

B1240 P0298

COUNTY OF HUNTERDON	
CONSIDERATION	685,460.00
REALTY TRANSFER FEE	2902.50
DATE	6-6-00
BY	MSB/N

Deed II 25

This Deed is made on June 2, 2000,  
 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  
 LEROY A. HENN and DIANE HENN, Husband and Wife,

whose post office address is about to be 32 Grove Farm Road, Pittstown, New Jersey 08867,

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 SIX HUNDRED EIGHTY-FIVE THOUSAND FOUR HUNDRED SIXTY DOLLARS (\$685,460.00).  
 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. 12 Qualifier No. 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.)

BEING known and designated as Lot 12 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.

- CONVEYANCE is made 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. as applicable to this property.
  - (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.

Prepared by: *[Signature]*  
 DANIEL C. SORIANO, JR., ESQ.

(For Recorder's Use Only)

120293

6/12

The street address of the Property is: 32 Grove Farm Road

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

JUN 6 1 34 PM '00

STATE OF NEW JERSEY, COUNTY OF SOMERSET  
I CERTIFY that on June 2, 2000,  
RONALD E. BRINKERHOFF

HUNTERDON COUNTY  
SHERIFF  
2000

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 **\$685,460.00** 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:  
 THOMAS E. DOOLEY, JR., ESQ.  
 Barisonsek & Dooley  
 340 North Avenue East  
 P.O. Box 591  
 Cranford, New Jersey 07016

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



NEW JERSEY LICENSE NO. 14453  
PENNSYLVANIA LICENSE NO. 24231-E

TELEPHONE and TELECOPIER  
(908) 782-3876

**PETER J. CROWL**

LAND SURVEYOR

177 OLD CLINTON ROAD  
FLEMINGTON, N.J. 08822

Dwg. No. B-614  
Block 30, Lot 12

April 15, 2000  
Page 1 of 2

Description of lands to be conveyed by Brinkerhoff Enterprises, Inc. to  
Leroy Alan Henn and Diane Henn in Union Township, Hunterdon County, New Jersey.

BEGINNING at an iron pin found in the southerly right-of-way line of Grove Farm Road, a 50 foot wide road, said iron pin marking the northwest corner of Lot 19 in Block 30 as shown on a map entitled "Final Plat for Wellington West, Tax Map Block 30 Lot 1" filed in the Hunterdon County Clerk's Office on October 14, 1994, as Map No. 1164, said Lot 19 owned by Gary L. Pyner and running; thence

(1) along the westerly line of said Lot 19 owned by Pyner, South 19 degrees 52 minutes 47 seconds West, a distance of 303.48 feet to an iron pipe found; thence

(2) along a southerly line of said Lot 19, South 59 degrees 00 minutes 49 seconds East, a distance of 160.06 feet to an iron pipe found; thence

(3) along another southerly line of said Lot 19 and along the southerly line of Lot 18 in Block 30 as shown on said Filed Map No. 1164, said Lot 18 owned by Kimberly S. Epley, North 77 degrees 05 minutes 10 seconds East, a distance of 453.64 feet to an iron pin found in the westerly right-of-way line of the public road leading from Clinton to Pittstown, known as Pittstown Road and Hunterdon County Route 513; thence the following 3 courses running along the westerly right-of-way line of Pittstown Road

(4) South 30 degrees 59 minutes 11 seconds West, a distance of 119.56 feet to a concrete monument found; thence

(5) along the arc of a curve to the left having a radius of 3276.75 feet, an arc distance of 144.01 feet, the chord of said arc bearing South 29 degrees 43 minutes 39 seconds West, a chord distance of 144.00 feet to a concrete monument found; thence

(6) along the arc of a curve to the left having a radius of 790.00 feet, an arc distance of 320.82 feet, the chord of said arc bearing South 16 degrees 50 minutes 04 seconds West, a chord distance of 318.62 feet to an iron pin found; thence

(7) along a line of lands owned by Fred Ronecker, being Lot 2 in Block 30 as shown on the Union Township Tax Map, along a line of lands owned by Charles Psemenecki, being Lot 3.01 in said Block 30, along a line of lands now or formerly owned by Esther Chu and Yossi Arbitzman, being Lot 3.02 in said Block 30, along a line of other lands owned now or formerly by said Chu and Arbitzman, being Lot 3 in said Block 30 and along a line of lands owned by Adrienne Lybarger, being Lot 4 in said Block 30, running easterly of a hedgerow and old wire fence then running along or near said fence, South 30 degrees 00 minutes 00 seconds West, a distance of 1266.19 feet (at 799.75 feet passing through an old iron bolt found on line in a stream) to an iron pipe found; thence

(8) along another line of said Lot 4 owned by Lybarger, along a line of lands owned by Andrew J. Duda, being Lot 7.01 in Block 30 as shown on said Tax Map, along a line of lands owned by James N. Bowers, being Lot 7 in said Block 30 and along a line of lands owned by Stephen Lazorchak, being Lot 7.02 in said Block 30, running along or near a meandering old wire fence, North 22 degrees 20 minutes 05 seconds West, a distance of 1004.96 feet (at 152.83 feet passing through a stone monument found on line marking a common corner of said lands owned by Lybarger and said lands owned by Duda) to a stone monument found; thence

B1240 P0300

NEW JERSEY LICENSE NO. 14453  
PENNSYLVANIA LICENSE NO. 24231-E

TELEPHONE and TELECOPIER  
(908) 782-3876

PETER J. CROWL  
LAND SURVEYOR  
177 OLD CLINTON ROAD  
FLEMINGTON, N.J. 08822

Dwg. No. B-614  
Block 30, Lot 12

April 15, 2000  
Page 2 of 2

(9) along another line of said Lot 7.02 owned by Lazorchak running along a hedgerow and old wire fence, North 21 degrees 58 minutes 56 seconds West, a distance of 770.76 feet to a stone monument found; thence

(10) along a line of lands owned by Ludwig Roerig, being Lot 8 in said Block 30, running along a hedgerow and old wire fence, North 30 degrees 19 minutes 18 seconds East, a distance of 790.08 feet to an iron pin set in said hedgerow marking a corner of lands owned by Christopher Carter, being Lot 23 in Block 30 as shown on said Filed Map No. 1164; thence

(11) along a line of said Lot 23 owned by Carter, along a line of Lot 22 owned by Edward S. Vanderveen and along a line of Lot 21 owned by Barry K. Inamoto, South 8 degrees 31 minutes 54 seconds East, a distance of 428.54 feet to an iron pin found; thence

(12) along another line of said Lot 21 owned by Inamoto and along a line of Lot 20 owned by Michael R. Davis, South 59 degrees 00 minutes 49 seconds East, a distance of 517.00 feet to an iron pipe set; thence

(13) along the easterly line of said Lot 20 owned by Davis, North 19 degrees 52 minutes 47 seconds East, a distance of 293.67 feet to an iron pipe found in the southerly right-of-way line of Grove Farm Road; thence

(14) along the southerly right-of-way line of Grove Farm Road along the arc of a curve to the left having a radius of 225.00 feet, an arc distance of 50.10 feet, the chord of said arc bearing South 70 degrees 07 minutes 13 seconds East, a chord distance of 50.00 feet to the point and place of beginning, containing 34.278 acres, more or less, as surveyed in April of 2000 by Peter J. Crowl, Land Surveyor, New Jersey License No. 14453. All bearings herein refer to those as shown on Filed Map No. 1164.

Being Lot 12 in Block 30 as shown on Filed Map No. 1164.

*Peter J. Crowl*

B1240 P0302

NC1645 - Affidavit of Consideration  
RTF-1 (Rev. 5/99)  
P5/99

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

ALL-STATE® Legal  
A Division of ALL-STATE International, Inc.  
(908) 272-0800 Page 1

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 SOMERSET

SS:

FOR RECORDER'S USE ONLY			
Consideration \$	685,460.00		
Realty Transfer Fee \$	202.50	D	*
Date	6-6-00	By	mat

\* 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 JUDITH L. ANDRESEN, being duly sworn according to law upon his/her oath  
(Name)

deposes and says that he/she is the Secretary of Grantor in a deed dated 6/2/00  
(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)

transferring real property identified as Block No. 30 Lot No. 12

located at 32 Grove Farm Road, 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 \$ 685,460.00

(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 2nd day of June, 2000

Daniel C. Soriano, Jr.  
An Attorney at Law of N.J.

Judith L. Andresen  
Name of Deponent (sign above line)  
JUDITH L. ANDRESEN  
137 Lilac Drive  
Annandale, N.J. 08801  
Address of Deponent

BRINKERHOFF ENTERPRISES, INC.  
a New Jersey corporation  
Name of Grantor (type above line)  
117 Locust Grove Road  
Pittstown, N.J. 08867  
Address of Grantor at Time of Sale

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds			
Instrument Number	120293	County	Hunterdon
Deed Number	120293	Book	
Deed Dated	6-2-00	Date Recorded	6-6-00

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 from fee (N.J.A.C. 18:16 - 8.12)  
TRIPPLICATE - Pink copy is your file copy.

END OF DOCUMENT