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Prepared By: Vincent W. Rickey
VINCENT W. RICKEY, ESQ.

DEED

THIS DEED is made on August 10, 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: HANS E. SJOQUIST and YIVA F. SJOQUIST,
husband and wife

whose post office address is about to be **44 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 **FOUR HUNDRED TWO THOUSAND, FIVE HUNDRED NINETY SEVEN AND 00/100 (\$402,597.00) 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. 2.20 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 2.20, 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 **44 Wyckoff Drive, Pittstown, NJ 08867**

BEING also known as TBI Lot No. 28 (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 402,597.00
DATE 8-17-99 BY MCBH
DEED TRANSFER FEE 1490.00

115207

29/2.20

B1218 P0518

LAWYERS TITLE INSURANCE CORPORATION

TITLE INSURANCE COMMITMENT

File Number: NT 21882

**SCHEDULE A
LEGAL DESCRIPTION**

All that tract or parcel of land and premises, situated, lying and being in the Township of Union, County of Hunterdon, State of New Jersey and being more particularly described as follows:

BEING known and designated as Lot 2.20 in Block 29 as shown on a certain map entitled, "Final Plat, Section III, Brass Castle Estates", filed in the Hunterdon County Clerk's Office on January 6, 1999 as Map No. 1312.

BEGINNING at a corner common to Lot 2.20 and Lot 2.21, Block 29, on the northerly right of way line of Wyckoff Drive, distant 300.17 feet as measured along said line of various courses from the intersection of same extended with the extended easterly right of way line of Stevens Lane; thence

- 1) Along said northerly right of way line, North 29 degrees 30 minutes 00 seconds West, 154.00 feet; thence
- 2) Along a line common to Lots 2.19 and 2.20, North 60 degrees 30 minutes 00 seconds East, 179.12 feet; thence
- 3) Along a line common to Lots 10 and 2.20, South 29 degrees 12 minutes 53 seconds East, 154.00 feet; thence
- 4) Along a line common to Lots 2.20 and 2.21, South 60 degrees 30 minutes 00 seconds West, 178.35 feet to the point of BEGINNING.

The above description is drawn in accordance with a survey prepared by Eastern States Engineering, Inc. dated July 2, 1999.

BEING known as Lot 2.20, Block 29 on the Tax Map of the Township of Union, County of Hunterdon.

NOTE: Lot and Block shown for informational purposes only.

B1218 P0519

SCHEDULE "A"

**DESCRIPTION
LOT 2.20 BLOCK 29
BRASS CASTLE ESTATES
TOWNSHIP OF UNION, HUNTERDON COUNTY, NEW JERSEY**

BEGINNING at a corner common to Lot 2.20 and Lot 2.21, Block 29, on the Northerly Right of Way line of Wyckoff Drive, distant 300.17 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

1. Along said northerly right of way line, North 29 degrees 30 minutes 00 seconds West, 154.00 feet; thence
2. Along a line common to Lots 2.19 and 2.20, North 60 degrees 30 minutes 00 seconds East, 179.12 feet; thence
3. Along a line common to Lots 10 and 2.20, South 29 degrees 12 minutes 53 seconds East, 154.00 feet; thence
4. Along a line common to Lots 2.20 and 2.21, South 60 degrees 30 minutes 00 seconds West, 178.35 feet to the point of BEGINNING.

Containing 27,525 square feet, more or less.

Subject to restrictions and easements of record, if any.

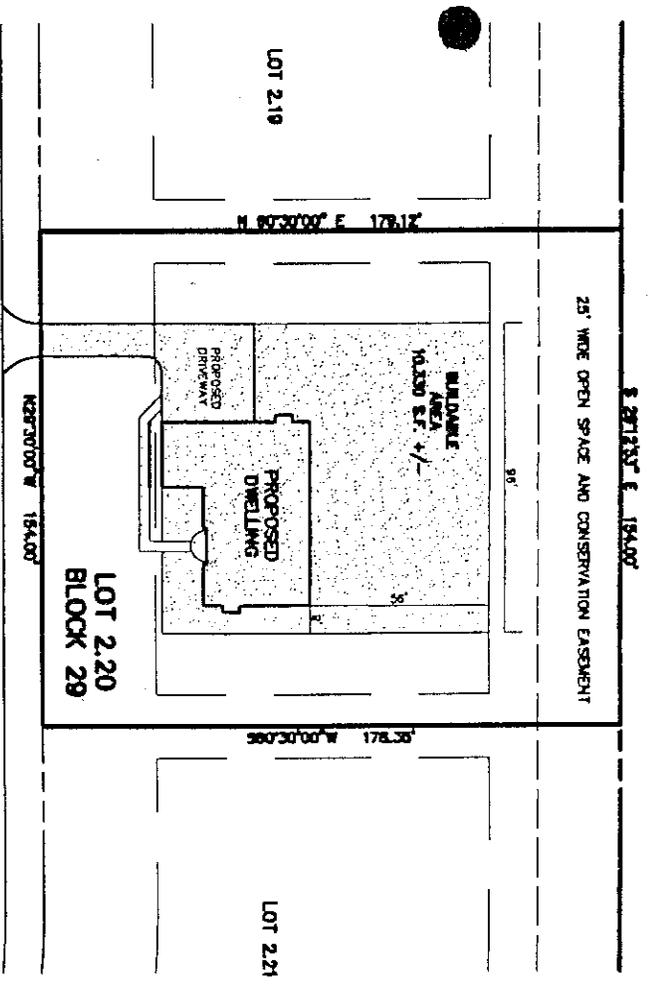
The above described tract being known and designated as Lot 2.20, Block 29, as it appears on a map entitled "FINAL PLAT, SECTION 3, BRASS CASTLE ESTATES, LOT 2 BLOCK 29", revised dated 3/17/98, sheets 1 and 2, prepared by The Chester Partnership, and filed in the Hunterdon County Clerk's Office on 1/6/99 as Map No. 1312, sheets 1 and 2.

Sv028

BT218 PJ520

DESCRIPTION	
REVISIONS	

WYCKOFF DRIVE
(SEE PLAN)



LOT 10
BLOCK 29

25' WIDE OPEN SPACE AND CONSERVATION EASEMENT

LOT 219

178.12'

LOT 220
BLOCK 29

154.00'

178.30'

LOT 221

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

EXHIBIT "L"
ACKNOWLEDGEMENT OF NET BUILDABLE AREA

<i>[Signature]</i>	BUYER	2/6/99	DATE
<i>[Signature]</i>	BUYER	2/6/99	DATE
<i>[Signature]</i>	SELLER	2/8/99	DATE

NOTE: BUYER HEREBY ACKNOWLEDGES THAT THIS NET PLAN ATTACHED TO THE ABOVE INSTRUMENT DOES NOT CONSTITUTE A SURVEY. THE BUYER'S ACCEPTANCE OF THIS INSTRUMENT DOES NOT CONSTITUTE A WAIVER OF THE BUYER'S RIGHT TO OBTAIN A SURVEY. THE BUYER'S ACCEPTANCE OF THIS INSTRUMENT DOES NOT CONSTITUTE A WAIVER OF THE BUYER'S RIGHT TO OBTAIN A SURVEY. THE BUYER'S ACCEPTANCE OF THIS INSTRUMENT DOES NOT CONSTITUTE A WAIVER OF THE BUYER'S RIGHT TO OBTAIN A SURVEY. THE BUYER'S ACCEPTANCE OF THIS INSTRUMENT DOES NOT CONSTITUTE A WAIVER OF THE BUYER'S RIGHT TO OBTAIN A SURVEY.

PROPOSED HOUSE
EATON PROMENADE, PARADE - OPT. 601
ADJACENT TO SPINER PRODUCE 1ST FLOOR - OPT. 630
WALKOUT BASEMENT

EXHIBIT "L"
LOT 220 BLOCK 29
BRASS CASTLE ESTATES
SITUATED IN
TOWNSHIP OF UMOH, HAMILTON COUNTY, NEW JERSEY
SCALE: N.T.S. DATE: 01-07-99 DWG. NO.: EA02B

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 LAND CORP. NO. 10,
A Delaware Corporation, General
Partner of BRASS CASTLE ESTATES, L.P.,
a New Jersey Limited Partnership

Kathryn L. Yates
Kathryn L. Yates
Assistant Secretary

BY: Bernard P. Anderson
Bernard P. Anderson
Vice President

STATE OF PENNSYLVANIA :
SS:
COUNTY OF MONTGOMERY :

I CERTIFY that on August 10, 1999, Kathryn L. Yates

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

- (a) this person is the Asst. Secretary of TOLL LAND CORP. NO. 10, General Partner of BRASS CASTLE ESTATES, L.P., a New Jersey Limited Partnership, the Grantor named in this Deed;
- (b) this person is the attesting witness to the signing of this Deed by the proper corporate officer who is Beranrd P. Anderson, the Vice President of the corporation, who is authorized by the Board of Directors to sign 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 person knows the proper seal of the corporation which was affixed to this Deed;
- (e) this person signed this proof to attest to the truth of these facts; and
- (f) the full and actual consideration paid or to be paid for the transfer of title is \$ 402,597.00

(Such consideration is defined in N.J.S.A. 46:15-5.)

Kathryn L. Yates
Kathryn L. Yates, Assistant Secretary

Signed and sworn to before me on
August 10, 1999.

Beverly D. Vargo

NOTARIAL SEAL
BEVERLY D. VARGO, Notary Public
Lower Moreland Twp., Montgomery Co.
My Commission Expires Nov. 19, 2001

RECORDED

AUG 17 1 47 PM '99

HUNTERDON COUNTY
DORTNY K. TIRPOK
CLERK

B1218 P0522

NC1645 - Affidavit of Consideration
RFF-1 (Rev. 5/99)
P5/99

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION OR EXEMPTION
(c. 49, P.L. 1968)
or
PARTIAL EXEMPTION
(c. 176, P.L. 1975)

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A Division of ALL-STATE International, Inc.
(908) 272-0800 Page 1

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

SS:

FOR RECORDER'S USE ONLY	
Consideration \$	402,597.00
Realty Transfer Fee \$	1490.00 D*
Date	8-17-99 By M.B.H.

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

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

Deponent VINCENT W. RICKEY (Name), being duly sworn according to law upon his/her oath

deposes and says that he/she is the Legal Representative in a deed dated 8/10/99
(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)

transferring real property identified as Block No. 29 Lot No. 2.20

located at 44 Wyckoff Drive, Township of Union, Hunterdon County
(Street Address, Municipality, 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 \$ 402,597.00

(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.
 - Not previously occupied.

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 10th
day of August, 1999

GAIL F. OSHINSKI
A Notary Public of New Jersey
My Commission Expires 10/16/2001

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

Brass Castle Estates, L.P.
Name of Grantor (type above line)
3103 Philmont Avenue
Huntingdon Valley, PA 19006
Address of Grantor at Time of Sale

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.			
Instrument Number	<u>115207</u>	County	<u>Hunterdon</u>
Deed Number	<u>115207</u>	Book	Page
Deed Dated	<u>8-10-99</u>	Date Recorded	<u>8-17-99</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