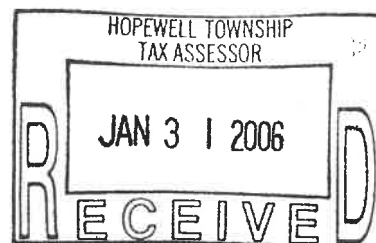


93/18.10-
copy

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MERCER COUNTY CLERK'S OFFICE

Index DEEDS

Book 05250 Page 0255

No. Pages 0006

Instrument DEED NO CONSID

Date : 1/10/2006

Time : 9:25:17

Control # 200601100131

INST# RD 2006 002051

Employee ID THOMASC

Return To:

COMMUNITY SEARCH & ABSTRACT CO
1176 WHITEHORSE-MERCERVILLE RD
HAMILTON NJ 08619

LAY
ANDREA
GENNARI
ROXANNE
LAY
ANDREA

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
County Clerk



0052500255

VOL 5250 PG 255

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

DEED

*Re: Community Bonds Abstract Co
1176 Whitehouse-Mercer Mills Rd
Hamilton NJ 08619*

Prepared By:

Andrea Lay
Andrea Lay

This Deed is made on 9th day of December, 2005

BETWEEN Andrea Lay, married

Whose post office address is: 18 Todd Ridge Road, Titusville, New Jersey

Referred to as the Grantor,

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

Whose post office address is about to be: 18 Todd Ridge Road, Titusville, New Jersey
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 \$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 Hopewell Township
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 Township of Hopewell, County of Mercer and State of New Jersey

Legal Description:

See Attached Schedule A attached hereto and made a part hereof

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

Formerly known as: 1 Keithwood Court, Titusville, New Jersey Lot 18.10 Block 93

BEING the same lands and premises conveyed to Andrea Lay by deed from Jonathan W. Nyce and Patricia U. Herst, Administrator of the Estate of Michelle M. Nyce dated 12/23/04 and delivered 01/07/05 and recorded 05/11/05 in deed book 5042 page 20.

The Said, Andrea Lay, states that the property has never been occupied as principal marital residence.

This Deed is made subject to a mortgage made by Andrea Lay to Countrywide Home Loans Inc. dated 1/7/05, recorded 5/11/05 in mortgage book 9040 page 514, whereas Roxanne Gennari hereby assumes and agrees to pay.

This Deed is also made subject to a mortgage made by Roxanne Gennari to JPMorgan Chase Bank, N.A. about to be recorded in the Mercer County Clerk's Office simultaneously with this deed, and Andrea Lay hereby assumes and agrees to pay.

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 southeasterly prolongation of the said southeasterly line of Todd Ridge Road and the northwesterly prolongation of the southeasterly line of Keldwood 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 $43^{\circ} 06' 24''$ East 67.36 feet to a point; thence
2. North $41^{\circ} 25' 39''$ East 337.04 feet to an iron pin set in the northwesterly corner of Lot 18.11, Block 93; thence
3. Along the southeasterly line of said Lot 18.11, Block 93 South $48^{\circ} 24' 21''$ 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 $05^{\circ} 18' 34''$ West 429.59 feet to an iron pin set in the said southeasterly line of Keldwood Court; thence
5. Along the said southeasterly line of Keldwood Court the following four courses: North $84^{\circ} 40' 30''$ 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 $60^{\circ} 26' 18''$ West 285.45 feet to a point; thence
7. North $35^{\circ} 49' 57''$ West 114.36 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 16.99 feet, the chord of said curve bearing North $06^{\circ} 23' 34''$ East 33.71 feet to the point and place of Beginning.