

B1244 P0370

Rylak & Gianos

COUNTY OF HUNTERDON	
CONSIDERATION	529,000
REALTY TRANSFER FEE	2420-
DATE	7/27/00 BY ASB

# Deed

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This Deed is made on July 19, 2000  
BETWEEN

PAUL M. TERPOLILLI and SUSAN KAY TERPOLILLI, husband and wife

whose post office address is  
3 Grove Farm Road, Pittstown, New Jersey 08867

referred to as the Grantor,  
AND

JOHN J. PROSKE

300/1  
~~Q 6014~~

whose post office address is  
about to be 3 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.

121279

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 TWENTY NINE THOUSAND AND 00/100 (\$529,000.00)  
The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of Union  
Block No. 30.01 Lot No. 1 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 the same premises conveyed to Paul M. Terpolilli and Susan Kay Terpolilli, husband and wife, by Deed from Brinkerhoff Enterprises, Inc., dated August 8, 1997, and recorded August 14, 1997, in the Hunterdon County Clerk's Office in Deed Book 1171, Page 612.

This conveyance is made subject to municipal ordinances, state and federal law, easements and restrictions of record and such facts as an accurate survey may disclose.

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

*William J. Gianos*

WILLIAM J. GIANOS  
Attorney at Law of New Jersey

(For Recorder's Use Only)

## SCHEDULE A

File: LX-005433-00

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

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 northeast corner of Lot 8 in Block 30.01 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 iron pipe being located the following 2 courses from a concrete monument found in the northerly right-of-way line of Grove Farm Road

- a. crossing Grove Farm Road, South 30 degrees 59 minutes 11 seconds West, a distance of 50.00 feet to an iron pipe found in said southerly right-of-way line ; thence
- b. along the southerly right-of-way line of Grove Farm Road, North 59 degrees 00 minutes 49 seconds West, a distance of 102.00 feet to the above referenced point of beginning and running thence by the following 3 courses along the southerly and westerly right-of-way lines of said Grove Farm Road
  1. South 59 degrees 00 minutes 49 seconds East, a distance of 102.00 feet to an iron pipe found; thence
  2. along the arc of a curve to the right having a radius of 125.00 feet, an arc distance of 196.35 feet, the chord of said arc bearing South 14 degrees 00 minutes 49 seconds East, a distance of 176.78 feet to an iron pipe found; thence
  3. South 30 degrees 59 minutes 11 seconds West, a distance of 183.46 feet to a point; thence
  4. along the northerly line of Lot 2 in Block 30.01, said Lot 2 owned by Brinkerhoff Enterprises, Inc., North 59 degrees 00 minutes 49 seconds West, a distance of 227.00 feet to an iron pipe found marking a common corner of said Lot 2, Lot 7 in said Block 30.01 owned by Robert H. Lance and said Lot 8 in Block 30.01 owned by Paul W. Shumate, Jr.; thence
  5. along the easterly line of said Lot 8 owned by Shumate, North 30 degrees 59 minutes 11 seconds East, a distance of 308.46 feet to the point and place of BEGINNING.

The above description is drawn in accordance with a survey made by Peter J. Crowl dated August 5, 1997.

(For Information Only) Being Lot(s) 1 Block 30 on the Tax Map of the Township of Union, New Jersey.

CHICAGO TITLE INSURANCE COMPANY

The street address of the Property is:  
3 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.** The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature.)

Witnessed By: \_\_\_\_\_ (Seal)

William J. Gianos  
WILLIAM J. GIANOS

Paul M. Terpolilli 7-19-00 (Seal)  
PAUL M. TERPOLILLI

William J. Gianos  
WILLIAM J. GIANOS

Susan Kay Terpolilli 7-19-00 (Seal)  
SUSAN KAY TERPOLILLI

RECORDED

JUL 27 2 25 PM '00

STATE OF NEW JERSEY, COUNTY OF HUNTERDON

I CERTIFY that on July 19, 2000

PAUL M. TERPOLILLI and SUSAN KAY TERPOLILLI, husband and wife

personally came before me and stated to my satisfaction that this person (or if more than one, each person):

(a) was the maker of this Deed;

(b) executed this Deed as his or her own act; and,

(c) made this Deed for \$ 529,000.00 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.)

RECORD AND RETURN TO:  
Walter Wilson, Esq.  
67 Beaver Avenue  
Annandale, New Jersey 08801

William J. Gianos  
(Print name and title below signature)  
WILLIAM J. GIANOS  
Attorney at Law of New Jersey

END OF DOCUMENT