limited Partnership
By TOLL LAND CORP. NO. 10,
A Delaware Corporation, General Partner


Doris M. Smith
Assistant Secretary

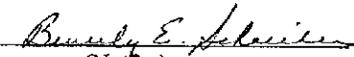
BY: 
Kathryn L. Yates
Asst. Vice President

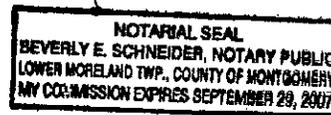
COMMONWEALTH OF PENNSYLVANIA :
SS:
COUNTY OF MONTGOMERY :

I CERTIFY that on *April 21*, 2004, Kathryn L. Yates

personally came before me and acknowledged under oath to my satisfaction, that this person:

- (a) is the **Asst. Vice President** of TOLL LAND CORP. NO. 10, A Delaware corporation, General Partner of TOLL NJ IV, L.P., a New Jersey Limited Partnership, the Grantor named in this Deed;
- (b) was authorized to and did execute this Deed on behalf of said corporation;
- (c) this Deed was signed and delivered by the corporation as its voluntary act duly authorized by a proper resolution of its Board of Directors;
- (d) this deed was made for \$ 826,810.00 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.)
- (e) executed this Deed as the act of the entity.


(Notary)



Record & Return to:

JEREMY NOVAK, ESQ.
Novak & Novak
17 East Main Street
Clinton, NJ 08809



AA
Prepared By: James F. Mosca
JAMES F. MOSCAGIURI, ESQ.

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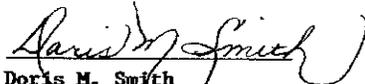
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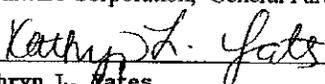
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Signatures. This Deed is signed and attested to by the Grantor's proper representative as of the date at the top of the first page. Its corporate seal is affixed.

ATTESTED BY:

TOLL NJ IV, L.P.,
a New Jersey Limited Partnership
By TOLL LAND CORP. NO. 10,
A Delaware Corporation, General Partner


Doris M. Smith
Assistant Secretary

BY: 
Kathryn L. Yates
Asst. Vice President

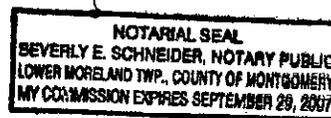
COMMONWEALTH OF PENNSYLVANIA :
SS:
COUNTY OF MONTGOMERY :

I CERTIFY that on *April 21*, 2004, Kathryn L. Yates

personally came before me and acknowledged under oath to my satisfaction, that this person:

- (a) is the **Asst. Vice President** of TOLL LAND CORP. NO. 10, A Delaware corporation, General Partner of TOLL NJ IV, L.P., a New Jersey Limited Partnership, the Grantor named in this Deed;
- (b) was authorized to and did execute this Deed on behalf of said corporation;
- (c) this Deed was signed and delivered by the corporation as its voluntary act duly authorized by a proper resolution of its Board of Directors;
- (d) this deed was made for \$ 826,810.00 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.)
- (e) executed this Deed as the act of the entity.


(Notary)



Record & Return to:

JEREMY NOVAK, ESQ.
Novak & Novak
17 East Main Street
Clinton, NJ 08809

