

194 - DEED - BARGAIN & SALE (Cov. as to Grantor's Acts)
CORP. GRANTOR - PL. LANG. (Rev. 10-93) DG VST-2

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One Commerce Drive, Cranford, N.J. 07016

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

DEED

[Signature]
DANIEL C. SORIANO, JR., ESQ.

This Deed is made on July 26, 1996

BETWEEN:
BRINKERHOPF 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:
ROBERT LAWRENCE FRIEDMAN and KIM D. FRIEDMAN, Husband and Wife,
about to reside at 5 Shipley Court, Union Township, Hunterdon
County, New Jersey,
whose post office address is 5 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.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of **THREE HUNDRED NINETY-TWO THOUSAND FIVE HUNDRED DOLLARS (\$392,500.00)**.

The Grantor acknowledges receipt of this money.

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

No property tax identification number is available on the date of this deed. (check box if applicable.)

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

BEING known and designated as Lot 30 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 dated September, 1995, last revised July 16, 1996, and more particularly set forth in attached Schedule A.

COURT OF HUNTERDON COUNTY
 GENERATION SKIPPING TAX
 REALTY TRANSFER TAX
 DATE 7/30/96 BY ARA

097207

BEGINNING at a concrete monument found in the southerly right-of-way line of Shipley Court, said monument marking the easterly corner of Lot 31 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 and running; thence by the following 3 courses along the southerly right-of-way line of Shipley Court:

- (1) South 69 degrees 32 minutes 12 seconds East, a distance of 192.28 feet to an iron pin found; thence
- (2) along the arc of a curve to the right having a radius of 50.00 feet, an arc distance of 9.18 feet, the chord of said arc bearing South 64 degrees 16 minutes 30 seconds East, a distance of 9.17 feet to a point; thence
- (3) South 59 degrees 00 minutes 49 seconds East, a distance of 46.13 feet to a point; thence
- (4) along the westerly line of Lot 29 in said Block 30 as shown on said Filed Map No. 1164, said Lot 29 owned by Robert S. Johnson, South 29 degrees 30 minutes 03 seconds West, a distance of 307.94 feet to a point; thence
- (5) along a line of lands owned by Ludwig Roerig, being Lot 8 in Block 30 as shown on the Union Township Tax Map, running along a hedgerow, North 62 degrees 06 minutes 31 seconds West, a distance of 252.66 feet to a point; thence
- (6) along the easterly line of said Lot 31 in Block 30 as shown on said Filed Map No. 1164, said Lot 31 owned by Brinkerhoff Enterprises, Inc., North 30 degrees 59 minutes 11 seconds East, a distance of 285.52 feet to the point and place of beginning

SCHEDULE A

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).

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.

Attested by:

Judith L. Andresen
Judith L. Andresen, Secretary

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

STATE OF NEW JERSEY, COUNTY OF HUNTERDON

I CERTIFY that on July 26, 1996
RONALD E. BRINKERHOFF

RECORDED
Jul 30 2 43 PM '96
SS:
HUNTERDON COUNTY
DORTHY K. TIRPOK
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; and

(c) this deed was made for \$ **392,500.00** 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)

Daniel C. Soriano, Jr.
(Print name and title below signature)

Daniel C. Soriano, Jr.
An Attorney at Law of New Jersey

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

BOOK 1150 PAGE 1007
ALL-STATE LEGAL, A Division of
ALL-STATE[®] International, Inc.
808-272-0800

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. 46:16-5 et seq.)

STATE OF NEW JERSEY
COUNTY OF HUNTERDON SS.

FOR RECORDER'S USE ONLY	
Consideration \$	<u>392,500</u>
Realty Transfer Fee \$	<u>19,375.50</u>
Date	<u>7/30/96</u> By <u>ASB</u>

(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
(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)

in a deed dated July 26, 1996, transferring real property identified as Block No. 30

Lot No. 30 located at 5 Shipley Court, Union Township,
Hunterdon County
(Street Address, Municipality, County)

(2) CONSIDERATION (See Instruction #6.) and annexed hereto.

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 \$ 392,500.00

(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.

Subscribed and sworn to before me this 26th day of July, 1996

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

Daniel C. Soriano, Jr.
Address of Grantor at Time of Sale
Attorney at Law of New Jersey

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>97307</u>	County	<u>Hunterdon</u>
Deed Number	<u>97307</u>	Book	
Deed Dated	<u>7/30/96</u>	Date Recorded	<u>7/30/96</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 - 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. 18:16 - 8.12).
 TRIPLICATE - Pink copy is your file copy.

END OF DOCUMENT

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