

Seed File

J. PETER JOST  
ATTORNEY AT LAW  
65 WEST MAIN STREET  
P. O. BOX 5389  
CLINTON, NEW JERSEY 08809-0389

(908) 735-8876  
FAX (908) 735-7836

July 5, 2006

K. Judith Fabian, Clerk  
Township of Union  
140 Perryville Rd.  
Hampton, New Jersey 08827

**Re: Union Township p/f Anita Jane Manzione  
Purchase of Development Rights  
Block 25, Lot 37.09**

Dear Judy:

I just received from Cortes & Hay the title insurance policy covering the purchase of development rights in the above matter, which occurred in 2001. Accordingly, I enclose herewith the original title policy, file number C507252.

You should keep this policy in a safe place, together with other important records of the Township

Would you kindly acknowledge receipt of the enclosed by signing the extra copy of this letter and returning it to me.

Very truly yours,

J. Peter Jost

JPJ:ac  
Enc.

Conditions and Stipulations Continued on Next Page

**Issued with Policy Number**

**COMMONWEALTH LAND TITLE INSURANCE COMPANY OF NEW JERSEY**

**OWNERS POLICY OF TITLE INSURANCE**

**POLICY NUMBER : A19-1006384**

**SCHEDULE A**

Amount of Insurance: **\$240,840.39**

Premium: Basic rates **\$1,089.00**

Date of Policy: **May 02, 2001**

Office File Number: **C507252**

1. Name of Insured:

**THE TOWNSHIP OF UNION, IN THE COUNTY OF HUNTERDON, A MUNICIPAL CORPORATION AND PUBLIC BODY POLITIC OF THE STATE OF NEW JERSEY**

2. Your interest in the land covered by this Policy is:

**DEED OF EASEMENT & RESTRICTIVE COVENANT**

3. The estate or interest referred to herein is at Date of Policy vested in:

**THE TOWNSHIP OF UNION, IN THE COUNTY OF HUNTERDON, A MUNICIPAL CORPORATION AND PUBLIC BODY POLITIC OF THE STATE OF NEW JERSEY, by deed of easement from ANITA JANE MANZIONE, SINGLE, dated 04/26/2001 and recorded 05/02/2001, in the Hunterdon County Clerk/Register's Office in Deed Book 2008, Page 329.**

**And**

**THE TOWNSHIP OF UNION, IN THE COUNTY OF HUNTERDON, A MUNICIPAL CORPORATION AND PUBLIC BODY POLITIC OF THE STATE OF NEW JERSEY, by deed of restrictive covenant from ANITA JANE MANZIONE, SINGLE, dated 04/26/2001 and recorded 05/02/2001, in the Hunterdon County Clerk/Register's Office in Deed Book 2008, Page 358.**

4. The land referred to in this Policy is in the **Township of Union, County of Hunterdon State of New Jersey** and is described as follows:

**SEE DESCRIPTION SHEET ATTACHED.**

*Issued by:*

**Cortes and Hay, Inc**

80 Main Street, PO Box 454

Flemington, NJ 08822

Telephone: (908) 782-8850 Fax: (908) 782-1998

Conditions and Stipulations Continued

**Issued with Policy Number**

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FAX NO. (908) 735-7836

September 24, 1999

K. Judith Fabian, Clerk  
Township of Union  
140 Perryville Road  
Union, New Jersey 08827

**Re: Union Township from Estate of Grace J. Saxton  
Block 25, Lot 31; Block 26, Lots 12, 13 and 14  
Block 27, Lot 1; Block 28, Lot 22  
Township of Union, County of Hunterdon**

Dear Judy:

I enclose the original owner's policy of title insurance, File No. C504190, Commonwealth Land Title Insurance Company of New Jersey, including endorsement thereto.

This title insurance policy should be kept in a safe place with the original deed to the Saxton Park together with other important Township papers.

Would you kindly acknowledge receipt of the title insurance policy by signing the extra copy of this letter and returning it in the envelope provided.

Very truly yours,

J. Peter Jost

JPJ/sd  
Enclosures

**TOWNSHIP OF UNION  
HUNTERDON COUNTY**

**SEP 29 1999**

COMMONWEALTH LAND TITLE INSURANCE COMPANY OF NEW JERSEY

ENDORSEMENT

File No. C504190

To be annexed to and form a part of Policy No. A19-006480 insuring THE TOWNSHIP OF UNION, IN THE COUNTY OF HUNTERDON, A MUNICIPAL CORPORATION OF THE STATE OF NEW JERSEY, by Deed from J.P. Morgan Florida, F.S.B., as Personal Representative of the Estate of Grace J. Saxton, deceased, in Deed Book 1192, page 359 and recorded on 7/31/98 as set forth in said Policy.

The said Policy is hereby amended in the following manner:

Schedule B Item #8 please add: Said restrictions have not been violated pursuant to the Zoning Ordinance approved by the Union Township Committee, and any future violation will not result in a forfeiture or reversion of title. We insure that a public recreational center or future school does not and will not violate the restrictions.

The total liability of the Company under said Policy and any endorsements attached thereto shall not exceed, in the aggregate, the face amount of said policy and costs which the Company is obligated under the provisions of said Policy to pay.

This endorsement is made a part of said Policy and is subject to the exclusions, schedules, endorsements, conditions, stipulations and terms thereof, except as modified by the provisions hereof.

Nothing herein contained shall be construed as extending or changing the effective date of said Policy, unless otherwise expressly stated.

SIGNED:

CORTES AND HAY, INC.

BY:

  
Michele Newhouse, Title Officer

(AUTHORIZED OFFICER OR AGENT)

**Issued with Policy Number**

**COMMONWEALTH LAND TITLE INSURANCE COMPANY OF NEW JERSEY**

**OWNERS POLICY OF TITLE INSURANCE**

**POLICY NUMBER : A19-006480**

**SCHEDULE A**

**Amount of Insurance:** \$1,178,500.00

**Premium :** \$3,993.00 Basic

**Date of Policy:** July 31, 1998

**Office File Number:** C504190

**1. Name of Insured:**

THE TOWNSHIP OF UNION, IN THE COUNTY OF HUNTERDON, A MUNICIPAL CORPORATION OF THE STATE OF NEW JERSEY

**2. Your interest in the land covered by this Policy is:**

FEE SIMPLE

**3. The estate or interest referred to herein is at Date of Policy vested in:**

THE TOWNSHIP OF UNION, IN THE COUNTY OF HUNTERDON, A MUNICIPAL CORPORATION OF THE STATE OF NEW JERSEY, from J.P. MORGAN FLORIDA, F.S.B., AS PERSONAL REPRESENTATIVE OF THE ESTATE OF GRACE J. SAXTON, DECEASED, dated 07/29/1998 and recorded 07/31/1998, in the Hunterdon County Clerk/Register's Office in Deed **Book** 1192, Page 359.

**4. The land referred to in this Policy is in the Township of Union, County of Hunterdon State of New Jersey and is described as follows:**

Being the same premises conveyed to the insured by deed  
**SEE DESCRIPTION SHEET ATTACHED.**

**NOTE: The Calculation of acreage on the survey is not insured hereunder, however, the narrative description in the policy is insured.**

Issued by:

**Cortes and Hay, Inc**

**7 Main Street PO Box 454 Flemington, NJ 08822**

**Telephone: (908) 782-8850 Fax: (908) 782-1998**