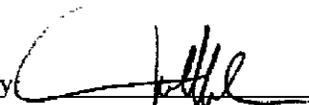


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Prepared by   
Joseph S. Novak, Esq.

# DEED

This Deed is made on February 28, 2002.

**BETWEEN: ROBERT A. GULICK, Widower**, whose address is 10 Patrick Drive, Pittstown, New Jersey 08867, referred to as the **Grantor**,

**AND: DANIEL D. MINZNER**, whose post office address is about to be 10 Patrick Drive, 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 in Schedule A attached hereto to the Grantee. This transfer is made for the sum of THREE HUNDRED FIFTY-FIVE THOUSAND AND NO/100THS (\$355,000.00)----- DOLLARS.

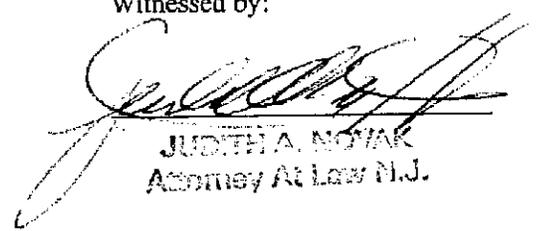
The Grantor acknowledges receipt of this money.

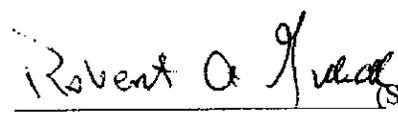
**Promises by Grantor.** The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

**Signatures.** The Grantor signs this Deed as of the date at the top of this page.

106.11

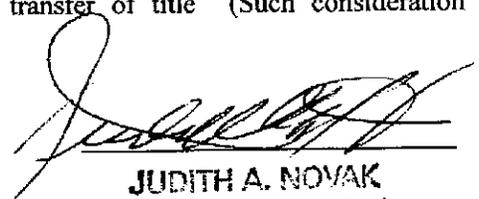
Witnessed by:

  
JUDITH A. NOVAK  
Attorney At Law N.J.

  
Robert A. Gulick (Seal)

STATE OF NEW JERSEY, COUNTY OF HUNTERDON: SS.

I CERTIFY that on February 28, 2002, Robert A. Gulick, 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 \$355,000.00 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).

  
JUDITH A. NOVAK  
Attorney At Law N.J.



Instr# 8357514 Dorothy K. Tirpok  
Recorded/Filed ASB Hunterdon County Clerk  
03/08/2002 14:12 Bk 2031 Pg 851 #Pg 3 DEED

Commitment No. W-39190-N

Revised 2/19/02

**DESCRIPTION, SCHEDULE A-4**

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 pin with cap in the Southeasterly line of Patrick Drive (50.00 foot right of way), said point being distant Northeasterly 95.34 feet from the intersection of the Southwesterly line of Alan Lane (50.00 foot right of way) with the Southeasterly line of Patrick Drive and thence,

- (1) Along the Southeasterly line of Patrick Drive, North 63 degrees 36 minutes 00 seconds East, 68.84 feet to a point and thence;
- (2) Along the same on a curve to the left in a Northeasterly direction, said curve having a radius of 200.00 feet and an arc length of 131.16 feet to a point and thence,
- (3) South 66 degrees 50 minutes 29 seconds East, 359.42 feet to a point and thence,
- (4) South 36 degrees 15 minutes 00 seconds West, 360.43 feet to an Iron pin with cap and thence,
- (5) North 41 degrees 01 minutes 51 seconds West, 410.97 feet to the point or place of beginning.

The above described lands are known as Lot 25.07 in Block 22 as shown on the current Official Tax Maps of the Township of Union. Premises also known as Lot 25.07 in Block 22 as shown on a certain map entitled "Final Map Major Subdivision Hickory Brook", filed in the Hunterdon County Clerk's Office on November 26, 1980, map #636.

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot 25.07, Block 22 on the Township of Union Tax Map.

The above description was drawn in accordance with a survey prepared by Brunswick West, Inc., dated 2/15/02.

Consideration:	355000.00
Realty Tax:	1550.00 R
Fees:	45.00

TOTAL B. B.

## SCHEDULE A

**Tax Map Reference.** (N.J.S.A. 46:15-2.1) Municipality of Union Township, Block 22, Lot 25.07,  
Qualifier No.                      Account No.

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

**BEING** known and designated as Lot 25-7 Block 22 on map entitled "Final Map Major Subdivision Hickory Brook, Union Township, Hunterdon County, New Jersey" dated November 12, 1980 and filed in the Hunterdon County clerk's Office on November 26, 1980, Map #636.

**SUBJECT** to restrictions and easements of record, such facts as an accurate survey would disclose, applicable governmental regulations and municipal zoning ordinances.

**BEING** the same lands and premises conveyed to Robert A. Gulick and Sandra L. Gulick, his wife, by Deed from Fallone Construction, Inc., a corporation of the State of New Jersey, dated July 5, 1983 and recorded in the Hunterdon County Clerk's Office in Deed Book 893, Page 724.

Sandra L. Gulick died a resident of Hunterdon County, on November 30, 1999. Grantor is the surviving tenant by the entirety.

**BEING** further described on behalf of the Grantees by their surveyor and attached hereto as Schedule A, Page 2.



END OF DOCUMENT