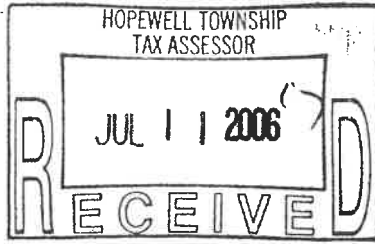


93/1810
copy



Mercer County Clerk's Office

Return To:

COMMUNITY SEARCH & ABSTRACT
1176 WHITEHORSE -
MERCERVILLE ROAD
HAMILTON NJ 08619

Index DEEDS

Book 05406 Page 0001

No. Pages 0006

Instrument DEED NO CONSID

Date : 7/05/2006

Time : 9:37:38

Control # 200607050095

INST# RD 2006 037219

GENNARI
ROXANNE
GENNARI
ROXANNE

Employee ID BAROCHO

RECORDING	\$	26.00
RECORDING	\$	24.00
DARM \$3	\$	15.00
DARM \$3	\$	3.00
NMD1PA	\$	10.00
NJPRPA	\$	2.00
	\$	.00
	\$	.00
	\$	.00

Total: \$ 80.00

STATE OF NEW JERSEY
Mercer County Clerk's Office

*****PLEASE NOTE*****
* DO NOT REMOVE THIS COVER SHEET - *
*IT CONTAINS ALL RECORDING INFORMATION *

Paula Sollami-Covello
Mercer County Clerk



VOL 5406 PG 001

DEED - BARGAIN AND SALE (Covenant as to Grantor's Acts)
IND. TO IN. OR CORP. - Plain Language

DEED

Prepared By:

Andrea Lay
Andrea Lay

This Deed is made on 23rd day of June, 2006

BETWEEN

Roxanne Gennari, unmarried (mother) and Andrea Lay, married (daughter)

Whose post office address is: 18 Todd Ridge Road, Titusville, New Jersey
Referred to as the Grantor,

AND

Roxanne Gennari, unmarried

Whose post office address is about to be: 18 Todd Ridge Road, Titusville, New Jersey
Referred to as the Grantee.

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 \$1.00 (One Dollars and 00/100 cents)

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

Tax Map Reference. (N.J.S.A.46:15-1.1) Municipality of Township of Hopewell

Block No. 93 Lot No. 18.10 Account No.

No property tax identification number is available on the date of this Deed.

(Check if applicable).

Property. The property consists of the land and all the buildings and structures on the land in the Twp. of Hopewell, County of Mercer and State of New Jersey

Legal Description:

Beginning at a point in a southeasterly line of Todd Ridge Road (50.0 feet wide), said point being measured 22.78 feet along the said southeasterly line of Todd Ridge Road from the intersection of the southwesterly prolongation of the said southeasterly line of Todd Ridge Road and the northwesterly prolongation of the northeasterly line of Keithwood Court, (50.0 feet wide) and running; thence

1. Along the said southeasterly line of Todd Ridge Road the following two courses: along a curve bearing to the left having a radius of 525.00 feet and an arc length of 67.41 feet, the chord of said curve bearing North 45° 06' 24" East 67.36 feet to a point; thence
2. North 41° 25' 39" East 337.04 feet to an iron pin set in the northwesterly corner of Lot 18.11, Block 93; thence
3. Along the southwesterly line of said Lot 18.11, Block 93 South 48° 34' 21" East 154.23 feet to an iron pin set in northwesterly corner of Lot 21, Block 93; thence
4. Along the westerly line of said Lot 21, Block 93 South 05° 18' 34" West 429.59 feet to an iron pin set in the said northeasterly line of Keithwood Court; thence
5. Along the said northeasterly line of Keithwood Court the following four courses: North 84° 40' 30" West 122.24 feet to a point; thence
6. Along a curve bearing to the right having a radius of 225.00 feet and an arc length of 191.15 feet, the chord of said curve bearing North 60° 20' 15" West 285.45 feet to a point; thence
7. North 35° 59' 57" West 114.86 feet to a point; thence
8. Along a curve bearing to the right having a radius of 25.00 feet and an arc length of 36.99 feet, the chord of said curve bearing North 06° 23' 34" East 33.71 feet in the point and place of Beginning.

Commonly known as: 18 Todd Ridge Road, Titusville, New Jersey

BEING the same lands and premises conveyed to Roxanne Gennari, unmarried (mother) and Andrea Lay, married (daughter), by deed from Andrea Lay, married, dated December 9, 2005, recorded January 10, 2006 in deed book 5250 page 255.

The purpose of this Deed is to convey the property from Mother and Daughter to Mother only.

Andrea Lay also states that said property was never occupied by her and her husband.

SUBJECT to existing covenants, conditions and restrictions of record, zoning laws and other applicable municipal and governmental regulations.

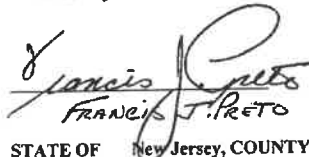
Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "Covenant against grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain legal rights, which affect the property (such as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

 (Seal)
Andrea Lay

 (Seal)
Roxanne Gennari

Witnessed by:


FRANCIS J. PRETO

STATE OF New Jersey, COUNTY OF Mercer

SS:

I CERTIFY That on 23rd day of June, 2006

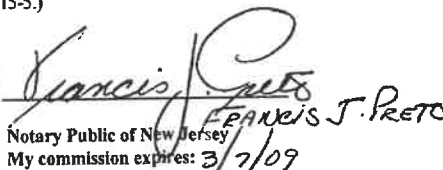
In compliance with the statute I have presented an abstract of the within to the Assessor of the taxing district therein mentioned.

PAULA SOLLAMI-COVELLO
MERCER COUNTY CLERK

Andrea Lay and Roxanne Gennari

Personally came before me acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) Is named in and personally signed this Deed;
- (b) Signed, sealed and delivered this Deed as his or her act and deed; and
- (c) Made this Deed for \$1.00 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.)


Notary Public of New Jersey
My commission expires: 3/7/09

DEED Dated: June 23, 2006

Record and return to:

Community Search & Abstract Co.
1176 Whitehorse-Mercerville Road
Hamilton, New Jersey 08619
C-8890L-06-06