

COUNTY OF HUNTERDON
CONSIDERATION 260,000
REALTY TRANSFER FEE 1075
DATE 5/8/98 BY ASB

30/11
Deed

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This Deed is made on May 7, 1998,
BETWEEN
BRINKERHOFF ENTERPRISES, INC.,

a corporation of the state of New Jersey,
having its principal office at 117 Locust Grove Road, Pittstown, New Jersey 08867,

referred to as the Grantor,
AND
JOHN F. ALDRICH, Unmarried,

whose post office address is 5 Laurelton Trail, Flemington, New Jersey 08822,

referred to as the Grantee.
The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

1. **Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of **TWO HUNDRED SIXTY THOUSAND DOLLARS (\$260,000.00)**.
The Grantor acknowledges receipt of this money.

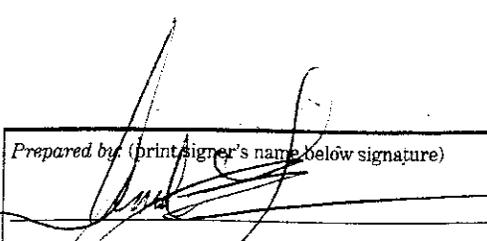
2. **Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of Union Township
Block No. 30 Lot No. 11 Account No.
 No property tax identification number is available on the date of this Deed. (Check box if applicable.)

3. **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:

Please see attached Legal Description annexed hereto and made a part hereof (check box if applicable).

Prepared by: (print signer's name below signature)

(For Recorder's Use Only)


DANIEL C. SORIANO, JR., ESQ.



106S19

30/11

LEGAL DESCRIPTION

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

BEING known and designated as Lot 11 (farm lot) in Block 30 as shown on a filed map entitled "Final Plat for Wellington West Tax Map Block 30, Lot 1", located in Union Township, Hunterdon County, New Jersey, which map was prepared by Van Cleef Engineering Associates and filed in the Hunterdon County Clerk's Office on October 14, 1994, as Map No. 1164.

BEING part of the same property conveyed to Brinkerhoff Enterprises, Inc., a New Jersey corporation, by Deed of Farm II, a New Jersey Limited Partnership, dated September 3, 1986, and recorded in the Hunterdon County Clerk's Office on September 17, 1986, in Book 970 of Deeds at pages 47, etc.

SUBJECT TO:

- (1) Wellington West Subdivision Declaration of Covenants and Restrictions, recorded in the Hunterdon County Clerk's Office on November 17, 1994, in Book 1117 of Deeds at pages 469, etc.
- (2) Such further restrictions and easements shown on or set forth on Filed Map #1164 and applicable to this property.
- (3) Any other easements or restrictions of record affecting this property.

Metes and Bounds Description
Block 30, Lot 11
Union Township, Hunterdon County, New Jersey

Beginning at a nail in a disk set previously at the most northwesterly corner of Block 30, Lot 11 located in Cooks Cross Road (50' wide) where the same is intersected by the line dividing Block 30, Lot 11 and lands now or formerly William I. and Janet L. Riddle Block 30, Lot 1.10, as shown on a map entitled "Final Plat for Wellington West Tax Map Block 30, Lot 1 located in Union Township, Hunterdon County, New Jersey", dated November 22, 1993, last revised August 18, 1994, sheet 2 of 2, prepared by Van Cleef Engineering Associates, Lebanon, New Jersey and filed in the Hunterdon County Clerk's office on October 14, 1994 as map number 1164 and from said point running:

thence (1) along Cooks Cross Road South $68^{\circ}45'47''$ East, 1322.24' to a point in the westerly sideline of Pittstown Road, also known as County Route 513 (40' from centerline);

thence (2) along the said westerly sideline of Pittstown Road passing through a concrete monument previously set on line distant 25.36' South $30^{\circ}50'34''$ West, 999.71' to a concrete monument previously set;

thence (3) still along the same South $29^{\circ}36'08''$ West, 343.98' to a concrete monument previously set;

thence (4) still along the same South $30^{\circ}33'30''$ West, 635.10' to a point also common to lands now or formerly Brinkerhoff Enterprises, Inc. Block 30, Lot 13;

thence (5) along the said lands North $59^{\circ}00'49''$ West, 385.68' to a point in the easterly sideline of Grove Farm Road (50' wide);

thence (6) along the said easterly sideline of Grove Farm Road North $30^{\circ}59'11''$ East, 51.31' to a concrete monument previously set at a point of curvature;

thence (7) still along the same, on a curve to the left, having a radius of 175.00', an arc length of 176.69', a chord bearing and distance of North $02^{\circ}03'31''$ East, 169.28' to a point also common to lands now or formerly Peter J. and Kimberly M. Bocian Block 30, Lot 39;

thence (8) along the said lands North $63^{\circ}08'11''$ East, 150.00' to a point;

thence (9) still along the same North $30^{\circ}33'30''$ East, 161.97' to a point;

thence (10) still along the same North $28^{\circ}52'52''$ West, 244.75' to a point also common to lands now or formerly Nicholas T. and Susan C. Locsin Block 30, Lot 38;

thence (11) along the said lands and along lands now or formerly Michael P. Barile and Michele McBride Block 30, Lot 37, lands now or formerly Brinkerhoff Enterprises, Inc. Block 30, Lot 36, lands now or formerly Brinkerhoff Enterprises, Inc. Block 30, Lot 35 and lands now or formerly Brinkerhoff Enterprises, Inc. Block 30, Lot 34 North $59^{\circ}00'49''$ West, 889.93' to a point also common to lands now or formerly Brinkerhoff Enterprises, Inc. Block 30, Lot 1;

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thence (12) along the said lands North 17°54'27" East, 636.90' to an iron pin previously set for a corner also common to lands now or formerly Harry W. and Rose Marie Shpunder Block 30, Lot 1.06;

thence (13) along the said lands and along lands now or formerly William I. and Janet L. Riddle Block 30, Lot 1.10 South 68°45'47" East, 400.00' to an iron pin previously set for a corner;

thence (14) along Lot 1.10 passing through a concrete monument previously set on line distant 25.00' from the terminus of this course North 21°14'13" East, 462.00' to the point and place of beginning.

Containing a calculated area of 46.796 acres.

Subject to a 50' wide New Jersey Power and Light Company easement as shown on the above referenced map and recorded in Deed Book 477, page 21.

Subject to a 40' wide drainage easement and buffer as shown on the above referenced map and more particularly described as follows:

Beginning at an iron pin previously set at the most northwesterly corner of Block 30, Lot 11 located in the westerly line of lands now or formerly Brinkerhoff Enterprises, Inc. Block 30, Lot 1 where the same is intersected by the line dividing Block 30, Lot 11 and lands now or formerly Harry W. and Rose Marie Shpunder, Block 30, Lot 1.06, being the terminus of course number 12 described above and from said point running:

thence (1)) along the said lands and along lands now or formerly William I. and Janet L. Riddle Block 30, Lot 1.10 South 68°45'47" East, 400.00' to an iron pin previously set for a corner;

thence (2) along a line through Lot 11 South 21°14'13" West, 40.00' to a point;

thence (3) still along the same North 68°45'47" West, 397.67' to a point in the westerly line of lands now or formerly Brinkerhoff Enterprises, Inc. Block 30, Lot 1;

thence (4) along the said lands North 17°54'27" East, 40.07' to the point and place of beginning.

Subject to a 55' wide drainage easement as shown on the above referenced map and more particularly described as follows;

Beginning at a concrete monument previously set in the southerly sideline of Cooks Crossing Road (50' wide) where the same is intersected by the line dividing Block 30, Lot 11 and lands now or formerly William I. and Janet L. Riddle Block 30, Lot 1.10 and from said point running:

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thence (1) along the said southerly sideline of Cooks Crossing Road South $68^{\circ}45'47''$ East, 55.00' to a point;

thence (2) along a line through Lot 11 South $21^{\circ}14'13''$ West, 477.00' to a point;

thence (3) still along the same North $68^{\circ}45'47''$ West, 55.00' to a point;

thence (4) still along the same and along the easterly line of lands now or formerly William I. and Janet L. Riddle Block 30, Lot 1.10 North $21^{\circ}14'13''$ East, 477.00' to the point and place of beginning.

Subject to two 30' x 100' sight easements located at the intersection between Cooks Cross Road and Pittstown Road as shown on the above referenced map and recorded in Deed Book 890, page 908.

Subject to a 25' wide Cooks Cross Road right of way easement as shown on the above referenced map and more particularly described as follows:

Beginning at a nail in a disk set previously at the most northwesterly corner of Block 30, Lot 11 located in Cooks Cross Road (50' wide) where the same is intersected by the line dividing Block 30, Lot 11 and lands now or formerly William I. and Janet L. Riddle Block 30, Lot 1.10, being the point of beginning for Lot 11 as described above and from said point running:

thence (1) along Cooks Cross Road South $68^{\circ}45'47''$ East, 1322.24' to a point in the westerly sideline of Pittstown Road;

thence (2) along the said westerly sideline of Pittstown Road South $30^{\circ}50'34''$ West, 25.36' to a concrete monument previously set in the southerly sideline of Cooks Crossing Road;

thence (3) along the said southerly sideline of Cooks Cross Road parallel and distant 25.00' measured at right angles from the centerline of Cooks Cross Road North $68^{\circ}45'47''$ West, 1318.01' to a concrete monument previously set in the easterly line of lands now or formerly William I. and Janet L. Riddle Block 30, Lot 1.10;

thence (4) along the said lands North $21^{\circ}14'13''$ East, 25.00' to the point and place of beginning.

Containing a calculated area of 0.758 of an acre.

Subject to a 5' wide street tree easement measured easterly at right angles to the easterly sideline of Grove Farm Road, along courses 6 and 7 for Block 30, Lot 11 above.

The street address of the Property is: 6 Grove Farm Road, Pittstown, New Jersey 08867

4. 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).

5. Signatures. This Deed is signed and attested to by the Grantor's proper corporate officers as of the date at the top of the first page. Its corporate seal is affixed. (Print name below each signature).

Witnessed or Attested by: BRINKERHOFF ENTERPRISES, INC.
Judith L. Andresen
Judith L. Andresen, Secretary
By: *Ronald E. Brinkerhoff*
Ronald E. Brinkerhoff, President

RECORDED
MAY 8 3 12 PM '98
SS.: HUNTERDON COUNTY
DORTHY K. TIRPOK
CLERK

STATE OF NEW JERSEY, COUNTY OF HUNTERDON
I CERTIFY that on May 7, 1998,
RONALD E. BRINKERHOFF

personally came before me and stated to my satisfaction that this person (or if more than one, each person):
(a) was the maker of the attached Deed;
(b) was authorized to and did execute this Deed as President of BRINKERHOFF ENTERPRISES, INC., the entity named in this Deed;
(c) made this Deed for \$ 260,000.00 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.); and
(d) executed this Deed as the act of the entity.

RECORD AND RETURN TO:
GEORGE M. DILTS, ESQ.
Dilts and Pursel
167 Main Street
Flemington, New Jersey 08822

Daniel C. Soriano, Jr.
(Print name and title below signature):
Daniel C. Soriano, Jr.
An Attorney at Law of New Jersey