

Prepared By: 
Charles E. Moscony, Esquire

DEED
(NEW CONSTRUCTION)

THIS DEED is made on January 14, 2004, and delivered on January 22, 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 NARASIMHA-RAO V. BANGARU and SWARUPA BANGARU,
husband and wife,

whose post office address is about to be **5 Asher Smith Road, Pittstown, NJ 08867,**

referred to as the GRANTEE.

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 FIFTY THOUSAND TWO HUNDRED NINETY THREE-----
-----(\$950,293.00) 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. 3.11 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 3.11, 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 **5 Asher Smith Road, Pittstown, NJ 08867.**

BEING also known as TBI Lot No. 6. (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.



Consideration: 950293.00
Realty Tax: 6788.90 D
Fees: 70.00

27/3.11

SCHEDULE "A"
DESCRIPTION
LOT 3.11 BLOCK 27
THE SANCTUARY
UNION TOWNSHIP, HUNTERDON COUNTY, NEW JERSEY

BEGINNING at a point on the Northerly Right of Way line of Stirling Place (40' R.O.W.), distant 25.00 feet as measured along said line from the intersection of same extended with the extended Westerly Right of Way line of Asher Smith Road; thence

1. Along said right of way line, South 77 degrees 45 minutes 38 seconds West, 294.50 feet; thence along a line common to Lots 3.10 and 3.11 on the following two (2) courses:
2. North 12 degrees 14 minutes 22 seconds West, 354.31 feet; thence
3. North 56 degrees 17 minutes 03 seconds West, 834.46 feet; thence
4. Along a line common to Lots 1 and 3.11, North 56 degrees 21 minutes 03 seconds East, 287.11 feet; thence along a line common to Lots 3.11 and 3.12 on the following two (2) courses:
5. South 56 degrees 17 minutes 03 seconds East, 742.46 feet; thence
6. South 74 degrees 05 minutes 16 seconds East, 201.51 feet to the aforementioned Westerly Right of Way line of Asher Smith Road; thence along said right of way line on the following three (2) courses:
7. Along the arc of a curve to the left having a radius of 520.00 feet, an arc length of 255.50 feet and a central angle of 28 degrees 09 minutes 06 seconds to a point of tangency; thence
8. South 12 degrees 14 minutes 22 seconds East, 159.83 feet to a point of curvature at the intersection of same with the aforementioned Northerly Right of Way line of Stirling Place; thence
9. Along the arc of a curve to the right having a radius of 25.00 feet, an arc length of 39.27 feet and a central angle of 90 degrees 00 minutes 00 seconds 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 3.11, 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

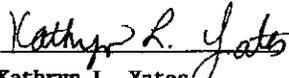
Sv06

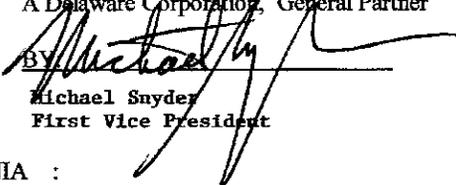
Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as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


Kathryn L. Yates
Assistant Secretary

BY 
Michael Snyder
First Vice President

COMMONWEALTH OF PENNSYLVANIA :

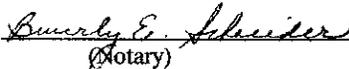
SS:

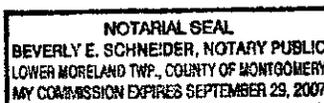
COUNTY OF MONTGOMERY :

I CERTIFY that on *January 14*, 2004, **Michael Snyder**

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

- (a) is the **First Vice President** 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 \$ 950,293.00 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:

WESTMINSTER TITLE AGENCY
Perryville Corporate Center III
PO Box 4002
Clinton, NJ 08809-4002

