



Instr# 8502561 Dorothy K. Tirpok
 Recorded/Filed LB Hunterdon County Clerk
 08/25/2004 10:49 Bk 2095 Pg 122 #Pg 3 DEED

AA done 7/10/04
 Prepared By: *[Signature]*
 SANDY L. GALACIO, JR., ESQ.

25

**DEED
 (NEW CONSTRUCTION)**

911464.00 D
 6484.70
 60.00

THIS DEED is made on May 12, 2004, and delivered on June 1, 2004,

BETWEEN: TOLL NJ IV, L.P. a New Jersey Limited Partnership, having its principal office c/o Toll Brothers, Inc., 3103 Philmont Avenue, Huntingdon Valley, PA 19006,

referred to as the GRANTOR.

AND WILLIAM A. TOWNSEND and BERNADETTE M. TOWNSEND,
 husband and wife,

whose post office address is about to be **4 Stirling Place, Pittstown, NJ 08867,**

referred to as the GRANTEE.

Consideration:
 Realty Tax:
 Fees:

The word "Grantee" shall mean 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
 NINE HUNDRED ELEVEN THOUSAND FOUR HUNDRED SIXTY FOUR-----
 -----(\$911,464.00) DOLLARS

The Grantor acknowledges receipt of this money.

TAX MAP REFERENCE. (N.J.S.A. 46:15-1.1) Municipality of Union Township

Block No. 27 Lot No. 3.10 Account No.

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 as follows:

BEING known and designated as Lot 3.10, Block 27 as shown on a certain map entitled: "FINAL SUBDIVISION PLAT, Block 27, Lot 3, THE SANCTUARY, Union Township, Hunterdon County, New Jersey", dated December 10, 2002, prepared by Eastern States Engineering Inc., and filed in the Hunterdon County Clerk's Office on June 25, 2003, as Instrument No. 8437290. Being further described in accordance Schedule "A" attached hereto.

BEING commonly known and designated as **4 Stirling Place, Pittstown, NJ 08867.**

BEING also known as TBI Lot No. 5. **(The Sanctuary)**

BEING a portion of the same premises conveyed to TOLL NJ IV, L.P. by Deed dated July 12, 2002, from Walter J. Stobb and Jeannie Stobb, a/k/a Jean M. Stobb, husband and wife, and recorded July 23, 2002, in the Hunterdon County Clerk's Office in Deed Book 2043, Page 43; and by Deed dated July 12, 2002, from Margaret A. Stobb Irrevocable Wealth Management Trust Dated May 7, 1991, recorded July 23, 2002, in Deed Book 2043, Page 46.

SUBJECT to Declaration of Protective Covenants recorded in the Hunterdon County Clerk's Office on June 25, 2003, in Book 2066, Page 703,

Being subject to easements, restrictions and zoning ordinances of record.

27/3.10

SCHEDULE "A"

DESCRIPTION
LOT 3.10 BLOCK 27
THE SANCTUARY

UNION TOWNSHIP, HUNTERDON COUNTY, NEW JERSEY

BEGINNING at a corner common to Lot 3.10 and Lot 3.11, Block 27, on the Northerly Right of Way line of Stirling Place (40' R.O.W.), distant 529.48 feet as measured along said line on various courses from the intersection of same extended with the extended Westerly Right of Way line of Asher Smith Road; thence along said right of way line on the following four (4) courses:

1. South 77 degrees 45 minutes 38 seconds West, 166.98 feet to a point of curvature; thence
2. Along the arc of a curve to the right having a radius of 480.00 feet, an arc length of 136.83 feet and a central angle of 16 degrees 19 minutes 57 seconds to a point of compound curvature; thence
3. Along the arc of a curve to the right having a radius of 25.00 feet, an arc length of 26.82 feet and a central angle of 61 degrees 27 minutes 36 seconds to a point of reverse curvature; thence
4. Along the arc of a curve to the left having a radius of 58.00 feet, an arc length of 46.33 feet and a central angle of 45 degrees 45 minutes 46 seconds; thence along a line common to Lots 3.09 and 3.10 on the following two (2) courses:
5. North 19 degrees 47 minutes 25 seconds East, 121.53 feet; thence
6. North 56 degrees 17 minutes 03 seconds West, 901.21 feet; thence
7. Along a line common to Lots 1 and 3.10, North 56 degrees 21 minutes 03 seconds East, 351.50 feet; thence along a line common to Lots 3.10 and 3.11 on the following two (2) courses:
8. South 56 degrees 17 minutes 03 seconds East, 834.46 feet; thence
9. South 12 degrees 14 minutes 22 seconds East, 354.31 feet to the point of BEGINNING.

Containing 8.30 acres, more or less.

Subject to restrictions and easements of record, if any.

The above described tract being known and designated as Lot 3.10, Block 27, as it appears on a map entitled "FINAL SUBDIVISION PLAT, BLOCK 27 LOT 3, THE SANCTUARY", dated 12/10/02, prepared by Eastern States Engineering, Inc. and filed in the Hunterdon County Clerk's Office on 6/25/03, as Instrument No. 8437290.



Dana J. Parrish, Professional Land Surveyor
New Jersey License No. 30092

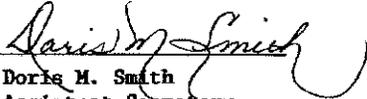
Sv05

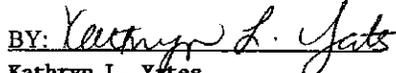
Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as 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 representative as of the date at the top of the first page. Its corporate seal is affixed.

ATTESTED BY:

TOLL NJ IV, L.P.,
a New Jersey Limited Partnership
By TOLL LAND CORP. NO. 10,
A Delaware Corporation, General Partner


Doris M. Smith
Assistant Secretary

BY: 
Kathryn L. Yates
Assistant Vice President

COMMONWEALTH OF PENNSYLVANIA :

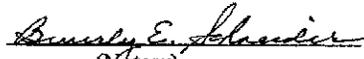
SS:

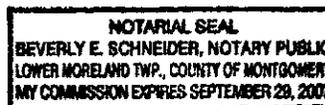
COUNTY OF MONTGOMERY :

I CERTIFY that on May 12, 2004, Kathryn L. Yates

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

- (a) is the **Assistant Vice Pres.** of TOLL LAND CORP. NO. 10, A Delaware corporation, General Partner of TOLL NJ IV, L.P., a New Jersey Limited Partnership, the Grantor named in this Deed;
- (b) was authorized to and did execute this Deed on behalf of said 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 deed was made for \$ 911,464.00 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.)
- (e) executed this Deed as the act of the entity.


(Notary)



Record & Return to:

RAYMOND B. DRAKE, ESQ.
1 State Route 12 - St. 201
Flemington, NJ 08822

ARCHER & GREINER, PC
A Professional Corporation
Plaza One, Route 202/31 Circle
1 State Route 12, Suite 201
Flemington, NJ 08822-1722



END OF DOCUMENT