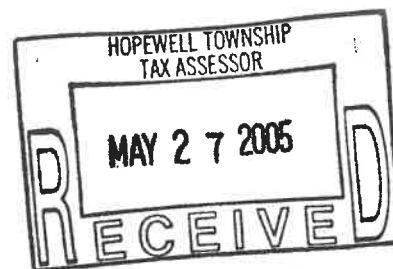


93/18.10
copy sent to
renovate
bathroom

Mercer County Clerk's Office



Return To:

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

NYCE
JONATHAN
LAY
ANDREA

W

Index DEEDS

Book 05042 Page 0020

No. Pages 0006

Instrument REGULAR EXCESS

Date : 5/11/2005

Time : 11:02:55

Control # 200505110328

INST# RD 2005 026014

Employee ID EDAINO

RECORDING	\$	26.00
RECORDING	\$	24.00
DARM \$3	\$	15.00
DARM \$3	\$	3.00
NMD1PA	\$	10.00
NJPRPA	\$	2.00
GRANTEE TX	\$	11,000.00
DD7 T1 CO	\$	150.00
DD7 T1 ST	\$	375.00
All Other	\$	10,260.00
Total:	\$	21,865.00

STATE OF NEW JERSEY
Mercer County Clerk's Office

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

Catherine DiCostanzo
Mercer County Clerk



0050420020

VOL5042 PG020

007-5D \$80- pd 25792
RTF \$10,785- pd 24929
MT=11,000
#4930

DEED - BARGAIN AND SALE (Conveyance as to Grantor's Acts)
IND. TO IND. OR CORP. - Part Language

DEED

Prepared by (Print signer's name below signature)

Nancy F. Goldstein
Nancy F. Goldstein, Esq.

This Deed is made on December 23, 2004. TO BE DELIVERED ON 1/7/05

BETWEEN Jonathan W. Nyce and Patricia U. Herst, Administrator of the Estate of Michelle M. Nyce

whose address is 3422 Mill Road and 601 Ewing Street, Princeton, NJ 08540
Collegeville PA 19426 referred to as the Grantor.
AND Andrea Lay

whose address is about to be: 1 Keithwood Court, Titusville, NJ 08560

referred to as the Grantee. 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 One Million One Hundred Dollars and no/100-----(\$1,100,000.00).
The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Hopewell Township
Block No. 93 Lot No. 1810

[] No property tax identification number is available on the date of this deed. (Check box 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. The legal description is:

See Attached Schedule "A" for legal description

BEING the same premises conveyed to Jonathan W. Nyce and Michelle M. Nyce by deed from Brookside at Hopewell Ridge, LLC dated June 19, 2000 and recorded August 1, 2000 in the Mercer County Clerks Office in Deed Book 3869, page 210.

The said Michelle M. Nyce died on January 16, 2004 and Patricia U. Herst was appointed the Temporary Administrator of the Estate on March 3, 2004:

RHR
Community Search & Abstract Co., Inc.
1176 Whitehorse- Mercerville Road
Hamilton, New Jersey 08619
C8547F

VOL5042 PG02-1

Schedule A

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 to the point and place of Beginning.