

B1237 P0630

COUNTY OF HUNTERDON
CONSIDERATION 456,000-
REALTY TRANSFER FEE 2055-
DATE 5/1/00 BY ASB

DEED

25

This Deed is made on April 24, 2000

BETWEEN

ROBERT H. LANCE JR. and JANE ANN LANCE, husband and wife, whose post office address is 7 Grove Farm Road, Pittstown, New Jersey, referred to as the Grantor,

AND

FREDERICK N. NETSCHERT AND BONNIE M. NETSCHERT

whose post office address is about to be 7 Grove Farm Road, Pittstown, New Jersey, 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 SIX THOUSAND DOLLARS AND NO/XX*-----(\$ 456,000.00)-----

The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 4615-1.1) Municipality of Union Township.

Block No. 30.01 Lot No. 7 Qualifier No. Account No.

No property tax identification number is available on the date of this Deed (Check 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:

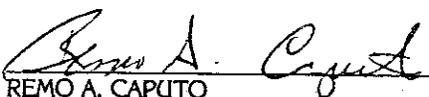
Please see attached Legal Description annexed hereto and made a part hereof. (Check if applicable).

Being the same premises conveyed to the Grantor herein by Deed from Brinkerhoff Enterprises, Inc. New Jersey, dated March 28, 1997 and recorded in the Hunterdon County Clerk's/Register's Office on August 05, 1997 in Deed Book 1171, at Page 108c.

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

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

(For Recorder's Use Only)


REMO A. CAPUTO

119637

*Fidelity National Title Insurance
Company of New York
Commitment*

Agent File No.: W-23042-F

**SCHEDULE C
DESCRIPTION**

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

Being known and designated as Parcel/Lot 7 in Block 30.01 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 Number 1164.

BEGINNING at an iron pipe found in the easterly right of way line of Grove Farm Road, a 50 foot wide road, said pipe marking the southwest 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 and running; thence;

- (1) Along the southerly line of said Lot 8 in Block 30.01, said Lot 8 owned by Paul W. Shumate, Jr., South 59 degrees 00 minutes 49 seconds East, a distance of 227.00 feet to an iron pipe found; thence
- (2) Along the westerly line of Lot 2 in said Block 30.01, Lot 2 owned by Brinkerhoff Enterprises, Inc., South 30 degrees 59 minutes 11 seconds West, a distance of 287.85 feet to a point, thence
- (3) Along the northerly line of Lot 6 in said Block 30.01 Lot 6 owned by Brinkerhoff Enterprises, Inc., North 59 degrees 00 minutes 49 seconds West, a distance of 227.00 feet to a point in the easterly right of way line of Grove Farm Road; thence
- (4) Along the easterly right of way line of Grove Farm Road, North 30 degrees 59 minutes 11 seconds East, a distance of 287.85 feet to the point and place of BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot 7, Block 30.01 on the Township of Union Tax Map.

SCHEDULE C
DESCRIPTION

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

BEGINNING at an iron set for a corner in the Easterly sideline of Grove Farms Road, said corner being a common corner to lands of Lot 6 of Block 30.01 as shown on Filed Map entitled "Final Plat for Wellington West, Tax Map Block 30, Lot 1", filed in the Hunterdon County Clerk's Office on October 14, 1984 in Map File 1164 and running; thence

- (1) Along said Easterly sideline North 30 degrees 59 minutes 11 seconds East 287.85 feet to an old iron corner in the same; thence
- (2) Along line of lands of Filed Map Lot 8, South 59 degrees 00 minutes 49 seconds East 226.98 feet to an old iron corner to the same; thence
- (3) Along line of lands of Filed Map Lot 2 South 30 degrees 59 minutes 11 seconds West 287.85 feet to an iron set for a corner to the same; thence
- (4) Along line of lands of aforementioned Filed Map Lot 6, North 59 degrees 00 minutes 49 seconds West 226.98 feet to the place of BEGINNING.

Being known and designated as Parcel/Lot 7 in Block 30.01 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 Number 1164.

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot 7, Block 30.01 on the Township of Union Tax Map.

The above description is in accordance with a survey made by George A. Sniffin Professional Land Surveyor, dated April 7, 2000.

The street address of the Property is: 7 Grove Farm Road, Pittstown, New Jersey.

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).

Barbara A. Hoskins
Barbara A. Hoskins Witness

Robert H. Lance Jr. (Seal)
ROBERT H. LANCE JR.

Barbara A. Hoskins
Barbara A. Hoskins Witness

Jane Ann Lance (Seal)
JANE ANN LANCE

RECORDED

MAY 1 2 43 PM '00

STATE OF New Jersey, COUNTY OF Morris

HUNTERDON COUNTY
DORTHY R. TIRPOK
CLERK

I HEREBY CERTIFY that on this 23rd day of March, 2000, Robert H. Lance Jr. and Jane Ann Lance, personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (i) Was the maker of this Deed;
- (ii) executed this Deed as his or her own act; and
- (iii) make this Deed for \$ 456,00.00 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:
Howard J. Apgar, Esq.
42 Main Street,
Box 5191, Clinton,
NJ 08809

Barbara A. Hoskins

A NOTARY PUBLIC OF THE STATE OF: _____
MY COMMISSION EXPIRES ON: _____

BARBARA A. HOSKINS
A Notary Public of New Jersey
My Commission Expires 11/10/2004

END OF DOCUMENT