

COUNTY OF HUNTERDON
CONSIDERATION 459,900 -
REALTY TRANSFER FEE 1775
DATE 3/18/97 BY A&B

Deed

This Deed is made on March 11, 1997,
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

BRIAN T. CLANCEY and ORTENSIA R. CLANCEY, Husband and Wife,

whose post office address is 2 Shipley Court, 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 FIFTY-NINE THOUSAND NINE HUNDRED DOLLARS (\$459,900.00).**

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. 36 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 36 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.
- (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.

BEING further described in accordance with a survey made by Peter J. Crowl, L.S., dated March 3, 1997, and more particularly set forth in attached Schedule A.

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

DANIEL C. SORIANO, JR., ESQ.

(For Recorder's Use Only)



100453

100-001

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of Union, County of Hunterdon, State of New Jersey:

BEING known and designated as Lot 36 in Block 30 as shown on a certain map entitled, "Final Plat For Wellington West Tax Map, Block 30 Lot 1," which map was filed in the Hunterdon County Clerk's Office on October 14, 1994 as Map No. 1164.

BEGINNING at a point in the northeasterly sideline of Shipley Court (50 foot R.O.W.), said point being on the dividing line of Lot 35 and Lot 36 in Block 30 as shown on the aforesaid Filed Map No. 1164, and from said point of Beginning running; thence

- (1) North 30 degrees 59 minutes 11 seconds East 385.00 feet to a point; thence
- (2) South 59 degrees 00 minutes 49 seconds East 170.00 feet to a point; thence
- (3) South 30 degrees 59 minutes 11 seconds West 385.00 feet to a point in the said northeasterly sideline of Shipley Court; thence.
- (4) Along the said northeasterly sideline of Shipley Court on a course of North 59 degrees 00 minutes 49 seconds West 170.00 feet to the point and place of BEGINNING.

The aforesaid description is drawn in accordance with a survey made by Peter J. Crowl, L.S., dated March 3, 1997.

For informational purposes only, the above described premises are further known and designated as Tax Lot 36 in Block 30, as shown on the current tax map of the Township of Union.

SCHEDULE A

The street address of the Property is: 2 Shipley Court, 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

STATE OF NEW JERSEY, COUNTY OF SOMERSET
I CERTIFY that on March 11, 1997
RONALD E. BRINKERHOFF

MAR 18 2 21 PM '97
SS.:

HUNTERDON COUNTY
DORTHY K. TURPK
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 \$459,900.00 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:
LINDA L. GOTLIB, ESQ.
64 Carson Avenue
Metuchen, New Jersey 08840

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

NC1645 - Affidavit of Consideration
RTF-1 (Rev. 1/1/86)
11/98

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

ALL-STATE Legal
A Division of ALL-STATE* International, Inc.
908-272-0800

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 \$	459,900
Realty Transfer Fee \$	1205
Date	3/18/97
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 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 3/11/97
(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. 36

located at 2 Shipley Court, 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 \$ 459,900.00

(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 #8.)
 - 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 11th day of March, 1997

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 N.J. 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>100453</u>	County	<u>Hunterdon</u>
Deed Number	<u>100453</u>	Book	<u>Page</u>
Deed Dated	<u>3/11/97</u>	Date Recorded	<u>3/18/97</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 - To be retained by County.
DUPLICATE - To be forwarded by County to Division of Taxation on partial exemption from fee (N.J.A.C. 18:16 - 8.12)
TRIPLICATE - Is your file copy.

END OF DOCUMENT

ORIGINAL AND COPY MUST BE SUBMITTED WITH DEED TO COUNTY RECORDING OFFICER