

B1218 P0563

COUNTY OF HUNTERDON
CONSIDERATION 509,570.00
RECORDED 2025.00
DATE 8-17-99 BY N.A.N.

Deed

This Deed is made on August 16, 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
GARY L. PYNER and BETSY PYNER, Husband and Wife,

whose post office address is about to be 34 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.

118-119

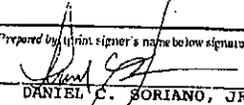
1. Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of FIVE HUNDRED NINE THOUSAND FIVE HUNDRED SEVENTY DOLLARS (\$509,570.00). The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of Union Township
Block No. 30 Lot No. 19 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 19 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 Leer 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)

DANIEL C. SORIANO, JR., ESQ.

(For Recorder's Use Only)

104 - Deed - Bargain and Sale
Cov. as to Grantor's Acts - Corp. to Ind. or Corp.
Plain Language Rev. 10/96 Print date 4/98



B1218 P0564

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

August 2, 1999

Dwg. No. A-929 (revised)
Block 30, Lot 19

Description of lands to be conveyed by Brinkerhoff Enterprises, Inc. to Gary L. Pyner and Betsy Pyner in Union Township, Hunterdon County, New Jersey.

BEGINNING at an iron pipe found in the southerly right-of-way line of Grove Farm Road, a 50 foot wide road, said pipe marking the northwest corner of Lot 18 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 18 owned by Brinkerhoff Enterprises, Inc., and running; thence

(1) along the westerly line of said Lot 18 owned by Brinkerhoff Enterprises, Inc., South 14 degrees 15 minutes 03 seconds East, a distance of 342.77 feet to an iron pipe set in a line of Lot 12 in Block 30 as shown on Filed Map No. 1164, said Lot 12 being a Farm Lot and owned by Brinkerhoff Enterprises, Inc.; thence the following 3 courses running along said Lot 12

(2) South 77 degrees 05 minutes 10 seconds West, a distance of 162.38 feet to an iron pipe set; thence

(3) North 59 degrees 00 minutes 49 seconds West, a distance of 160.06 feet to an iron pipe set; thence

(4) North 19 degrees 52 minutes 47 seconds East, a distance of 303.48 feet to an iron pin found in the southerly right-of-way line of Grove Farm Road; thence

(5) 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 108.98 feet, the chord of said arc bearing North 89 degrees 37 minutes 29 seconds East, a chord distance of 107.92 feet to the point and place of beginning, containing 1.631 acres, more or less, as surveyed in July of 1999 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 19 in Block 30 as shown on Filed Map No. 1164.



LEGAL DESCRIPTION

B1218 P0565

The street address of the Property is: 34 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:

Judith L. Andresen
Judith L. Andresen Secretary

BRINKERHOFF ENTERPRISES, INC.
By: *Ronald E. Brinkerhoff*
Ronald E. Brinkerhoff President

RECORDED

AUG 17 1 54 PM '99

STATE OF NEW JERSEY, COUNTY OF HUNTERDON
I CERTIFY that on August 16, 1999, HUNTERDON COUNTY
RONALD E. BRINKERHOFF CORTHY K. CIRFOK
CLERK

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 \$ 509,570.00 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:
WALTER N. WILSON, ESQ.
67 Beaver Avenue
Annandale, New Jersey 08801

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

104 - Deed - Bargain and Sale
Cov. as to Grantor's Acts - Corp. to Ind. or Corp.
Plain Language Rev. 10/93 Print date 4/98



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(908) 272-6800 Page 2

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NC1645 - Affidavit of Consideration
RTF-1 (Rev. 9/98)
P498

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

ALL-STATE Legal
A Division of ALL-STATE International, Inc.
908-272-0500

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

To be recorded with Deed pursuant to c. 48, 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 HUNTERDON

SS.

FOR RECORDER'S USE ONLY	
Consideration \$	509,520.00
Realty Transfer Fee \$	2035.00 J
Date	8-17-99
By	MCJ

* 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

deposes and says that he/she is the Secretary of Grantor in a deed dated 8/16/99
(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. 19

located at 34 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 \$509,520.00.

(3) FULL EXEMPTION FROM FEE Deponent claims that this deed transaction is fully exempt from the Realty Transfer Fee imposed by c. 48, 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 16th day of August, 1999

Judith L. Andresen
(Type or Print Name)
JUDITH L. ANDRESEN
137 Lilac Drive
Annandale, N.J. 08801
(Address of Deponent)

BRINKERHOFF ENTERPRISES, INC.,
a N.J. corporation
(Name of Grantor (Type clearly))
117 Locust Grove Road
Pittstown, N.J. 08867
(Address of Grantor at Time of Sale)

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

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds			
Instrument Number	<u>15219</u>	County	<u>Hunterdon</u>
Deed Number	<u>15219</u>	Book	
Deed Dated	<u>8-16-99</u>	Date Recorded	<u>8-17-99</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.

END OF DOCUMENT

ORIGINAL - While 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. 18:15 - 5.12)
TRIPPLICATE - Pink Copy is your file copy.