

B-1228 P0858
 COUNTY OF HUNTERDON
 CONSIDERATION 498,095 -
 REALTY TRANSFER FEE 1967.50
 DATE 12-28-99 BY [Signature]

Deed
 [Signature]

25

This Deed is made on December 22, 1999,
 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

KIMBERLY S. EPLEY, Single,

whose post office address is about to be 36 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 **FOUR HUNDRED NINETY-EIGHT THOUSAND NINETY-FIVE DOLLARS (\$498,095.00)**.

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. 18 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 18 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 Cleaf 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.
- (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: (print signer's name below signature)

[Signature]

DANIEL C. SORIANO, JR., ESQ.

(For Recorder's Use Only)



117703

LEGAL DESCRIPTION

JOHN CILO, JR. ASSOCIATES, INC.
PROFESSIONAL ENGINEERS, PLANNERS AND LAND SURVEYORS
198 West High Street
P. O. Box 366
Somerville, NJ 08876

JOHN CILO, JR., P.E., P.L.S.
SCARLETT DOYLE, P.P.

Tel: 908-526-2121
Fax: 908-707-1950

Deed Description
Lot 18, Block 30
Union Township
Hunterdon County, NJ

Beginning at a point on the southerly sideline of Grove Farm Road, marked by a capped iron bar (to be set), said point being distant 459.80' westerly from the westerly sideline of Loyalist Way, if both were extended; thence

- (1) S 41°07'35"E, a distance of 419.13' to a capped iron bar (to be set) on the northwesterly sideline of Pittstown Road; thence
- (2) S 77°05'10"W, a distance of 291.26' to a capped iron pipe found; thence
- (3) N 14°15'03"W, a distance of 342.77' to a capped iron found on the southerly sideline of Grove Farm Road; thence
- (4) along said sideline on a curve to the left with a radius of 225.00' and an arc length of 105.54' to the point and place of beginning.

Also known as Lot 18, Block 30 on a map entitled, "Wellington West" filed in the Hunterdon County Clerk's Office on October 14, 1994 as Map No. 1164.

Subject to a 5' wide Street Tree Easement along the 4th course of the above-described as shown on Filed Map No. 1164.

Also subject to a Building Restriction Easement along course No. 2 and a portion of course No. 1 and course No. 3 as shown on Filed Map No. 1164.

The street address of the Property is: 36 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

DEC 28 1 35 PM '99

STATE OF NEW JERSEY, COUNTY OF SOMERSET
I CERTIFY that on December 22, 1999,
RONALD E. BRINKERHOFF

HUNTERDON COUNTY
DORTHY A. D'APOK

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 \$ **498,095.00** 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:
JULIE VACCHER GOLDSTEIN, ESQ.
Wohl & Goldstein, P.A.
73 Grove Street, P.O. Box 855
Somerville, New Jersey 08876

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



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

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 \$	498,095.00
Realty Transfer Fee \$	1967.50
Date	12-28-99
By	JFE

* 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 (Name), being duly sworn according to law upon his/her oath

deposes and says that he/she is the Secretary of Grantor in a deed dated 12/22/99,
(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. 18

located at 36 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 \$ 498,095.00

(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.
- 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.

* IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANTOR NEED QUALIFY.

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 December, 1999

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	<u>117703</u>	County	<u>Hunterdon</u>
Deed Number	<u>117703</u>	Book	
Deed Dated	<u>12-22-99</u>	Date Recorded	<u>12-28-99</u>

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)
TRIPPLICATE - Pink Copy is your file copy.

END OF DOCUMENT

25

Prepared by:

~~MATTHEW C. JOHNSTON, ESQ.~~

DEED

30/18

This Deed is made on March 28 2006

BETWEEN KIMBERLY S. EPLEY, SINGLE

whose address is 36 Grove Farm Road, Pittstown, NJ 08867

referred to as the Grantor,

AND JACQUELINE THATCHER AND MARK THATCHER, HUSBAND AND WIFE

whose post office address is about to be 36 Grove Farm Road, Pittstown, NJ 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 \$800,000.00 (Eight Hundred Thousand Dollars and No/100). The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of Union Township

Block 30 Lot 18 Acct. 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 described on the attached Schedule A.

BEING the same premises conveyed to Grantor herein by Deed from Brinkerhoff Enterprises, Inc., dated December 22, 1999, recorded December 28, 1999 in the Hunterdon County Clerk's/Register's Office in Deed Book 1228, Page 858.

Subject to easements, restrictions, covenants, reservations, agreements, and matters of record, the provisions of zoning ordinances and other municipal ordinances, and such state of facts as an accurate survey and inspection of the premises would disclose.

76



Instr# 8581475 Dorothy K. Tirpok
Recorded/Filed ASB Hunterdon County Clerk
04/03/2006 10:14 Bk 2151 Pg 258 #Pg 4 DEED

Consideration: 800000.00
Realty Tax: 7305.00 R
Fees: 70.00

Fidelity National
Company of
Commitment

DOCUMENT RECEIVED
ILLEGIBLE

SCHEDULE C
DESCRIPTION

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

Being known and designated as Lot 18 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.

Beginning at a capped iron found in the southerly sideline of Grove Farm Road located 459.89 feet westerly (as measured along the southerly sideline of Grove Farm Road) from the intersection of the southerly sideline of Grove Farm Road extended with the westerly sideline of Loyalist Way extended, said iron also being a common corner to lands belonging now or formerly to Anthony Portuese, said iron also marking the same point as the beginning point in the description of a tract of land which was conveyed by Brinkerhoff Enterprises, Inc., to Kimberly S. Epley by Deed dated December 22, 1999 and recorded at the Hunterdon County Clerk's Office in Book 1228 page 858, and running from said beginning point;

- (1) along said lands of Portuese, South 41 degrees 07 minutes 35 seconds East 419.13 feet to a capped iron found in the northwesterly sideline of Pittstown Road, corner also to said lands of Portuese and corner also to lands belonging now or formerly to Jimmy and Terri Ann Dimitrios; thence
- (2) along said lands of Dimitrios South 77 degrees 05 minutes 10 seconds West 291.26 feet to a capped iron found in said line of lands of Dimitrios, corner also to lands belonging now or formerly to Gary and Betsy Pyner; thence
- (3) along said lands of Pyner, North 14 degrees 15 minutes 03 seconds West 342.77 feet to a capped iron found in the southerly sideline of Grove Farm Road, corner also to said line of lands of Pyner; thence
- (4) along southerly sideline of Grove Farm Road and by a line which curves to the left having a radius of 225.00 feet and an arc length of 105.54 feet to the place of Beginning.

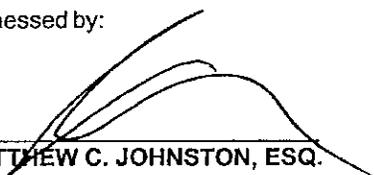
The above description drawn in accordance with a survey made by Glenn R. Kantorski, PLS dated 2/27/06.

FOR INFORMATIONAL PURPOSES ONLY: BEING known as Lot 18 in Block 30 of the official Tax Map of the Township of Union.

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:


MATTHEW C. JOHNSTON, ESQ.

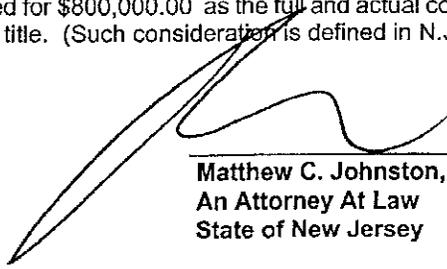

Kimberly S. Epley (Seal)

(Seal)

STATE OF NEW JERSEY, COUNTY OF MORRIS SS.:
I CERTIFY that on March 28th 2006

Kimberly S. Epley, single, 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) executed this deed as his or her own act; and,
- (c) made this Deed for \$800,000.00 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.)


Matthew C. Johnston, Esq.,
An Attorney At Law
State of New Jersey

Record & Return to:
William J. Gianos, Esq.
12 Lower Center Street
PO Box 5365
Clinton, NJ 08809



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)

Kimberly S. Epley, single

Current Resident Address:

Street: 1942 Westlake Avenue #3016

City, Town, Post Office

State

Zip Code

Seattle

WA

98101

PROPERTY INFORMATION (Brief Property Description)

Block(s)

Lot(s)

Qualifier

Block 30803

Lot 18

Street Address:

36 Grove Farm Road

City, Town, Post Office

State

Zip Code

Pittstown,

NJ

08867

Seller's Percentage of Ownership

Consideration

Closing Date

100%

\$800,000.00

SELLER ASSURANCES (Check the Appropriate Box)

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.

3/28/06
Date

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



END OF DOCUMENT

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