

DEED

25

Prepared by:

Paul V. Orecchia
Paul V. Orecchia, Esq.

This Deed is made on November 7, 2003,

BETWEEN GARY F. JONES AND KAREN T. JONES, H/W
whose post office address is 42 Wyckoff Drive, Pittstown, New Jersey, 08867,
referred to as the Grantor

AND JACK O. HARA AND NANCY M. HARA, H/W
whose post office address is about to be 42 Wyckoff Drive, Pittstown, New Jersey, 08867,
referred to as the Grantee.

29/2.21

The words "Grantor" and "Grantee" shall mean all Grantors and 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 **SIX HUNDRED AND THIRTY SIX THOUSAND DOLLARS (\$636,000.00)**. The Grantor acknowledges receipt of this money.

Handwritten signatures and initials in circles.

Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of the Township of Union, Block No. 29, Lot No. 2.21.

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:

PLEASE SEE ATTACHED LEGAL DESCRIPTION ANNEXED HERETO AND MADE A PART HEREOF.

BEING the same premises described in Deed to Gary F. Jones and Karen T. Jones, husband and wife from, Brass Castle Estates, L.P., a New Jersey Limited Partnership, dated June 11, 1999, and recorded in the Hunterdon County Clerk's Office/Register's Office on June 23, 1999, in Deed Book 1213, Page 628.



Instr# 8471851 Dorothy K. Tirpok
Recorded/Filed ASB Hunterdon County Clerk
01/12/2004 14:43 Bk 2079 Pg 540 #Pg 3 DEED

Consideration: 636000.00
Realty Tax: 4335.80 R
Fees: 60.00

DESCRIPTION

Commitment No.: CTA-052392

ALL that certain tract, lot and parcel of land lying and being in the Township of Union, County of Hunterdon and State of New Jersey, being more particularly described as follows:

BEING known and designated as Lot 2.21, Block 29 as shown on a certain map entitled, "Final Plat, Section 3, Brass Castle Estates, Lot 2, Block 29", said map being duly filed in the Hunterdon County Clerk's Office on January 6, 1999 as Map No. 1312, Sheets 1 and 2.

BEING also described as follows:

Beginning at a corner in common to Lot 2.21 and Lot 2.22, Block 29, on the Northerly Right Of Way line of Wyckoff Drive, distant 177.27 feet as measured along said line 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 205.00 feet, an arc length of 64.40 feet and a central angle of 18 degrees 00 minutes 00 seconds to a point of tangency; thence
2. North 29 degrees 30 minutes 00 seconds West, 58.50 feet; thence
3. Along a line common to Lots 2.20 and 2.21, North 60 degrees 30 minutes 00 seconds East, 178.35 feet; thence
4. Along a line common to Lots 2.21 and 10, South 29 degrees 12 minutes 53 seconds East, 182.77 feet; thence
5. Along a line common to Lots 2.21 and 2.22, South 78 degrees 30 minutes 00 seconds West, 197.13 feet to the point of beginning.

The above description was drawn in accordance with a survey prepared by Eastern States Engineering, Inc., dated April 26, 1999.

FOR INFORMATION ONLY: ALSO known and designated as Lot No. 2.21 in Block 29 on the Township of Union Tax Map.

COLONIAL TITLE and ABSTRACT SERVICE

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. The Grantor signs this Deed as of the date at the top of the first page. If the Grantor is a corporation, this Deed is signed and attested to by its proper corporate officers and its corporate seal is affixed.

Witnessed By:

Paul V. Orecchia
PAUL V. ORECCHIA, ESQ.

Gary F. Jones
GARY F. JONES

Karen T. Jones
KAREN T. JONES

STATE OF NEW JERSEY, COUNTY OF HUNTERDON, SS.:

I CERTIFY THAT on November 7, 2003, Gary F. Jones and Karen T. Jones, H/W, personally came before me, and acknowledged under oath, to my satisfaction, that they:

- (a) are named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as their act and deed; and
- (c) made this Deed for (\$636,000.00) 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.)

Paul V. Orecchia
PAUL V. ORECCHIA
An Attorney at Law of the State of New Jersey

<u>DEED</u>	Dated: November 7, 2003
Grantor	
GARY F. JONES & KAREN T. JONES	
TO	
Grantee	
JACK O. HARA & NANCY M. HARA	RECORD AND RETURN TO: MKB ANNE E. ARONOVITCH, ESQ. 10 Washington Street Morristown, NJ 07963



END OF DOCUMENT

B1213 P0628

AA

25

COUNTY OF HUNTERDON	
CONSIDERATION	490,982.-
REALTY TRANSFER FEE	1930.-
DATE	10-23-99 BY <u>MF</u>

Prepared By: Matthew W. Bauer
MATTHEW W. BAUER, ESQ.

DEED

THIS DEED is made on June 11, 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: GARY F. JONES and KAREN T. JONES, husband and wife
husband and wife

whose post office address is about to be 42 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 NINETY THOUSAND NINE HUNDRED EIGHTY TWO-----
-----(\$490,982.00) 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. 2.21 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 2.21, 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 42 Wyckoff Drive, Pittstown, NJ 08867

BEING also known as TBI Lot No. 27 (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.

113917

29/221

B1213 P0529

SCHEDULE "A"

DESCRIPTION
LOT 2.21 BLOCK 29
BRASS CASTLE ESTATES
TOWNSHIP OF UNION, HUNTERDON COUNTY, NEW JERSEY

BEGINNING at a corner common to Lot 2.21 and Lot 2.22, Block 29, on the Northerly Right of Way line of Wyckoff Drive, distant 177.27 feet as measured along said line 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 205.00 feet, an arc length of 64.40 feet and a central angle of 205.00 feet, an arc length of 64.40 feet and a central angle of 18 degrees 00 minutes 00 seconds to a point of tangency; thence
2. North 29 degrees 30 minutes 00 seconds West, 58.50 feet; thence
3. Along a line common to Lots 2.20 and 2.21, North 60 degrees 30 minutes 00 seconds East, 178.35 feet; thence
4. Along a line common to Lots 2.21 and 10, South 29 degrees 12 minutes 53 seconds East, 182.77 feet; thence
5. Along a line common to Lots 2.21 and 2.22, South 78 degrees 30 minutes 00 seconds West, 197.13 feet to the point of BEGINNING.

Containing 27,624 square feet, more or less.

Subject to restrictions and easements of record, if any.

The above described tract being known and designated as Lot 2.21, 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;

Sv027

LOT 10
BLOCK 29

EXHIBIT E 1027

25' WIDE OPEN SPACE AND CONSERVATION EASEMENT

LOT 221
BLOCK 29

REBUILDABLE
AREA
10,350 S.F. +/-

LOT 220

PROPOSED
DRIVEWAY

PROPOSED
DWELLING

LOT 222

WYCKOFF
(OR PLAN)
DRIVE

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

EXHIBIT "I"

ACKNOWLEDGMENT OF NET BUILDABLE AREA

August Sanders BUYER 11-14-88 DATE
James Macquelin SELLER 11/14 DATE

NOTE:
 BUYER HEREBY ACKNOWLEDGES THAT THIS PLOT PLAN ATTACHED TO THE AGREEMENT OF SALE AS EXHIBIT "I" DOES NOT CONSTITUTE A SURVEY AND THE DIMENSIONS AND AREAS ARE APPROXIMATE AND NOT TO BE USED FOR VARIATION. DASHED LINES REPRESENT EASEMENTS. DETAILS OF THE PROPOSED REBUILDABLE AREA, INCLUDING BUT NOT LIMITED TO, REVEAL ARE NOT SHOWN FOR CLARITY. ADDITIONAL STRUCTURAL OR IONS THAT INCREASE THE DWELLING SIZE MAY EFFECT THE CONSERVATION OF THE NET BUILDABLE AREA.

PROPOSED HOUSE
 CORNELL FEDERAL
 3-CAR SIDE ENTRY GARAGE - OPT. 001
 WALK-OUT BASEMENT - OPT. 017
 EXPANDED FAMILY ROOM - OPT. 013
 CHEF/KITCHEN - OPT. 025
 WALK-OUT BAY IN DINING ROOM - OPT. 136

EXHIBIT "I"
 LOT 2.21 BLOCK 29
 BRASS CASTLE ESTATES

PREPARED BY
 TOWNHIP OF LINCOLN, HUNTERDON COUNTY, NEW JERSEY

SCALE: N.T.S. DATE: 10-20-88 DWG. NO.: EX1077

31213 P8532

NC1645 - Affidavit of Consideration
RTF-1 (Rev. 1/1/86)
Print date 10/97

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

ALL-STATE® Legal
A Division of ALL-STATE International, Inc.
908-272-0800

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

SS.

FOR RECORDER'S USE ONLY
Consideration \$ 490,982 -
Realty Transfer Fee \$ 1930 -
Date 6-23-99 By LWF

* 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 MATTHEW W. BAUER, being duly sworn according to law upon his/her oath
(Name)

deposes and says that he/she is the LEGAL REPRESENTATIVE in a deed dated June 11, 1999
(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. 2.21

located at 42 Wyckoff Drive, Union Township, 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 \$ 490,982.00

(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.

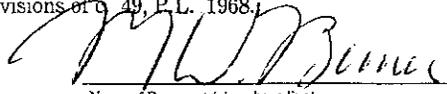
Reserved for Occupancy.
 Subject to Resale Controls.

D) NEW CONSTRUCTION (See Instruction #9.)
 Entirely new improvement.
 Not previously used for any purpose.

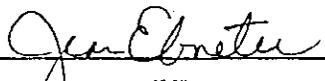
Not previously occupied.

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 11th
day of June, 1999


Name of Deponent (sign above line)
MATTHEW W. BAUER
1001 Route 517
Hackettstown, NJ 07840
Address of Deponent

BRASS CASTLE ESTATES, L.P.
Name of Grantor (type above line)
3103 Philmont Ave.
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 113917 County Hunterdon
Deed Number 113917 Book Page
Deed Dated 6-11-99 Date Recorded 6-23-99

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 and after 10/1/99 (N.J.A.C. 18:16 - 8.12)
TRIPPLICATE - Pink Copy is your file copy.

END OF DOCUMENT

WHITE AND YELLOW COPIES MUST BE SUBMITTED WITH DEED TO COUNTY RECORDING OFFICER