

B1224 P0613

AA 2000

25

Prepared By: Matthew W. Bauer  
Matthew W. Bauer

**DEED**

THIS DEED is made on October 28, 1999

**BETWEEN: BRASS CASTLE ESTATES, 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: RONALD A. GELOK and RUBY J. GELOK,**  
husband and wife

whose post office address is about to be **48 Wyckoff Drive, 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 FIVE HUNDRED TWENTY-THREE THOUSAND, ONE-HUNDRED FIFTY THREE AND 00/100 (\$523,153.00) DOLLARS-----

The Grantor acknowledges receipt of this money.

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

Block No. 29 Lot No. 2.18 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 2.18, Block 29 as shown on a certain map entitled: "Final Plat, Section 3, Brass Castle Estates, Lot 2, Block 29", revised 3/17/98, prepared by The Chester Partnership, and filed in the Hunterdon County Clerk's Office on 1/6/99 as Map No. 1312, Sheets 1 and 2. Being further described in accordance with Schedule "A" attached hereto.

BEING commonly known and designated as 48 Wyckoff Drive, Pittstown, NJ 08867

BEING also known as TBI Lot No. 30 (Brass Castle -Section 3)

BEING a part of the same premises conveyed to BRASS CASTLE ESTATES, L.P., a New Jersey Limited Partnership, by Deed from Brinkerhoff Home Builders, Inc. dated August 29, 1997, and recorded September 18, 1997, in Deed Book 1173, Page 660.

SUBJECT to easements, restrictions and zoning ordinances of record.

SUBJECT to Homeowners Association documents dated March 18, 1998, recorded April 6, 1998, in Deed Book 1184, Page 747.

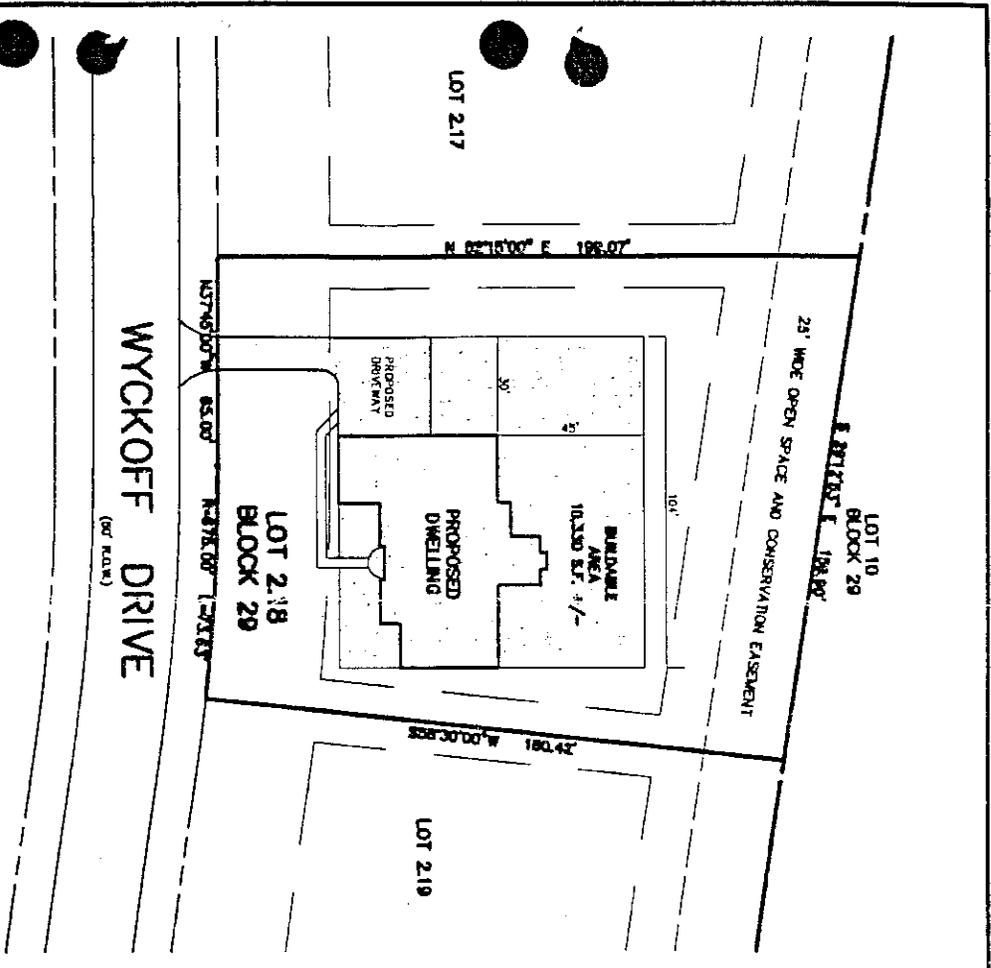
BEING FURTHER SUBJECT to open space and/or conservation and open space easement per attached Exhibit "L" indicating buildable area.

COUNTY OF HUNTERDON  
CONSIDERATION 523,153  
REALTY TRANSFER FEE 1,209.25  
DATE 11/1/99 BY AA

116723

29/11/99

1224 P0614



THIS EMBLIS IS SOLELY INTENDED TO DEPICT THE NET BUILDABLE AREA.

EXHIBIT "L"

ACKNOWLEDGMENT OF NET BUILDABLE AREA

<i>Donald A. Helwig</i>	BUYER	4-15-99	DATE
<i>Robert P. Helwig</i>	BUYER	4-15-99	DATE
<i>[Signature]</i>	SELLER	4-19-99	DATE

**NOTE:**  
 BUYER HEREBY ACKNOWLEDGES THAT THIS PLOT PLAN ATTACHED TO THE AGREEMENT OF SALE AS EXHIBIT "L" DOES NOT CONSTITUTE A SURVEY OF THE PREMISES. ALL DIMENSIONS AND AREAS ARE APPROXIMATE AND ARE SUBJECT TO FIELD VARIATIONS. DASHED LINES REPRESENT PROPOSED DIMENSIONS AND AREAS. THE BUYER AGREES TO ACCEPT THAT A CURRENT SURVEY AND/OR THE REPORT WOULD OTHERWISE REVEAL ARE NOT SHOWN FOR CLARITY. ADDITIONAL STRUCTURAL OPTIONS THAT INCREASE THE DWELLING SIZE MAY EFFECT THE CONFIRMATION OF THE NET BUILDABLE AREA.

PROPOSED HOUSE

- MASON FEDERAL
- 3-CAR SIDE ENTRY GARAGE
- WALK-OUT BASEMENT - OPT. 017
- EXPANDED BASEMENT
- FINISHED ROOM - OPT. 020
- FINISHED ROOM - OPT. 021
- GREENHOUSE - OPT. 022
- CONSERVATORY EUIE - OPT. 023
- PLAYROOM ABOVE EUIE - OPT. 520

**EXHIBIT "L"**  
**LOT 218 BLOCK 29**  
**BRASS CASTLE ESTATES**

STATED IN  
 TOWNSHIP OF UNION, HANCOCK COUNTY, NEW JERSEY  
 SCALE: N.T.S. DATE: 03-23-99 DWG. NO.: EX-030

SCHEDULE "A"

DESCRIPTION  
LOT 2.18 BLOCK 29  
BRASS CASTLE ESTATES  
TOWNSHIP OF UNION, HUNTERDON COUNTY, NEW JERSEY

BEGINNING at a corner common to Lot 2.18 and Lot 2.19, Block 29, on the Northerly Right of Way line of Wyckoff Drive, distant 604.35 feet as measured along said line on various courses from the intersection of same extended with the extended Easterly Right of Way line of Stevens Lane; thence along said right of way line on the following two (2) courses:

1. Along the arc of a curve to the left having a radius of 675.00 feet, an arc length of 73.63 feet and a central angle of 06 degrees 15 minutes 00 seconds to a point of tangency; thence
2. North 37 degrees 45 minutes 00 seconds West, 65.00 feet; thence
3. Along a line common to Lots 2.17 and 2.18, North 52 degrees 15 minutes 00 seconds East, 199.07 feet; thence
4. Along a line common to Lots 2.18 and 10, South 29 degrees 12 minutes 53 seconds East, 159.90 feet; thence
5. Along a line common to Lots 2.18 and 2.19, South 58 degrees 30 minutes 00 seconds West, 180.42 feet to the point of BEGINNING.

Containing 28,017 square feet, more or less.

Subject to restrictions and easements of record, if any.

The above described tract being known and designated as Lot 2.18, Block 29, as it appears on a map entitled "FINAL PLAT, SECTION 3, BRASS CASTLE ESTATES, LOT 2 BLOCK 29", revised dated 3/17/98, sheets 1 and 2, prepared by The Chester Partnership, and filed in the Hunterdon County Clerk's Office on 1/6/99 as Map No. 1312, sheets 1 and 2.



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

or  
PARTIAL EXEMPTION  
(c. 176, P.L. 1975)

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 WARREN

FOR RECORDER'S USE ONLY	
Consideration \$	223,153.00
Realty Transfer Fee \$	223,153.00
Date	11/1/99
By	[Signature]

\* Use symbol "O" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3, 4 and 5 on reverse side.)

Deponent Matthew W. Bauer, being duly sworn according to law upon his/her oath

deposes and says that he/she is the Legal Representative in a deed dated 10-28-99

transferring real property identified as Block No. 29 Lot No. 2.18

located at 48 Wyckoff Drive, Township of Union, Hunterdon 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 \$ 523,153.00

(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.

(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 HUD 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.

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 28th  
day of October, 1999

[Signature of Matthew W. Bauer]

Name of Deponent (sign above line)  
Matthew W. Bauer  
1001 Rte. 517  
Hackettstown, NJ 07840  
Address of Deponent

Brass Castle Estates, LP  
Name of Grantor (type above line)

3103 Philmont Avenue  
Huntingdon Valley, PA 19006  
Address of Grantor at Time of Sale

JEAN EBNETER  
A Notary Public of New Jersey  
My Commission Expires Oct. 25, 2002

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.		
Instrument Number	<u>116723</u>	County <u>BUMLEDON</u>
Deed Number	<u>116723</u>	Book <u>116723</u> Page <u>1</u>
Deed Dated	<u>10/28/99</u>	Date Recorded <u>11/1/99</u>

IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HEREOF. This format is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered 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. 18:16-8.12)  
TRIPLICATE - Pink copy is your file copy.

END OF DOCUMENT