

DEED

Prepared by: (Print signer's name below signature)
Robert P. Grabowski
Robert P. Grabowski
Deputy Attorney General

This Deed is made on *Nov 16*, 19 *95*

BETWEEN

STATE OF NEW JERSEY,
DEPARTMENT OF ENVIRONMENTAL PROTECTION

whose address is 401 E. State Street
Trenton, New Jersey 08625

referred to as the Grantor,

AND

BOARD OF RECREATION COMMISSIONERS, COUNTY
OF HUNTERDON

whose post office address is 1 E. Main Street
Flemington, New Jersey *08822*

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 One (\$1.00) Dollar

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of **Union Township**
Block No. **9** Lot No. **5-1** 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 **County of Hunterdon** **Township of Union** and State of New Jersey. The legal description is:

SEE SCHEDULE A ATTACHED

COUNTY OF HUNTERDON
CONSIDERATION *1.00*
REALTY TRANSFER FEE *E*
DATE *02-02-95* BY *DLB*

092770



BOHREN AND BOHREN ENGINEERING ASSOCIATES, INC.

LIBERTY COURT • SUITE 800
260 Highway 202-31 Flemington, N.J. 08822
(908) 782-3212 Fax (908) 782-3032

Municipality: Union Township Date: April, 1995
County: Hunterdon Block: 9
Project Name: Union Forge Addition Lot: 5
Project Number: 1000-86-043
Name of Owner: Michael Levits, William Levits, Katherine
Tritcheo, Paul Levits, John Levits, Estelle Alpaugh, Sadie Levits,
and Steven Levits
Street Address: Van Syckel's Corner Road

All that certain tract or parcel of land located at Van Syckel's Corner Road in the Township of Union, county of Hunterdon, New Jersey, bounded and described as follows:

Beginning at a concrete monument found for a corner to land of the County of Hunterdon, Lot 4, and corner to land of the State of New Jersey, Department of Environmental Protection, Lot 5.01, said point being westerly of the Mill Race and the beginning of Course #1 as recorded in the Hunterdon County Clerk's Office in Deed Book 619, Page 215; and running thence (1) along land of said County, North 43°00'59" West, a distance of two hundred eighty-two and seventy-nine one-hundredths feet (282.79') to an iron pipe found for a corner to the same; thence (2) along the same, North 45°54'28" East, a distance of two hundred fifty-two and four one-hundredths feet (252.04') to an iron pipe found for a corner to the same; thence (3) still along the same, South 76°06'33" East, a distance of fifty-one and forty-five one-hundredths feet (51.45') to a concrete monument found for a corner to the same, corner to land of the aforementioned State of New Jersey, Department of Environmental Protection, Lot 5.01, westerly of the aforementioned Mill Race; thence (4) along land of said State of New Jersey, South 06°20'37" East, a distance of two hundred thirty and forty-four one-hundredths feet (230.44') to a concrete monument found for a corner to the same; thence (5) along the same, South 23°26'34" West, a distance of one hundred thirty-nine and twenty-eight one-hundredths feet (139.28') to a concrete monument found for a corner to the same; thence (6) still along the same, South 31°57'49" West, a distance of twenty-nine one-hundredths of a foot (0.29') to a point for a corner to the same, said point being the northeast corner to a 15' wide right-of-way for ingress and egress; thence (7) along the easterly line of said 15' wide right-of-way, South 58°42'10" East, a distance of two hundred three and fourteen one-hundredths feet (203.14') to a point for a corner in the same; thence (8) along the same, South 19°42'10" East a distance of one hundred thirteen and eighty-one one-hundredths feet (113.81') to a point for a corner in the same, said point

CONSULTING CIVIL and SANITARY ENGINEERS
LAND SURVEYORS • PLANNERS
Schedule A

BOHREN AND BOHREN
ENGINEERING ASSOCIATES INC.Union Township
Block 9, Lot 5
Page 2

being the southeasterly corner to said 15' wide right-of-way, in the northerly right-of-way line of the public road known locally as Van Syckel's Corner Road; thence (9) along said northerly right-of-way line of Van Syckel's Corner road, on a curve to the left with a radius of nine hundred eighty-four and ninety-three one-hundredths feet (984.93'), an arc distance of fifteen and fourteen one-hundredths feet, a central angle of $00^{\circ}52'51''$, on a chord which bears South $78^{\circ}09'00''$ West, a distance of fifteen and fourteen one-hundredths feet (15.14'), to a point for a corner in the same, said point being the southwesterly corner to said 15' wide right-of-way; thence (10) along the westerly line of said 15' wide right-of-way, North $19^{\circ}42'10''$ West, a distance of one hundred six and forty-three one-hundredths feet (106.43') to a point for a corner in the same; thence (11) along the same, North $58^{\circ}42'10''$ West, a distance of one hundred ninety-eight feet (198.00') to the place of beginning and containing one and three hundred fifty-four one-thousandths acres (1.354 - 58,982.99 sq. ft.) being the same more or less as surveyed and described by Bohren and Bohren Engineering Associates, Inc., in April, 1995.

All bearings herein refer to New Jersey Plane Coordinates.

Subject to any and all easements of record.

Pursuant to a survey of property of Michael Levits, William Levits, Katherine Tritcheo, Paul Levits, John Levits, Estelle Alpaugh, Sadie Levits and Steven Levits, known and designated as Block 9, Lot 5 on the Municipal Tax Map of said survey prepared by Bohren and Bohren Engineering Associates, Inc., Liberty Court - Suite 800, 260 Highway 202-31, Flemington, New Jersey 08822, dated April 10, 1995 and marked File Number U.T. 9-5.

5/25/95
Date


William U. Bohren, II, L.S., NJ License #19001

EW/eal
Revised 5/17/95

Type of Deed. This Deed is called a Quitclaim Deed. The Grantor makes no promises as to ownership or title, but simply transfers whatever interest the Grantor has to the Grantee.

Signatures. The Grantor signs this Deed as of the date at the top of the first page. If the Grantor is a corporation, this Deed is signed and attested to by its proper corporate officers and its corporate seal is affixed.

Witnessed or Attested by:

State of New Jersey,
Department of Environmental Protection
[Signature] (Seal)
Robert C. Shinn, Jr.
Commissioner

RECORDED

SEP 29 2 41 PM '95

STATE OF NEW JERSEY, COUNTY OF
I CERTIFY that on *August 16*

1995, HUNTERDON COUNTY
CLERK

Robert C. Shinn, Jr., Commissioner personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is ~~named in~~ and personally signed this Deed; on behalf of Department of Environmental Protection
- (b) signed, sealed and delivered this Deed as his or her act and deed; and
- (c) made this Deed for \$1.00 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.)

[Signature]
(Print name and title below signature)

MICHAEL J. HOGAN
ATTORNEY AT LAW
STATE OF NEW JERSEY

STATE OF NEW JERSEY, COUNTY OF
I CERTIFY that on _____, 19____

personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is the _____ secretary of _____ the corporation named in this Deed;
- (b) this person is the attesting witness to the signing of this Deed by the proper corporate officer who is the _____ President of the corporation;
- (c) this Deed was signed and delivered by the corporation as its voluntary act duly authorized by a proper resolution of its Board of Directors;
- (d) this person knows the proper seal of the corporation which was affixed to this Deed;
- (e) this person signed this proof to attest to the truth of these facts; and
- (f) the full and actual consideration paid or to be paid for the transfer of title is \$ _____ (Such consideration is defined in N.J.S.A. 46:15-5.)

Signed and sworn to before me on _____, 19____
(Print name of attesting witness below signature)

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION OR EXEMPTION
(c. 49, P.L. 1968)
OF
PARTIAL EXEMPTION
(c. 178, P. L. 1975)

RVST-2

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 Hunterdon ss.

FOR RECORDER'S USE ONLY
Consideration \$ 1.00
Realty Transfer Fee \$ F
Date 09-09-95 By RR

*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, Rita R. Regimbal, Esq., being duly sworn according to law upon his/her oath deposes and says that he/she is the Legal Representative for Grantee
(Show whether Officer, Clerk, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)
in a deed dated August 16, 1995, transferring real property identified as Block No. 9
Lot No. 5-1 located at 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 \$ _____

(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.

7 (a) For consideration less than \$100.00

(b) By or to the US or any instrumentality of same

(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 H.U.D. 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 5th day of September, 1995

Jacques Chmielewski
Notary Public of New Jersey
My Commission Expires 4/11/2000

Rita R. Regimbal State of NJ, DEP
Name of Deponent (Type above line) Name of Grantor (Type above line)
Rita R. Regimbal, Esq. 401 E. State Street
Ligorano & Sozansky, P.C. Trenton, NJ 08625
_____ in Street Address of Grantor or Title of Sale
Flemington, NJ 08822

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.
Instrument Number 92770 County Hunterdon
Deed Number _____ Book _____ Page _____
Deed Dated 08-16-95 Date Recorded 09-09-95

IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HEREOF.
This form is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered or amended 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. 18:18--8.12).

TRIPPLICATE - Pink copy is your file copy.

END OF DOCUMENT

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