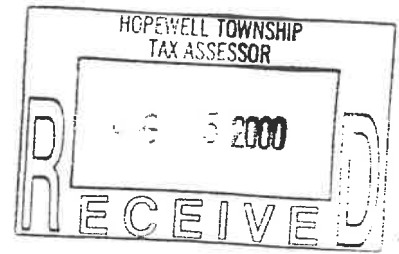


93/8.10
copy

Mercer County Clerk's Office



Return To:

FRANCIS J BRENNAN III ESQ
73 NORTH MAIN STREET

CRANBURY NJ 08512

BROOKSIDE HOPEWELL RIDGE

NYCE
JONATHAN W

Index DEEDS

Book 03869 Page 0210

No. Pages 0007

Instrument NEW CONSTRUCT

Date : 8/01/2000

Time : 2:09:42

Control # 200008010301

INST# RD 2000 028841

Employee ID LISAC

Detail

RECORDING	\$	28.00	Consideration Amount\$	881,225.73
	\$	.00		
	\$	.00	Transfer Tax	\$ 3,882.50
	\$	.00		
	\$	.00		\$.00
1.50<=150K	\$	225.00		
5.00>150K	\$	3,657.50		\$.00
	\$	.00		
	\$	.00	Total	\$ 3,882.50
Total:	\$	3,910.50		

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



0038690210

VOL.3869 PG210

DD3 6p +28⁴pd 2370
RTF +3882⁵pd 2366

BARGAIN AND SALE (Covenants as to Grantor)

Prepared by:


Peter Blicher

DEED

This Deed is made on JUNE 19, 2000

BETWEEN

BROOKSIDE AT HOPEWELL RIDGE L.L.C.

whose address is: 23 Route 31 North, Suite A22, Pennington, NJ 08534

Referred to as the Grantor.

AND JONATHAN W. NYCE AND MICHELLE M. NYCE

Whose address is: 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 TITLE. The grantor does hereby grant and convey the property described below to the Grantee.

CONSIDERATION. This transfer of ownership is made for the sum and consideration of \$ 881,225.73
The grantor acknowledges receipt of this money.

TAX MAP REFERENCE. The property located in the Municipality of Municipality of HOPEWELL TOWNSHIP,
Block No. 93 Lot No. 18.10 Account No

PROPERTY DESCRIPTION. The property consists of all the land, buildings, structures and improvements contained
on the property, and is located in the Township of HOPEWELL, County of Mercer and State of New Jersey, and is
described as follows:

All that certain, lot, tract and parcel of land, lying, being and situate in the Township of Hopewell county of Mercer and
State of New Jersey, bounded and described as follows: Being known and designated as Lot 18.10, Block 93 on a plan
entitled "Final Plat - Section 2 of Lot 18.99, Block 93 for Brookside at Hopewell Ridge, LLC" prepared by Princeton
Junction Engineering P.C..

See Schedule "A" attached hereto and made a part hereof.

BEING, part of the same premises conveyed to Brookside at Hopewell Ridge, LLC, by deed from Hopewell Ridge
Properties, inc. dated 3/27/1998, recorded 4/2/1998, in the Mercer County Clerk/Register's Office in Deed Book
3348, Page 142.



PRINCETON JUNCTION ENGINEERING, P.C.
PROFESSIONAL ENGINEERS AND LAND SURVEYORS

BRYCE M. RITTENHOUSE, P.E., L.S. & P.P.*
ARNOLD RYDEN, JR., L.S. & P.P.
D. GEOFFREY BROWN, P.E., L.S. & P.P.
WESLEY J. LANE, L.S. & P.P.*
FRANK J. FALCONE, L.S. & P.P.
PETER R. ESHESKY, L.S. & P.P.*
TED W. PIVOVARNIK, L.S.
MARTIN D. KATZ, L.S.

June 16, 2000

NORTH POST ROAD
P.O. BOX 610
PRINCETON JUNCTION, NJ 08550
609.799.1906
FAX: 609.799.1524
EMAIL: PJEPC@COMPUSERVE.COM
*NJ & PA LICENSED

Description of Lot 18.10, Block 93, situate in the Township of Hopewell, Mercer County, New Jersey for Jonathan W. Nyce and Michelle M. Nyce, husband and wife.

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.

Containing 3.037 acres (132,308 square feet) of land.

Being subject to a 5.0 feet wide Utility Easement being 5.00 feet parallel to courses No. 1, 2 5, 6, 7 and 8 as described herein.

Being subject to a Sight Triangle Easement situate in the westerly corner of the property created by the intersection of Todd Ridge Road and Keithwood Court.

PRINCETON JUNCTION ENGINEERING, P.C.

June 16, 2000

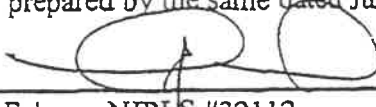
Continuation of a Description of Lot 18.10, Block 93, situate in the Township of Hopewell, Mercer County, New Jersey for Jonathan W. Nyce and Michelle M. Nyce, husband and wife.

Being subject to a Temporary Cul De Sac Easement at the Terminus of Keithwood Court.

Being Subject to a portion of a Sun Oil Pipeline Easement situate at the northeasterly corner of the property as described herein.

Being Lot 18.11, Block 93 as shown on a map entitled "Final Plat-Section Two of Lot 18.99, Block 93 for Brookside At Hopewell Ridge, L.L.C. Situate in Hopewell Township, Mercer County, New Jersey". Prepared by Frank J. Falcone, New Jersey Licensed Land Surveyor No. 32112, Princeton Junction Engineering, P.C., Princeton Junction, New Jersey, Scale 1"=100', dated July 15, 1998 and last revised to 12/10/98. Said map filed in the Mercer County Clerk's Office on February 22, 1998 as Map No 3375.

This description has been prepared by Frank J. Falcone, New Jersey Licensed Land Surveyor No. 32112, Princeton Junction Engineering, P.C., Princeton Junction, New Jersey, in accordance with a survey prepared by the same dated June 16, 2000.


Frank J. Falcone NJPLS #32112

6/16/00
Date