

R+R 71187
JENSEN & MAROTTA ASSOCIATES, INC.
71 UNION AVENUE - P.O. BOX 67
RUTHERFORD, NEW JERSEY 07070

B1205 P0733

AA
29/2.24
Prepared By: Michael S. Selvaggi, Esq.
DEED

THIS DEED is made on February 10, 1999,

BETWEEN: BRASS CASTLE ESTATES, 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: RICHARD S. ROKOW and DONNA ROKOW,
husband and wife,

whose post office address is about to be **3 Stevens Lane, 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

FIVE HUNDRED FORTY THREE THOUSAND TWO HUNDRED EIGHTY SIX-----
-----(\$543,286.00) DOLLARS-----

The Grantor acknowledges receipt of this money.

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

Block No. 29 Lot No. 2.24 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 2.24, Block 29 as shown on a certain map entitled: "Final Plat, Section 2, Brass Castle Estates, Lot 2, Block 29", revised 3/17/98, prepared by The Chester Partnership, and filed in the Hunterdon County Clerk's Office on 9/18/98 as Map No. 1297, Sheets 1 through 3. Being further described in accordance with Schedule "A" attached hereto.

BEING commonly known and designated as **3 Stevens Lane, Pittstown, NJ 08867**

BEING also known as TBI Lot No. 24 (**Brass Castle Estates II**)

BEING a part of the same premises conveyed to BRASS CASTLE ESTATES, L.P., a New Jersey Limited Partnership, by Deed from Brinkerhoff Home Builders, Inc. dated August 29, 1997, and recorded September 18, 1997, in Deed Book 1173, Page 660.

SUBJECT to easements, restrictions and zoning ordinances of record.

BEING FURTHER SUBJECT to open space and/or conservation and open space easement per attached Exhibit "L" indicating buildable area.

COUNTY OF HUNTERDON
CONSIDERATION 543,286.00
REALTY TRANSFER FEE 2192.50
DATE 2/22/99 BY ASB

111907

fee/6e

B1205 P0734

SCHEDULE "A"

DESCRIPTION
LOT 2.24 BLOCK 29
BRASS CASTLE ESTATES
TOWNSHIP OF UNION, HUNTERDON COUNTY, NEW JERSEY

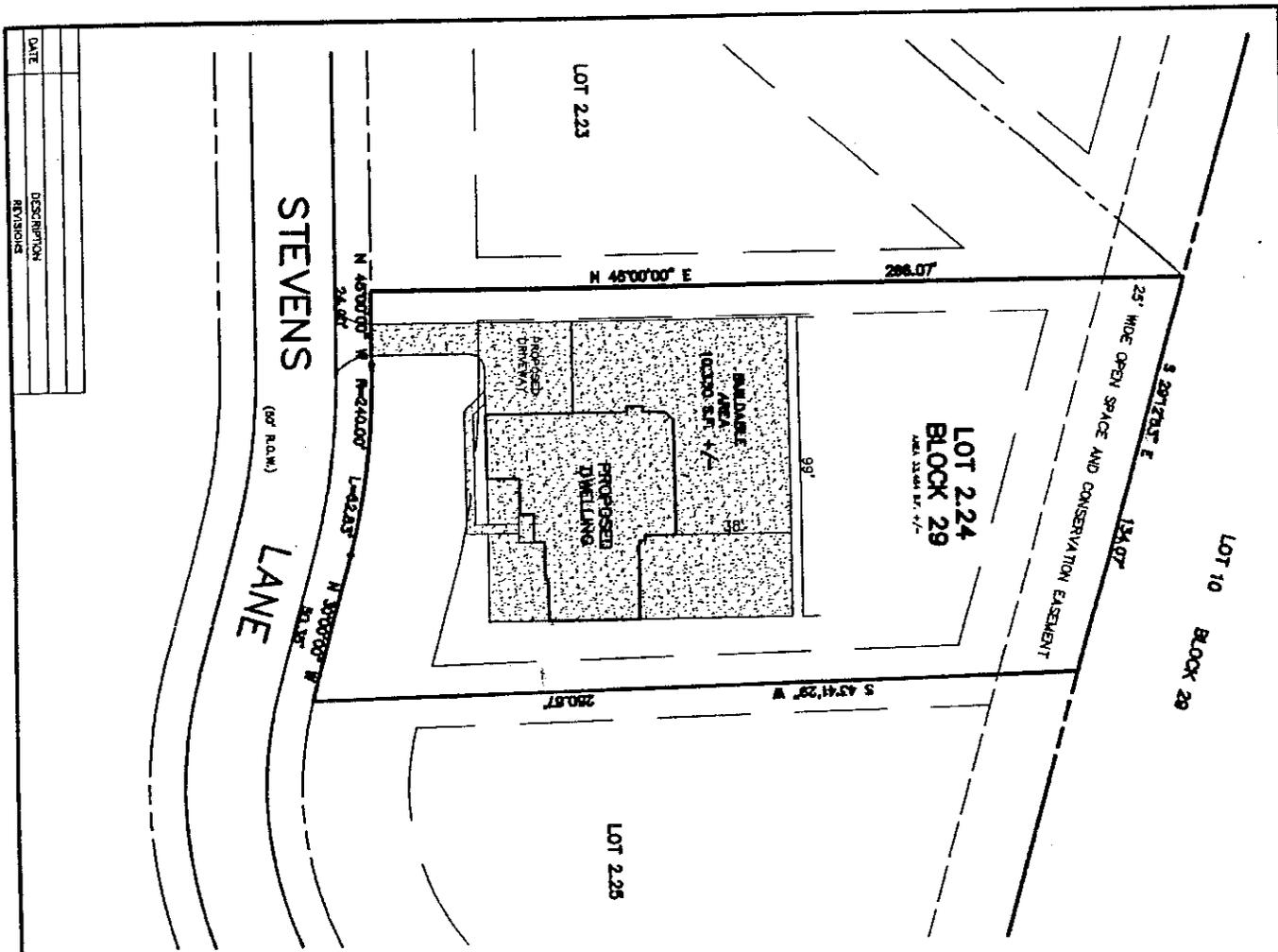
BEGINNING at a corner common to Lot 2.23 and Lot 2.24, Block 29, on the Easterly Right of Way line of Stevens Lane, distant 174.04 feet as measured along said line from the intersection of same extended with the extended Southerly Right of Way line of Wyckoff Drive, as shown on a map entitled "FINAL PLAT, SECTION 2, BRASS CASTLE ESTATES, LOT 2 BLOCK 29", revised dated 3/17/98, sheets 1 through 3, prepared by The Chester Partnership, and filed in the Hunterdon County Clerk's Office on 9/18/98 as Map No. 1297, sheets 1 through 3; thence

1. Along a line common to Lots 2.23 and 2.24, North 45 degrees 00 minutes 00 seconds East, 266.07 feet; thence
2. Along a line common to Lots 2.24 and 10, South 29 degrees 12 minutes 53 seconds East, 134.07 feet; thence
3. Along a line common to Lots 2.24 and 2.25, South 43 degrees 41 minutes 29 seconds West, 250.87 feet to the aforementioned Easterly Right of Way line of Stevens Lane; thence along said right of way line on the following three (3) courses:
4. North 30 degrees 00 minutes 00 seconds West, 50.35 feet to a point of curvature; thence
5. Along the arc of a curve to the left having a radius of 240.00 feet, an arc length of 62.83 feet and a central angle of 15 degrees 00 minutes 00 seconds to a point of tangency; thence
6. North 45 degrees 00 minutes 00 seconds West, 24.00 feet to the point of BEGINNING.

Containing 33,454 square feet, more or less.

Subject to restrictions and easements of record, if any.

Sv024



THIS EXHIBIT IS SOLELY INTENDED TO DENOTE THE NET BUILDABLE AREA.

EXHIBIT "L"
ACKNOWLEDGMENT OF NET BUILDABLE AREA

Adrian Stroh BUYER 5-5-98 DATE
Lorray Kelle BUYER 5-5-98 DATE
Paul Stroh SELLER 5/2/98 DATE

NOTE:
 BORN HEREBY ACKNOWLEDGES THAT THIS PLOT PLAN ATTACHED TO THE
 PURCHASE OF SALES EXHIBIT "L" DOES NOT CONSTITUTE A SURVEY
 OF THE PREMISES. ALL DIMENSIONS AND AREAS ARE APPROXIMATE
 AND ARE SUBJECT TO FIELD VARIATIONS. DASHED LINES REPRESENT
 EASEMENTS, DETAILS OF RESTRICTIONS, AGREEMENTS, EASEMENTS, ETC.,
 THAT A CURRENT SURVEY AND/OR TITLE REPORT WOULD INDICATE.
 REVISIONS TO THIS PLOT PLAN SIZE MAY EFFECT THE COMPUTATION
 OF THE NET BUILDABLE AREA.

PROPOSED HOUSE
 EXISTING PORCH
 1-CAR SIDE ENTRY GARAGE
 1-1/2 BATHS
 CONSERVATORY EYE - OPT. 038
 SOLARIUM - OPT. 501
 EXPANDED FAMILY ROOM - OPT. 023

EXHIBIT "L"
 LOT 224 BLOCK 29
 BRASS CASTLE ESTATES

TOWNSHIP OF LINCOLN, HUNTERDON COUNTY, NEW JERSEY

DATE	DESCRIPTION	REVISIONS

SCALE: N.T.S. DATE: 05-07-98 DWG. NO.: EX1024

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 LAND CORP. NO. 10,
A Delaware Corporation, General
Partner of BRASS CASTLE ESTATES, L.P.,
a New Jersey Limited Partnership

Carole E. Coyne
Carole E. Coyne
Assistant Secretary

BY: *Bernard P. Anderson*
Bernard P. Anderson
Vice President

STATE OF PENNSYLVANIA :
SS:
COUNTY OF MONTGOMERY :

I CERTIFY that on February 10, 1999, Carole E. Coyne

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

- (a) this person is the Asst. Secretary of TOLL LAND CORP. NO. 10, General Partner of BRASS CASTLE ESTATES, L.P., a New Jersey Limited Partnership, the Grantor named in this Deed;
- (b) this person is the attesting witness to the signing of this Deed by the proper corporate officer who is Bernard P. Anderson, the Vice President of the corporation, who is authorized by the Board of Directors to sign 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 person knows the proper seal of the corporation which was affixed to this Deed;
- (e) this person signed this proof to attest to the truth of these facts; and
- (f) the full and actual consideration paid or to be paid for the transfer of title is

\$ 543,286.00

(Such consideration is defined in N.J.S.A. 46:15-5.)

Signed and sworn to before me on
February 10, 1999.

Doris M. Smith

NOTARIAL SEAL
DORIS M. SMITH, Notary Public
Lower Moreland Twp., Montgomery Co.
My Commission Expires Nov. 19, 2001

Carole E. Coyne
Carole E. Coyne, Assistant Secretary

RECORDED

FEB 22 1 11 PM '99

HUNTERDON COUNTY
DORTHY R. TIRPOK
CLERK

B1205 P0737

45 - Affidavit of Consideration
(Rev. 1/1/86)
Print date 5/98

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

ALL-STATE® Legal
A Division of ALL-STATE International, Inc.
906-272-0806

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

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 WARREN

SS.

FOR RECORDER'S USE ONLY	
Consideration \$	543,286.00
Realty Transfer Fee \$	2192.50
Date	2-22-99
By	ASB

* 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 MICHAEL S. SELVAGGI, being duly sworn according to law upon his/her oath

deposes and says that he/she is the LEGAL REPRESENTATIVE in a deed dated Feb. 10, 1999
(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)

transferring real property identified as Block No. 29 Lot No. 2.24

located at 3 Stevens Lane, 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 \$ 543,286.00

(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.

(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 HUD 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 10th day of February, 1999

Name of Deponent (Type above line)
MICHAEL S. SELVAGGI
1001 Route 517
Hackettstown, NJ 07840
Address of Deponent

BRASS CASTLE ESTATES, L.P.
Name of Grantor (Type above line)
3103 Philmont Avenue
Huntingdon Valley, PA 19006
Address of Grantor at Time of Sale

JEAN EBNETER
A Notary Public of New Jersey
My Commission Expires Oct. 25, 2002

FOR OFFICIAL USE ONLY	
Instrument Number	111907
Deed Number	111907
Deed Dated	2/10/99
County	Hunterdon
Book	
Page	
Date Recorded	2/22/99

IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HEREOF. This format is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered 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)
TRIPLICATE - Pink Copy is your file copy.

END OF DOCUMENT

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