

B1200 P0653

COUNTY OF HUNTERDON	
CONSIDERATION	399,900
REALTY TRANSFER FEE	1425
DATE 11/12/98	BY [Signature]

Deed

This Deed is made on November 25, 1998,
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
BARRY K. INAMOTO and LORETTA M. INAMOTO, Husband and Wife,

whose post office address is about to be 28 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.

110564

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 THREE HUNDRED NINETY-NINE THOUSAND NINE HUNDRED DOLLARS (\$399,900.00).
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. 21 Account No.
 No property tax identification number is available on the date of this Deed. (Check box if applicable.)

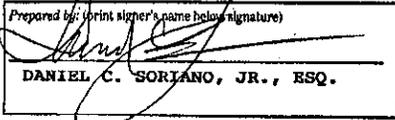
3. Property. The Property consists of the land and all the buildings and structures on the land in the Township of Union,
County of Hunterdon, and State of New Jersey. The legal description is:

Please see attached Legal Description annexed hereto and made a part hereof (check box if applicable).
BEING known and designated as Lot 21 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.

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

 DANIEL C. SORIANO, JR., ESQ.

(For Recorder's Use Only)



B1200 P0654

Description
Block 30, Lot 21
Union Township, Hunterdon County, NJ

Being known and designated as Lot 21 in Block 30 as shown on a map entitled in part "Final Plat for Wellington West," which map was filed at the Hunterdon County Clerk's Office on October 14, 1994 as Filed Map Number 1164. Being further described as follows:

Beginning at an iron pin found in the westerly sideline of Grove Farm Road located 1220.20 Feet southerly (as measured along the westerly sideline of Grove Farm Road) from the intersection of the westerly sideline of Grove Farm Road extended with the southerly sideline of Shipley Court extended, said iron pin also being a corner to Lot 22, and running from said beginning point:

- 1) Along the westerly sideline of Grove Farm Road by a line which curves to the left having a Radius of 225.00 Feet an Arc Length of 112.74 Feet to an iron pin found in said sideline, corner also to Lot 20, thence:
- 2) Along Lot 20, South 42 Degrees 48 Minutes 57 Seconds West 298.52 Feet to an iron pin set, corner also to Lot 20 and in the line of lands of Lot 12, thence by the following two courses by lines running along Lot 12:
- 3) North 59 Degrees 00 Minutes 49 Seconds West 230.56 Feet to an iron pin set, thence:
- 4) North 8 Degrees 31 Minutes 54 Seconds West 77.42 Feet to an iron pin set in said line of lands of Lot 12, corner also to Lot 22, thence:
- 5) Along Lot 22, North 71 Degrees 31 Minutes 29 Seconds East 370.65 Feet to the place of beginning.

All bearings being in accordance with the meridian as shown on Filed Map Number 1164 and the tract or parcel containing a calculated Area of 1.586 Acres of land, more or less, as surveyed by Glenn R. Kantorski, Professional Land Surveyor, New Jersey License Number 27478 during June of 1998.

Subject to covenants and restrictions as set forth in Book 1117 of Deeds on Page 469.

Subject also to a 10 foot wide utility easement for the underground utility lines running along the road as set forth in Book 1089 of deeds on Page 630

Subject also to a building restriction easement as shown on Filed Map Number 1164.

Subject also to that portion of the above described lot located within a 150 foot wide wetlands buffer limit line as shown on Filed Map Number 1164.

Being a portion of the lands which were conveyed by Fern II to Brinkerhoff Enterprises, Inc. by deed dated September 3, 1986 and recorded at the Hunterdon County Clerk's Office in Book 970 of Deeds on Page 47.


Glenn R. Kantorski, PLS
NJ License Number 27478
19 Race Street
Frenchtown, NJ 08825

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The street address of the Property is: 28 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. 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.**
By: *Ronald E. Brinkerhoff*
Judith L. Andresen, Secretary
Ronald E. Brinkerhoff, President

RECORDED
Dec 2 11:01 AM '98

HUNTERDON COUNTY
STATE OF NEW JERSEY, COUNTY OF HUNTERDON
I CERTIFY that on November 25, 1998
RONALD E. BRINKERHOFF SS:

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 \$ 399,900.00 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:
WILLIAM J. GIANOS, ESQ.
Rylak & Gianos
12 Lower Center Street
P.O. Box 5365
Clinton, New Jersey 08809

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

104PD - Deed - Bargain and Sale
Cov. as to Grantor's Acts - Corp. to Ind. or
Corp. - Plain Language 7/96

B1200 P0656

NC1645 - Affidavit of Consideration
RTF-1 (Rev. 1/1/88)
Print date 5/98

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

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. 48:15-5 et seq.)

STATE OF NEW JERSEY

COUNTY OF HUNTERDON

SS.

FOR RECORDER'S USE ONLY			
Consideration \$	399,900		D
Realty Transfer Fee \$	1495		
Date	11-2-98	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, 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 11/25/98

transferring real property identified as Block No. 30 Lot No. 21

located at 28 Grove Farm Road, Union Township, Hunterdon County

(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 \$ 399,900.00

(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 #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.

BRINKERHOPF ENTERPRISES, INC.,
a New Jersey corporation

Subscribed and sworn to before me this 25 day of November, 1998

Judith L. Andresen
Name of Deponent (sign above line)
JUDITH L. ANDRESEN
137 Lilac Drive
Annandale, N. J. 08801

Name of Grantor (type above line)
117 Locust Grove Road
Pittstown, N.J. 08867

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

Address of Grantor at Time of Sale

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.			
Instrument Number	110564	County	Hunterdon
Deed Number	110564	Book	
Deed Dated	11/25/98	Date Recorded	12/2/98

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. 18:15 - 8.12)
TRIPPLICATE - Pink Copy is your file copy.

END OF DOCUMENT

WHITE AND YELLOW COPIES MUST BE SUBMITTED WITH DEED TO COUNTY RECORDING OFFICER