

Owners Name
Street Address
City & State
Property Location **83 HAWKINS RD**

Land	59,900	Exemption	Net Taxable Value	Deductions
Bank 00000 Impr	124,600	Code		Cd No-Ow
Zip 07726 Total	184,500	Value	0	
Zone R40		2224		

SKETCH

The diagram illustrates a geometric layout with the following dimensions and labels:

- Leftmost square:** Labeled *B*, with a side length of 20.
- Rectangle ATG:** Located to the right of the square *B*, with a height of 20 and a width of 26.
- Large rightmost rectangle:** Located to the right of the *ATG* rectangle, with a width of 44 and a height of 26.
- Bottom segments:** A horizontal line at the bottom is divided into two parts. The left part is labeled *A* and has a length of 16. The right part has a length of 28.

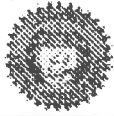
PRESS(Q)uery, (N)ext, (P)revious, (A)dd, (U)pdate, (R)emove, (O)utput (B)ye
(S)creen ** 2: notes file**
22000 - 45.11 - - M -----Screen:6 of 9
NOTES LAND DEP.DUE TO SEWER TREATMENT Press (M)
NEXT DOOR. 2021 CHANGE 1STY FP TO GAS FP -1600 to Select
PRC File
Press (D)
to Select
NOTES File

MULTI-USE	Frt	Dpth	Tbl	Use	Units	Rate	Adj	%	Adj	%	Cd
LAND:				1	1	54000.0	7	20	20		20
				2	2.320	9000.00	7	20			20

FARMLAND: Code Acres Code Acres Code Acres
TOTAL
ACRES: 0.0

Upd: 00/00/00

1 record(s) found



Middlesex County
Document Summary Sheet

MIDDLESEX COUNTY CLERK
PO BOX 871
JOHN F. KENNEDY SQUARE
NEW BRUNSWICK NJ 08901

INSTR # 2018086571
O BK 17314 PG 508
RECORDED 10/03/2018 10:27:42 AM
ELAINE M. FLYNN, COUNTY CLERK
MIDDLESEX COUNTY, NEW JERSEY
RECORDING FEES \$85.00
RTF TOTAL TAX 1,768.05
Official Use Only

Transaction Identification Number		3593987	3074115
Submission Date(mm/dd/yyyy)	10/02/2018	Return Address (for recorded documents) GROUP 21 TITLE AGENCY, LLC 525 ROUTE 73 N, STE 111 MARLTON, NJ 08053	
No. of Pages (excluding Summary Sheet)	5		
Recording Fee (excluding transfer tax) (Convenience Charge of \$2.00 included)	\$85.00		
Realty Transfer Tax	\$1,768.05		
Total Amount	\$1,853.05		
Document Type	DEED - SENIOR CITIZEN		
Municipal Codes			
OLD BRIDGE		O B	
Batch Type L2 - LEVEL 2 (WITH IMAGES)			
Bar Code(s)			
 261540			

Additional Information (Official Use Only)

*** DO NOT REMOVE THIS PAGE.**
COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF MIDDLESEX COUNTY FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.



Middlesex County
Document Summary Sheet

DEED - SENIOR CITIZEN	Type	DEED - SENIOR CITIZEN				
	Consideration	\$463,500.00				
	Submitted By	SIMPLIFILE, LLC. (SIMPLIFILE)				
	Document Date	09/26/2018				
	Reference Info					
	Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
	GRANTOR	Name			Address	
		EDWARD KELLEHER			83 HAWKINS ROAD, ENGLISHTOWN, NJ 07726	
		KAREN KELLEHER			83 HAWKINS ROAD, ENGLISHTOWN, NJ 07726	
	GRANTEE	Name			Address	
		MICHAEL LEE			83 HAWKINS ROAD, ENGLISHTOWN, NJ 07726	
		NICOLE J LEE			83 HAWKINS ROAD, ENGLISHTOWN, NJ 07726	
	Parcel Info					
	Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
		O	22000	45.11		O B
* DO NOT REMOVE THIS PAGE. COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF MIDDLESEX COUNTY FILING RECORD. RETAIN THIS PAGE FOR FUTURE REFERENCE.						

Prepared By:

Jordan I. Oliff, Esq.

DEED

This Deed is made on September 26, 2018

, delivered on September 26 2018

Between: **EDWARD KELLEHER and KAREN KELLEHER, husband and wife,**
whose address is 83 Hawkins Road, Englishtown, New Jersey 07726

hereinafter referred to as the "Grantors",

and: **MICHAEL LEE and NICOLE JESSICA LEE, husband and wife,** whose
address is about to be 83 Hawkins Road, Englishtown, New Jersey 07726

hereinafter referred to as the "Grantees".

[The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed hereinabove]

Transfer of Ownership. The Grantors grant and convey (transfer ownership of) the Property described below to the Grantee. This transfer is made for the sum of **\$463,500.⁰⁰**

[FOUR HUNDRED SIXTY THREE THOUSAND FIVE HUNDRED DOLLARS AND ZERO CENTS]

The Grantors acknowledge receipt of this money.

Tax Map Reference (N.J.S.A. 46:15-2.1). The Property is located in Block 22000, Lot 45.11, on the official Tax Map of the Township of Old Bridge.

Check if applicable:

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

Property. The Property consists of the land and all the buildings and structures on the land in the Township of Old Bridge, County of Middlesex, and State of New Jersey. The legal description of this Property is as follows:

See attached legal description.

BEING commonly known as 83 Hawkins Road, Englishtown, New Jersey 07726

BEING the same premises conveyed in Fee Simple to

Edward Kelleher and Karen Kelleher, husband and wife, by deed from Anthony Carucci and Rita Carucci, husband and wife, dated 7/3/2014, recorded 8/8/2014, in the Middlesex County Clerk/Register's Office in Deed Book 6599, Page 595

Edward Kelleher and Karen Kelleher, husband and wife and Anthony Carucci and Rita Carucci, husband and wife, by deed from Sam Juffe, married and Irving Cyzner, married dated 3/1/1989, recorded 3/21/1989, in the Middlesex County Clerk/Register's Office in Deed Book 3769, Page 948.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

Promises by Grantors. The Grantors promise that the Grantors have done no act to encumber the Property. This promise is called a "covenant as to Grantors' acts" (N.J.S.A. 46:4-6). This promise means that the Grantors have 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 Grantors).

EXHIBIT "A"

LEGAL DESCRIPTION

File No.: 20844GP-01

REVISED

ALL THAT CERTAIN tract or parcel of land and premises lying, being and situate in Old Bridge Township, Middlesex County, and State of New Jersey being more particularly described as follows:

BEGINNING at a point marked by a capped rebar found on the Southwesterly R.O.W. line of Hawkins Road (aka Union Hill Road)(R.O.W. Varies), said point being on the division line between Lot 1 in Block 2 in the Township of Manalapan in the County of Monmouth and Lot 45.11 in Block 22000 in the Township of Old Bridge in the County of Monmouth and running; thence

- 1. South 48 degrees 59 minutes 29 seconds West, a distance of 732.42 feet to a point; thence**
- 2. South 84 degrees 36 minutes 08 seconds West, a distance of 127.96 feet to a point; thence**
- 3. North 27 degrees 54 minutes 00 seconds West, a distance of 55.11 feet to a point; thence**
- 4. North 48 degrees 59 minutes 29 seconds East, a distance of 791.31 feet to a point marked by a bent rebar found; thence**
- 5. South 55 degrees 17 minutes 53 seconds East, a distance of 132.28 feet to the point and place of BEGINNING.**

**FOR INFORMATIONAL PURPOSES ONLY:
BEING premises No. 83 Hawkins Road.**

BEING Block: 22000, Lot: 45.11

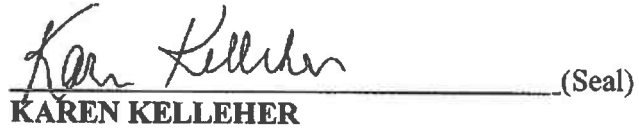
Signatures. The Grantors sign this Deed as of the date at the top of the first page.

Witnessed by:


Jordan Oliff

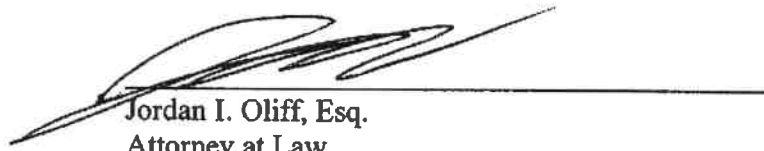
 (Seal)
EDWARD KELLEHER


Karen Oliff

 (Seal)
KAREN KELLEHER

STATE OF NEW JERSEY, COUNTY OF OCEAN SS:

I CERTIFY that on September 26, 2018, Edward Kelleher and Karen Kelleher, personally came before me and acknowledged under oath, to my satisfaction, that these persons: (a) are named in and personally signed this Deed; (b) signed, sealed and delivered this Deed as their acts and deeds; and (c) made this Deed for \$463,500.00 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. 6:15-5*).


Jordan I. Oliff, Esq.
Attorney at Law
State of New Jersey

RECORD & RETURN TO:

**RECORD & RETURN TO:
GROUP 21 TITLE AGENCY
525 ROUTE 73N, STE 111
MARLTON, NJ 08053
856-985-2400**

20844 sPU



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
(9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

Edward Kelleher and Karen Kelleher

H/W

Current Street Address

503 Jessica Lane

City, Town, Post Office Box

Brick

State

nJ

Zip Code

08724

PROPERTY INFORMATION

Block(s)

22000

Lot(s)

45.11

Qualifier

Street Address

83 Hawkins Road

City, Town, Post Office Box

Old Bridge Twp. (Englishtown)

State

NJ

Zip Code

07726

Seller's Percentage of Ownership

100%

Total Consideration

\$463,500.00

Owner's Share of Consideration

\$463,500.00

Closing Date

9/26/18

SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 apply to Residents and Nonresidents)

1. ☒ Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident gross income tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. ☒ The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. ☐ Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. ☐ Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. ☐ Seller is not an individual, estate, or trust and is not required to make an estimated gross income tax payment.
6. ☐ The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated income tax payment.
7. ☐ The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale and report the recognized gain.
☐ Seller did not receive non-like kind property.
8. ☐ The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
9. ☐ The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10. ☐ The deed is dated prior to August 1, 2004, and was not previously recorded.
11. ☐ The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
12. ☐ The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
13. ☐ The property transferred is a cemetery plot.
14. ☐ The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.

SELLER'S DECLARATION

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box ☐ I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

9/26/18

Date

9/26/18

Date

Edward Kelleher

Signature

(Seller) Please indicate if Power of Attorney or Attorney In Fact

Karen Kelleher

Signature

(Seller) Please indicate if Power of Attorney or Attorney In Fact

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER
(Chapter 49, P.L.1968, as amended through Chapter 33, P.L. 2008) (N.J.S.A. 46:15-5 et seq.)
BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.
STATE OF NEW JERSEY

COUNTY Middlesex } SS. County Municipal Code 1215
MUNICIPALITY OF PROPERTY LOCATION Old Bridge

FOR RECORDER'S USE ONLY	
Consideration	\$ _____
RTF paid by seller	\$ _____
Date	By _____

*Use symbol "C" to indicate that fee is exclusively for county use.

(1) **PARTY OR LEGAL REPRESENTATIVE** (See Instructions #3 and #4 on reverse side)

Deponent, Edward Kelleher being duly sworn according to law upon his/her oath,
(Name)
deposes and says that he/she is the Grantor in a deed dated September 26, 2018 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)
real property identified as Block number 22000 Lot number 45.11 located at
83 Hawkins Road, Old Bridge Twp. (Englishtown), and annexed thereto.
(Street Address, Town)

(2) **CONSIDERATION** \$ 463,500.00 (Instructions #1 and #5 on reverse side) ☐ no prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) **REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS:**

(See Instructions #5A and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation

\$ _____ + _____ % = \$ _____

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) **FULL EXEMPTION FROM FEE** (See Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(5) **PARTIAL EXEMPTION FROM FEE** (Instruction #9 on reverse side)

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. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

- A. **SENIOR CITIZEN** Grantor(s) ☒ 62 years of age or over. * (Instruction #9 on reverse side for A or B)
B. **BLIND PERSON** Grantor(s) ☐ legally blind or;
DISABLED PERSON Grantor(s) ☐ permanently and totally disabled ☐ receiving disability payments ☐ not gainfully employed*

Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:

- ☒ Owned and occupied by grantor(s) at time of sale. ☒ Resident of State of New Jersey.
☒ One or two-family residential premises. ☒ Owners as joint tenants must all qualify.

*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

C. **LOW AND MODERATE INCOME HOUSING** (Instruction #9 on reverse side)

- ☐ Affordable according to H.U.D. standards. ☐ Reserved for occupancy.
☐ Meets income requirements of region. ☐ Subject to resale controls.

(6) **NEW CONSTRUCTION** (Instructions #2, #10 and #12 on reverse side)

- ☐ Entirely new improvement. ☐ Not previously occupied.
☐ Not previously used for any purpose. ☐ **NEW CONSTRUCTION** printed clearly at top of first page of the deed.

(7) **RELATED LEGAL ENTITIES TO LEGAL ENTITIES** (Instructions #5, #12, #14 on reverse side)

- ☐ No prior mortgage assumed or to which property is subject at time of sale.
☐ No contributions to capital by either grantor or grantee legal entity.
☐ No stock or money exchanged by or between grantor or grantee legal entities.

(8) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2008.

Subscribed and sworn to before me
this 26 day of September, 2018

Edward Kelleher
Signature of Deponent

Edward Kelleher
Grantor Name

503 Jessica Lane
Brick NJ 08724

503 Jessica Lane
Brick, NJ 08724

Deponent Address

Grantor Address at Time of Sale

xxx-xxx-256

Group 21 Title Agency, LLC

Last three digits in Grantor's Social Security Number

Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY	
Instrument Number	County _____
Deed Number	Book _____ Page _____
Deed Dated	Date Recorded _____

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to:

STATE OF NEW JERSEY
PO BOX 251

TRENTON, NJ 08695-0251

ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at:
www.state.nj.us/treasury/taxation/rtf/localtax.htm

This Deed, made the 30th day of December, 19 80

Between TOWNSHIP OF OLD BRIDGE,

municipal
a corporation existing under and by virtue of the laws of the State of New Jersey
having its principal office at One Old Bridge Plaza
in the Township of Old Bridge in the County of
Middlesex and State of New Jersey herein designated as the Grantor,
And
KARKA ASSOCIATES

residing or located at 9 Craig Road, Springfield,
in the of in the County of
and State of New Jersey herein designated as the Grantees;

Witnesseth, that the Grantor, for and in consideration of -----
-----SEVEN THOUSAND FIFTY (\$7,050.00)-----DOLLARS

lawful money of the United States of America, to it in hand well and truly paid by the Grantees, at or
before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, and the
Grantor being therewith fully satisfied, does by these presents grant, bargain, sell and convey unto the
Grantees forever,

All that tract or parcel of land and premises, situate, lying and being in the
Township of Old Bridge in the
County of Middlesex and State of New Jersey, more particularly described herein.

(NJS 46:15-2.1) Municipality of: Old Bridge Account No.
Block No. 22000 Lot No. 45
☐ No property tax identification number is available on date of this deed. (Check box if applicable.)

BEING known and designated as Lot No. 45 in Block No. 22000 on the
Tax Map of the Township of Old Bridge.

The above parcel sold in accordance with the Local Land and Public
Contracts Law to the highest bidder at a public land sale. Said
bid accepted and sale authorized in accordance with resolution of
Mayor and Council of the Township of Old Bridge.

COUNTY OF MIDDLESEX	
CONSIDERATION	EXEMPT
REALTY TRANSFER TAX	
DATE 1-2-81	BY mo

BOOK 3173 PAGE 765

Tax Map
Reference

4661807

H

IM 22E-45
22580-45

SHEET 208 BK 3173 LOT 45

SPLIT ☐ NO ☐ YES

MINOR DATE _____

DRAFTING _____

NAME CARD _____ LOT CARD Sm

that Russell J. Azzarello ~~XXXXXX~~ of said Corporation; that the execution, as well as the making of this Instrument, has been duly authorized by a proper resolution of the Board of Directors of the said Corporation; that deponent well knows the corporate seal of said Corporation; and that the seal affixed to said Instrument is the proper corporate seal and was thereto affixed and said Instrument signed and delivered by said MAYOR ~~XXXXXX~~ and for the voluntary act and deed of said Corporation, in presence of deponent, who thereupon subscribed her name thereto as attesting witness; and that the full and actual consideration paid or to be paid for the transfer of title to realty evidenced by the within deed, as such consideration is defined in P.L. 1968, c. 49, Sec. 1(c), is \$ 7,050.00.

Sworn to and subscribed before me, the date ~~aforsaid~~ Jan 4 1981

Prepared by: Louis J. Alfonso, Esq.

BOOK 3173 PAGE 765

Deed

TOWNSHIP OF OLD BRIDGE
municipal
A corporation of NJ

TO
KARKA ASSOCIATES

Dated December 30, 1980

RECORD AND RETURN TO:
HEILBRUN, GARRUTO & GALEX
Counsellors at Law
201 Highway 516
Old Bridge, N. J. 08857

81 JAN 2 P 1: 03
BOOK 3173 PAGE 765
THOMAS REUX
COUNTY CLERK



BOOK 3173 PAGE 767

DEED

COUNTY OF MIDDLESEX

OF RECORDATION

EXEMPT

REALTY TRANSFER FEE

DATE 3-28-84 BY MND

This Deed is made on March 21, 1984.

BETWEEN KARKA ASSOCIATES, A Partnership

M.P. 1D

17B

22E

having its principal office at 9 Craig Road, Springfield, New Jersey

referred to as the Grantor,

AND

SAM JUFFE and IRVING CYZNER

whose post office address is 17A Cranbury Neck Road, Cranbury, N.J.
1159 Debra Drive, Linden, N.J., respectively

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
LESS THAN ONE HUNDRED (\$100.00)-----DOLLARS.

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Old Bridge
Block No. Lot No. Account No.

☐ 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 Old Bridge
County of Middlesex and State of New Jersey. The legal description is:

TRACT I:

BEING known as Block No. 55, Lot Nos. 260-262 on the official Tax Map of the Township of Old Bridge.

BEING part of the same premises conveyed to the grantor herein by Deed of Andover Development Inc., dated December 21, 1981 and recorded December 29, 1981 in Deed Book 3220, page 468, in the Clerk's Office of Middlesex County.

TRACT II:

BEING known as Block No. ~~2200~~ ³²⁰⁰⁰ Lot 45 on the official Tax Map of the Township of Old Bridge.

BEING part of the same premises conveyed to the grantor herein by Deed of Andover Development Inc., dated and recorded in Deed Book , page , in the Clerk's Office of Middlesex County.

TRACT III:

BEING known as Block No. 17003 Lot 162B on the official Tax Map of the Township of Old Bridge.

BEING part of the same premises conveyed to the grantor herein by Deed of Andover Development Inc., dated and recorded in Deed Book , page , in the Clerk's Office of Middlesex County.

BEING commonly known as 231-C Green Street, Township of Old Bridge, New Jersey.

Prepared by:

(N.J.S.A. 46:15-13)

(Print signer's name below signature)
HERBERT BLAUSTEIN, ESQ.

BOOK 3344 PAGE 001

I

5068087

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).

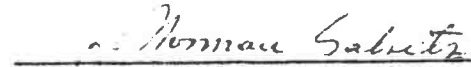
Signatures. This Deed is signed and attested to by the Grantor's proper partner as of the date at the top of the first page.

KARKA ASSOCIATES, A Partnership

XXXXXXXXXX IN THE PRESENCE OF:

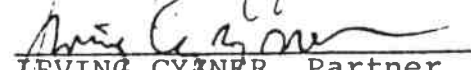

HERBERT BLAUSTEIN XXXXXXXX

By:


NORMAN SALSITZ, Partner (L.S.)


SAM JUFFE, Partner (L.S.)

STATE OF NEW JERSEY COUNTY OF UNION


IRVING CYZNER, Partner (L.S.)

I CERTIFY that on March 21, 1984.

NORMAN SALSITZ, A Partner, SAM JUFFE, A Partner and IRVING CYZNER, A Partner personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed the attached document; and
- (b) signed, sealed and delivered this document as his or her act and deed.
- (c) the full and actual consideration paid or to be paid for the transfer of title is less than one hundred dollars. (such consideration is defined in NJSA 46:15-5)


(Print name and title below signature)

Prepared by: HERBERT BLAUSTEIN, ESQ.

HERBERT BLAUSTEIN
Attorney at Law of New Jersey

N.J.S.A. 46:15-13 (Print signer's name below signature)

3705

DEED

Dated: , 19

KARKA ASSOCIATES, A Partner-
ship

Grantor.

TO

SAM JUFFE and IRVING CYZNER

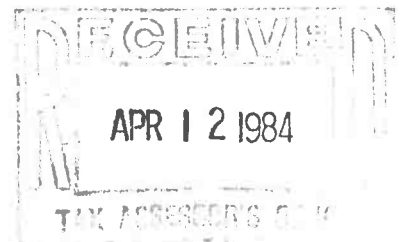
Grantee.

Record and return to:

HERBERT BLAUSTEIN, ESQ.
2029 MORRIS AVENUE
UNION, NEW JERSEY 07083

20 APR 1984

BOOK 3344 PAGE 001



555#29#5379 M00014.00

DEED

Prepared by: (Print signer's name below signature)

This Deed is made on September 15, 1987

JONATHAN M. HEILBRUNN, ESQ.

BETWEEN

SAM JUFFE^{married} and IRVING CYZNER, married

Box 3, R.D. 4,
whose address is Cranbury^{Neck} Road, Cranbury, N.J. 08512

referred to as the Grantor,

AND

SAM JUFFE, married, and IRVING CYZNER, married,

whose post office address is Box 3, R.D. 4, Cranbury-Neck Road, Cranbury, N.J. 08512 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 and 00/100)-- (\$1.00) Dollar-----

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Old Bridge Township
Block No. 22000 Lot No. 45.11 Account No.

☐ 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 Old Bridge County of Middlesex and State of New Jersey. The legal description is:
BEGINNING at a point in the Southwesterly right of way line of Hawkins Road (44 feet from centerline), said point being the intersection formed by same with the common line between Tax Map Lot 1 in Block 2, Manalapan Township, Monmouth County and Tax Map Lot 45, Block 2200, Old Bridge Township, Middlesex County and from said beginning point running;

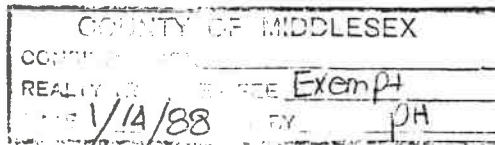
1. South 48° 59' 29" West along the common line between Tax Map Lot 1, Block 2 Manalapan Township, Monmouth County and Tax Map Lot 45, Block 22000, 732.42 feet to a point, said point being the intersection formed by same with the northerly right of way line of Clayton Road (25 feet from centerline); thence
2. South 84° 36' 08" West along the Northerly right of way line of Clayton Road, 127.96 feet to a point in same; thence
3. North 27° 34' 00" West along the common line between Lots 30 & 45 in Block 22000 as shown on the current Old Bridge Township Tax Map, 55.11 feet to a point; thence
4. North 48° 59' 29" East along a line running through Tax Map Lot 45 in Block 22000, 791.31 feet to a point in the Southwesterly right of way line of Hawkins Road; thence
5. South 55° 17' 53" East along the Southwesterly right of way line of Clayton Road, 132.28 feet to the point and place of Beginning.

Containing 100,919 Square Feet.

Property being known and designated as Lot 45.11 in Block 22000, said lot being a portion of Tax Map Lot 45 in Block 22000 as shown on a map entitled "Lots 45 & 46, Block 22000 - Minor Subdivision and Variance Sketch", as prepared by Crest Engineering Associates, Inc., P. O. Box 1210, State Hwy. 33, Hightstown, N.J. and dated November 3, 1985, revised through July 10, 1987.

The within conveyance is for the purposes of confirming a subdivision granted by Resolution of the Planning Board of the Township of Old Bridge on the 26th day of May, 1987.

Being a part of the same premises conveyed to grantor herein by Deed from Karka Associates, a partnership, dated March 21, 1984 and recorded in the Middlesex County Clerk's Office.



THIS IS TO CERTIFY that the Old Bridge Township Planning Board is the proper authority and has approved this subdivision, and that this subdivision complies with all of the provisions of the Land Development Ordinance of the Township of Old Bridge. This Deed shall be filed with the Middlesex County Clerk's Office on or before May 2, 1988 which is 190 days from the date of the Resolution of Approval.

James B. Dulz

PLANNING BOARD CHAIRMAN

John Gallagher

PLANNING BOARD SECRETARY

BOOK 3675 PAGE 427

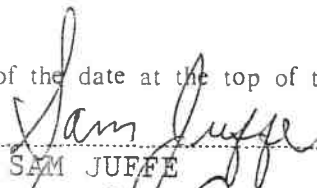
Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as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

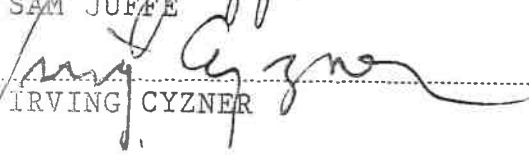
Witnessed by:



JAMES J. SMITH
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Nov. 2, 1988


SAM JUFFE

(Seal)


IRVING CYZNER

(Seal)

STATE OF NEW JERSEY, COUNTY OF

MIDDLESEX

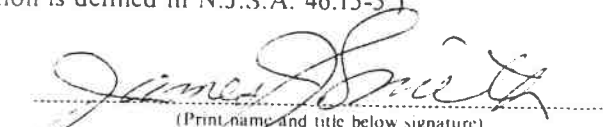
SS.:

I CERTIFY that on September 15, 1987,

SAM JUFFE and IRVING CYZNER

personally came before me and 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.)


(Print name and title below signature)
Notary Public

BOOK 3675 PAGE 428

JAMES J. SMITH
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Nov. 2, 1988

MAR 10 1988

DEED

married
SAM JUFFE / and IRVING CYZNER, married

Dated: September , 19 87

Record and return to:

JONATHAN M. HEILBRUNN, ESQ.
201 Route 516
Old Bridge, NJ 08857

Grantor.

TO

SAM JUFFE, married, and IRVING CYZNER,
married,

Grantee.

24 chg.

000605

REC. DEED MIDDLESEX CTY
JAN 14 AM 10:57
BOOK 3675 PAGE 426
JAN 14 1988
MIDDLESEX COUNTY CLERK

DEED

Prepared by: (Print signer's name below signature)

This Deed is made on December 4, 1987.

JONATHAN M. HEILBRUNN, ESQ.

BETWEEN

SAM JUFFE, Married, and IRVING CYZNER, Married

whose address is Box 3, RD 4, Cranbury Neck Road, Cranbury, N.J. 08512
referred to as the Grantor.

AND

TOWNSHIP OF OLD BRIDGE

COUNTY OF MIDDLESEX	
CONSIDERATION	
REALTY TRANSFER FEE	Exempt
DATE	1/14/88 BY D.H.

whose post office address is One Old Bridge Plaza, Old Bridge, N. J. 08857
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 DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION-----

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Old Bridge
Block No. 22000 (25 foot wide strip of land) Lot No. Part of new lot Account No.
☐ 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 Old Bridge
County of Middlesex and State of New Jersey. The legal description is:

Description of an area of land to be dedicated to the Township of Old Bridge for future road widening located at Lot 45 in Block 22000 situated in the Township of Old Bridge, Middlesex County, New Jersey.

BEGINNING at a point, said point being located South 48° 59' 29" West distant 777.42 feet from the intersection formed by the common line between Tax Map Lot 45 in Block 22000 in Old Bridge Township, Middlesex County and Tax Map Lot 2 in Block 2 in Manalapan Township, Monmouth County and from said beginning point running;

1. South 48° 59' 29" West still along the common line between Tax Map Lot 45, Block 22000, Old Bridge Township and Lot 2, Block 2, Manalapan Township, Monmouth County, 121.39 feet to a point thence;
2. North 27° 54' 00" West along the common line between Tax Map Lots 30 & 45 in Block 22000, 76.50 feet to a point; thence;
3. North 84° 36' 08" East along a line running through Tax Map Lot 45 in Block 22000, 127.96 feet to the point and place of Beginning.

Containing 4,522 Square Feet.

Property being a portion of Tax Map Lot 45 in Block 22000 as shown on a map entitled "Lots 45 & 46, Block 22000, Minor Subdivision & Variance Sketch", as prepared by Crest Engineering Associates, Inc., P.O. Box 1210, State Hwy. 33, Hightstown, N. J. and dated November 3, 1985, revised through November 20, 1987.

This description is made in accordance with the aforementioned "Minor Subdivision & Variance Sketch".

The within conveyance is for the purposes of confirming a subdivision granted by Resolution of the Planning Board of the Township of Old Bridge on the 26th day of May, 1987.

Being a part of the same premises conveyed to grantor herein by Deed from Karka Associates, a partnership, dated March 21, 1984 and recorded in the Middlesex County Clerk's Office.

THIS IS TO CERTIFY that the Old Bridge Township Planning Board is the proper authority and has approved this subdivision and that this subdivision complies with all of the provisions of the Land Development Ordinance of the Township of Old Bridge. This Deed shall be filed with the Middlesex County Clerk's Office on or before May 2, 1988 which is 190 days from the date of the Resolution of Approval.


CHAIRMAN

SECRETARY

BOOK 3675 PAGE 423

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.

Witnessed by: _____

James J. Smith

JAMES J. SMITH
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Nov. 2, 1988

Sam Jaffe

SAM JAFFE
Irving Cyzner

IRVING CYZNER
(Seal) _____
(Seal) _____

STATE OF NEW JERSEY, COUNTY OF MIDDLESEX

SS:

I CERTIFY that on *November 14*, 19 *87*

Sam Jaffe and Irving Cyzner

and 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*
paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)

James J. Smith

JAMES J. SMITH
NOTARY PUBLIC
(Print name and title below signature)

JAMES J. SMITH
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Nov. 2, 1988

MAR 10 1988

DEED

Dated: November , 19 87

SAM JUFFE, married, and
SERVING CYZNER, married

Grantor.

TO

TOWNSHIP OF OLD BRIDGE

Grantee.

Record and return to:

JONATHAN M. HEILBRUNN, ESQ.
201 Route 516
Old Bridge, NJ 08857

000604

RECORDED MIDDLESEX CTY

99 JAN 14 AM 10:57
BOOK 3675 PAGE 422
Return to Clerk
MIDDLESEX COUNTY CLERK

BOOK 3675 PAGE 425

24 chg

DEED

Prepared by: (Print signer's name below signature)

This Deed is made on

MAY 17, 1988

JONATHAN M. HEILBRUNN, ESQ.

BETWEEN SAM JUFFE, Married, and IRVING CYZNER, Married

whose address is Box 3, RD 4, Cranbury Neck Road, Cranbury, N.J. 08512
referred to as the Grantor,

AND TOWNSHIP OF OLD BRIDGE

whose post office address is One Old Bridge Plaza, Old Bridge, N.J. 08857
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 DOLLAR (\$1.00)
AND OTHER GOOD AND VALUABLE CONSIDERATION-----

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Old Bridge
Block No. 22000 (25 foot Lot No. Part of new lot 45, 11
wide strip of land) Account No. 45, 11
☐ 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 Old Bridge
County of Middlesex and State of New Jersey. The legal description is:
Description for a strip of land to be dedicated to the Township of Old Bridge for future road widening purposes situated in the Township of Old Bridge, Middlesex County, New Jersey.

BEGINNING at a point in the centerline of Hawkins Road, said point being the intersection formed by the centerline of Hawkins Road with the Southeasterly property line of Lot 44 in Block 22000 as shown on the current Old Bridge Township Tax Map, and from said beginning point running;

1. South 62° 15' East along the centerline of Hawkins Road, 412.60 feet to a point in same; thence
2. South 48° 59' 29" West along the common line between Lot 45 in Block 22000, situated in Old Bridge Township, Middlesex County, N.J. and Lot 1 in Block 2 situated in Manalapan Township, Monmouth County, N.J., 44 feet to a point, said point being the intersection formed by the new Southwesterly right of way line of Hawkins Road, with the Southeasterly property line of Tax Map Lot 45, Block 22000; thence
3. North 55° 17' 53" West along the new Southwesterly right of way line of Hawkins Road, 132.28 feet to a point in same; thence
4. North 62° 15' 00" West still along same, 275.33 feet to a point, said point being the intersection formed by the same with the common line between Tax Map Lots 45 and 44 in Block 22000; thence
5. North 49° 30' East along the common line between Tax Map Lots 44 and 45 in Block 22000, 26.92 feet to the point and place of Beginning.

containing 11,419 Square Feet, more or less.

Property being a portion of Tax Map Lots 45 and 46 in Block 22000 as shown on a map entitled "Lots 45 & 46, Block 22000 - Minor Subdivision and Variance Sketch", as prepared by Crest Engineering Associates, Inc., P.O. Box 1210, State Hwy. 33, Hightstown, N.J. and dated November 3, 1985, revised through July 10, 1987.

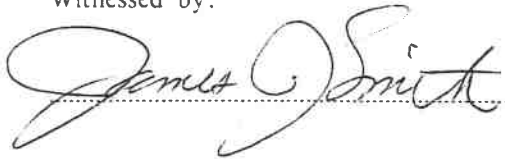
This description is made in accordance with the aforementioned "Minor Subdivision Map".

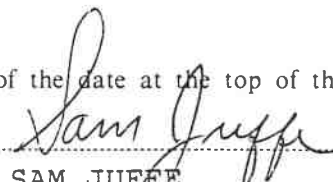
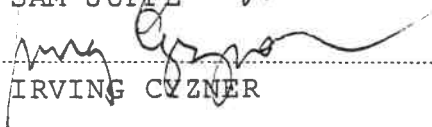
CONSIDERATION
EXEMPT
12/6/88

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.

Witnessed by:



.....(Seal)
SAM JUFFE
.....(Seal)
IRVING CYZNER

STATE OF NEW JERSEY, COUNTY OF MIDDLESEX

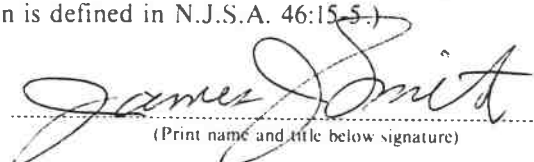
SS.:

I CERTIFY that on May 17, 1988,

Sam Juffe and Irving Cyzner

personally came before me and 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.)


(Print name and title below signature)

NOTARY PUBLIC

JAMES J. SMITH
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Nov. 2, 1998

RECORDED IN MIDDLESEX COUNTY
88 DEC 15 PM 2:16
BOOK 3751 PAGE 12
Return in Lansing
MIDDLESEX COUNTY CLERK

RECORDED IN MIDDLESEX COUNTY
JUN 12 1900
TAX 12

DEED

SAM JUFFE and IRVING CYZNER

TO
TOWNSHIP OF OLD BRIDGE

Grantor.

Grantee.

RETURN TO 

Dated: , 19

Record and return to:

Township of Old Bridge
One Old Bridge Plaza
Old Bridge, NJ
08857

22-24

019024

DEED

Prepared by: (Print signer's name below signature)

Michael V. Kerwin

MICHAEL V. KERWIN, ESQ.

This Deed is made on March 1, 1989,

BETWEEN

SAM JUFFE, Married and IRVING CYZNER, Married

whose address is Box 3, R.D. 4, Cranbury Neck Road, Cranbury, New Jersey
referred to as the Grantor,

AND

EDWARD KELLEHER and KAREN KELLEHER, husband and wife; and
ANTHONY CARUCCI and RITA CARUCCI, husband and wife, whose
addresses are 39 Summerfield Place, Staten Island, New York
and 1031 Northwest 90th Way, Plantation, Florida, respectively,
~~XXXXXXXXXXXXXXXXXXXX~~

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 Eighty-Six Thousand Three Hundred Thirty-Three (\$86,333.00) Dollars. The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Old Bridge
Block No. 22000 Lot No. 45.11 Account No.

☐ 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 Old Bridge
County of Middlesex and State of New Jersey. The legal description is:

BEGINNING at a point in the southwesterly right of way line of Hawkins Road (44 feet from centerline), said point being the intersection formed by same with the common line between Tax Map Lot 1 in Block 2, Manalapan Township, Monmouth County and Tax Map Lot 45, Block 22000, Old Bridge Township, Middlesex County and from said beginning point running;

1. South 48° 59' 29" West along the common line between Tax Map Lot 1, Block 2 Manalapan Township, Monmouth County and Tax Map Lot 45, Block 22000, 732.42 feet to a point, said point being the intersection formed by same with the northerly right of way line of Clayton Road (25 feet from centerline); thence
2. South 84° 36' 08" West along the Northerly right of way line of Clayton Road, 127.96 feet to a point in same; thence
3. North 27° 54' 00" West along the common line between Lots 30 & 45 in Block 22000 as shown on the current Old Bridge Township Tax Map, 55.11 feet to a point; thence
4. North 48° 59' 29" East along a line running through Tax Map Lot 45 in Block 22000, 791.31 feet to a point in the southwesterly right of way line of Hawkins Road; thence
5. South 55° 17' 53" East along the southwesterly right of way line of Clayton Road, 132.28 feet to the point and place of Beginning.

Containing 100,919 Square Feet.

Property being known and designated at Lot 45.11 in Block 22000, said lot being a portion of Tax Map Lot 45 in Block 22000 as shown on a map entitled "Lots 45 & 46, Block 22000 - Minor Subdivision and Variance Sketch", as prepared by Crest Engineering Associates, Inc., P.O. Box 1210, State Highway 33, Hightstown, N.J. and dated November 3, 1985, revised through July 10, 1987.

The above description is in accordance with a survey made by G. Cassetta & Assoc., dated January 23, 1989.

Being and intended to be the same premises conveyed to the grantors herein by deed from Sam Juffe, married and Irving Cyzner, married, dated September 15, 1987, recorded January 14, 1988 in book 3675, page 426

HP 2215
B 22000
L 45.11

10300

1300508

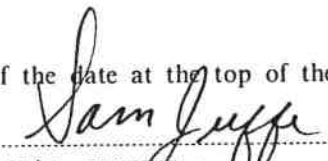
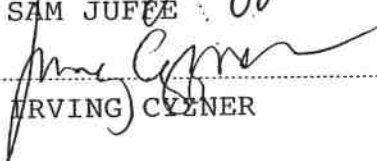
948
3769

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.

Witnessed by:


MICHAEL V. KERWIN, ESQ.
Attorney at Law
State of New Jersey


SAM JUFFE (Seal)

IRVING CYZNER (Seal)

STATE OF NEW JERSEY, COUNTY OF BERGEN

SS.:

I CERTIFY that on March 1, 19 89 ,

Sam Juffe and Irving Cyzner personally came before me and 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 \$ 86,333.00 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.)


(Print name and title below signature)
MICHAEL V. KERWIN, ESQ.
Attorney at Law
State of New Jersey

DEED

SAM JUFFE, married and
IRVING CYZNER, married

Grantor,

TO

EDWARD KELLEHER and
KAREN KELLEHER, h/w; and
ANTHONY CARUCCI and
RITA CARUCCI, h/w

Grantee.

Dated: MARCH 1, 19 89

Record and return to:

Michael S. Kopelman, Esq.
Court House Towers
39 Hudson Street
Hackensack, NJ 07601

302.75k
22.00k

003910

RECEIVED BY COUNTY CLERK

APR 21 1989

948

3769

RECEIVED BY COUNTY CLERK



3769 950

DEED

Prepared by: (Print signer's name below signature)

This Deed is made on

MAY 17, 1988

JONATHAN M. HEILBRUNN, ESQ.

BETWEEN SAM JUFFE, Married, and IRVING CYZNER, Married

whose address is Box 3, RD 4, Cranbury Neck Road, Cranbury, N.J. 08512
referred to as the Grantor,

AND TOWNSHIP OF OLD BRIDGE

whose post office address is One Old Bridge Plaza, Old Bridge, N.J. 08857
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 DOLLAR (\$1.00)
AND OTHER GOOD AND VALUABLE CONSIDERATION-----

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Old Bridge
Block No. 22000 (25 foot Lot No. Part of new lot Account No.
wide strip of land) 45, 11
☐ 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 Old Bridge
County of Middlesex and State of New Jersey. The legal description is:
Description for a strip of land to be dedicated to the Township of Old Bridge for future road widening purposes situated in the Township of Old Bridge, Middlesex County, New Jersey.
BEGINNING at a point in the centerline of Hawkins Road, said point being the intersection formed by the centerline of Hawkins Road with the Southeasterly property line of Lot 44 in Block 22000 as shown on the current Old Bridge Township Tax Map, and from said beginning point running;
1. South 62° 15' East along the centerline of Hawkins Road, 412.60 feet to a point in same; thence
2. South 48° 59' 29" West along the common line between Lot 45 in Block 22000, situated in Old Bridge Township, Middlesex County, N.J. and Lot 1 in Block 2 situated in Manalapan Township, Monmouth County, N.J., 44 feet to a point, said point being the intersection formed by the new Southwesterly right of way line of Hawkins Road, with the Southeasterly property line of Tax Map Lot 45, Block 22000; thence
3. North 55° 17' 53" West along the new Southwesterly right of way line of Hawkins Road, 132.28 feet to a point in same; thence
4. North 62° 15' 00" West still along same, 275.33 feet to a point, said point being the intersection formed by the same with the common line between Tax Map Lots 45 and 44 in Block 22000; thence
5. North 49° 30' East along the common line between Tax Map Lots 44 and 45 in Block 22000, 26.92 feet to the point and place of Beginning.
containing 11,419 Square Feet, more or less.

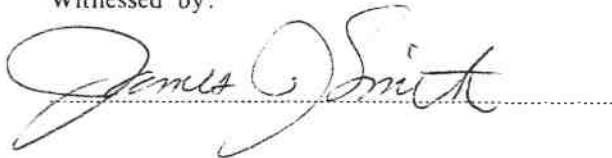
Property being a portion of Tax Map Lots 45 and 46 in Block 22000 as shown on a map entitled "Lots 45 & 46, Block 22000 - Minor Subdivision and Variance Sketch", as prepared by Crest Engineering Associates, Inc., P.O. Box 1210, State Hwy. 33, Hightstown, N.J. and dated November 3, 1985, revised through July 10, 1987.

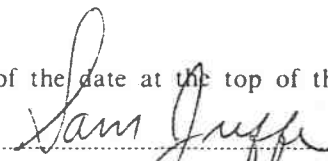
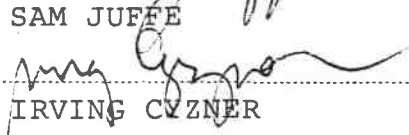
This description is made in accordance with the aforementioned "Minor Subdivision Map".

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.

Witnessed by:



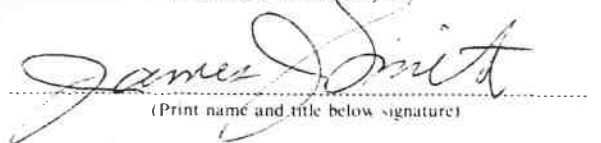
.....(Seal)
SAM JUFFE
.....(Seal)
IRVING CYZNER

STATE OF NEW JERSEY, COUNTY OF MIDDLESEX SS.:

I CERTIFY that on May 17, 1988,

Sam Juffe and Irving Cyzner personally came before me and 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.)


(Print name and title below signature)

NOTARY PUBLIC

JAMES J. SMITH
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Nov. 2, 1988

Comp
9/2/14

22000/45.11

Deed

This Deed is made on July 3, 2014
BETWEEN

Prepared By: Charles D. Miele, Esq.

RECORDED
ELAINE M. FLYNN
MIDDLESEX CTY CLERK

2014 AUG -8 PM 2:34

BOOK # _____
PAGE # _____
OF PAGES _____

83

Anthony Carucci & Rita Carucci, husband & wife
whose post office address is
83 Hawkins Road, Englishtown, New Jersey 07726

referred to as the Grantor,
AND

83

Edward Kelleher & Karen Kelleher, husband & wife
whose post office address is
83 Hawkins Road, Englishtown, New Jersey 07726

referred to as the Grantee.

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

1. **Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of \$0.00

The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of Old Bridge
Block No. 22000 Lot No. 45.11 Qualifier No. Account No.
☐ No property tax identification number is available on the date of this Deed. (Check Box if Applicable.)

3. **Property.** The Property consists of the land and all the buildings and structures on the land in the Township of Old Bridge County of Middlesex and State of New Jersey. The legal description is:

☒ Please see attached Legal Description annexed hereto and made a part hereof. (Check box if applicable.)

83

The street address of the Property is:
83 Hawkins Road, Old Bridge, New Jersey

BEING THE SAME PREMISES which became vested in

the Grantors & Grantees herein by deed from Sam Jaffe, Married and Irving Cyzner, Married, recorded 3/21/1989 at Liber 3769 page 948

4. **Signatures.** The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature).

Witnessed By:

Robert Carucci

Anthony Carucci

Rita Carucci

(Seal)

(Seal)

T.M.
2224

NU 05

B/13/2014-5004-5146

STATE OF NEW JERSEY :

ss:

COUNTY OF Middlesex :

I CERTIFY that on July 3, 2014 Anthony Carucci & Rita Carucci
personally came before me and 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/her act and deed; and
- (c) the full and actual consideration paid or to be paid for the transfer of title as defined by
N.J.S.A.46:15-5, is \$ 0

Beatrice Gardella
Notary Public

BEATRICE GARDELLA
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 12/18/2017

DEED	DATED June , 2014
Anthony Carucci & Rita Carucci <i>Grantor,</i>	<i>Record and return to:</i> Mr. & Mrs. Edward Kelleher 33 Hawkins Road Englishtown, New Jersey 07726
TO	
Edward Kelleher & Karen Kelleher <i>Grantee</i>	



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION
(C.55, P.L. 2004)

(Please Print or Type)

SELLER(S) INFORMATION (See Instructions, Page 2)

Names(s)

Anthony Carucci & Rita Carucci

Current Resident Address:

85 Hawkins Road

City, Town, Post Office

Englishtown

State

NJ

Zip Code

07726

PROPERTY INFORMATION (Brief Property Description)

Block(s)

22000

Lot(s)

45.11

Qualifier

Street Address:

85 Hawkins Road

City, Town, Post Office

Old Bridge

State

NJ

Zip Code

07726

Seller's Percentage of Ownership

50%

Consideration

-0-

Closing Date

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 10 apply to Residents and Non-residents)

1. ☒ I am a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
2. ☐ The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
3. ☐ I am a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. ☐ Seller, transferor or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. ☐ Seller is not an individual, estate or trust and as such not required to make an estimated payment pursuant to N.J.S.A. 54A:1-1 et seq.
6. ☐ The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.
7. ☐ The gain from the sale will not be recognized for Federal income tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION). If such section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale (see instructions).
☐ No non-like kind property received.
8. ☐ Transfer by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this state.
9. ☐ The property being sold is subject to a short sale instituted by the mortgagee, whereby the seller has agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10. ☐ The deed being recorded is a deed dated prior to the effective date of P.L. 2004, c. 55 (August 1, 2004), and was previously unrecorded.

SELLER(S) DECLARATION

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein could be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box ☐ I certify that the Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

7/3/14

Date

7/3/14

Date

Anthony Carucci

Signature

(Seller) Please indicate if Power of Attorney or Attorney in Fact

Signature

(Seller) Please indicate if Power of Attorney or Attorney in Fact

RTF-1 (Rev. 7/14/10)
MUST SUBMIT IN DUPLICATE

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 48:15-5 et seq.)

BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

COUNTY

Middlesex

SS. County Municipal Code
1215

MUNICIPALITY OF PROPERTY LOCATION Old Bridge

FOR RECORDER'S USE ONLY

Consideration \$
RTF paid by seller \$
Date By

*Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)

Deponent, Anthony Carucci, being duly sworn according to law upon his/her oath,
(Name)
deposes and says that he/she is the Grantor in a deed dated July 3, 2014 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

real property identified as Block number 22000 Lot number 45.11 located at
88 Hawkins Road, Old Bridge and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION \$ 0.00 (Instructions #1 and #5 on reverse side) ☒ no prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS:
(See Instructions #5A and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation

\$ + % = \$

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (See Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

Family Transfer for no consideration (Parents to daughter & son-in-law)

(5) PARTIAL EXEMPTION FROM FEE (Instruction #9 on reverse side)

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. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

- A. SENIOR CITIZEN Grantor(s) ☐ 62 years of age or over. * (Instruction #9 on reverse side for A or B)
B. { BLIND PERSON Grantor(s) ☐ legally blind or;
DISABLED PERSON Grantor(s) ☐ permanently and totally disabled ☐ receiving disability payments ☐ not gainfully employed*

Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:

- ☐ Owned and occupied by grantor(s) at time of sale. ☐ Resident of State of New Jersey.
☐ One or two-family residential premises. ☐ Owners as joint tenants must all qualify.

*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (Instruction #9 on reverse side)

- ☐ Affordable according to H.U.D. standards. ☐ Reserved for occupancy.
☐ Meets income requirements of region. ☐ Subject to resale controls.

(6) NEW CONSTRUCTION (Instructions #2, #10 and #12 on reverse side)

- ☐ Entirely new improvement. ☐ Not previously occupied.
☐ Not previously used for any purpose. ☐ NEW CONSTRUCTION* printed clearly at top of first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side)

- ☐ No prior mortgage assumed or to which property is subject at time of sale.
☐ No contributions to capital by either grantor or grantee legal entity.
☐ No stock or money exchanged by or between grantor or grantee legal entities.

(8) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me
this day of June 3, 2014

BEATRICE GARDELLA
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 12/19/2017

Beatrice Gardella

Signature of Deponent
Anthony Carucci
88 Hawkins Road
Englishtown, NJ 07726

Grantor Name
Anthony Carucci
88 Hawkins Road
Englishtown, NJ 07726

Deponent Address

Grantor Address at Time of Sale

XXX-XXX-

Last three digits in Grantor's Social Security Number

Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY			
Instrument Number	County		
Deed Number	Book	Page	
Deed Dated	Date Recorded		

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to:

STATE OF NEW JERSEY

PO BOX 251

TRENTON, NJ 08695-0251

ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at:
www.state.nj.us/treasury/taxation/pt/localtax.htm

8/8/2014 5:00 PM

MIDDLESEX COUNTY CLERK

Return To:

EDWARD KELLEHER
83 HAWKINS RD
ENGLISHTOWN, NJ, 07726

CARUCCI
ANTHONY

Index DEED BOOK

Book 06599 Page 0595

No. Pages 0005

Instrument DEED EXEMPT

Date : 8/08/2014

Time : 2:32:57

Control # 201408080365

INST# DE 2014 009147

Employee ID MALTBS

RECORDING	\$	45.00
EXEMPT	\$	.00
DARM	\$	12.00
NJPRPA	\$	8.00
DARM 3.00	\$	3.00
NJPRPA	\$	2.00
GRANTEE TX	\$	.00
	\$	.00
	\$	.00
All Other	\$	3.00
Total:	\$	73.00

STATE OF NEW JERSEY
MIDDLESEX COUNTY CLERK

PLEASE NOTE
DO NOT REMOVE THIS COVERSHEET
IT CONTAINS ALL RECORDING INFORMATION

ELAINE FLYNN
COUNTY CLERK



Cover sheet is part of Middlesex County filing record

Retain this page for future reference

Not part of the original submitted document

DO NOT REMOVE THIS PAGE.
TO ACCESS THE IMAGE OF
THE DOCUMENT RECORDED
HEREUNDER BY BOOK AND
PAGE NUMBER, USE THE
BOOK AND PAGE NUMBER
ABOVE.

7742

A22

PL

SEP 22 1948

50 Rev

Contd
(2)

Hartshorne & Goldberg
attys

FORMAN D. SMITH ET)
IDA M. HIS UX)
TO)
MATHILDE PELER)

THIS INDENTURE, Made the Fourth
day of January, in the year of
our Lord One Thousand Nine Hun-
dred and Thirty-four.

BETWEEN Forman D. Smith and
Ida M. Smith, his wife, of the Borough of Freehold, in the
County of Monmouth and State of New Jersey, party of the First
Part;

AND Mathilde Peler residing at 18 Avon Place,
Tomkinkville, Staten Island, New York, of the --- of ---- in
the County of --- and State of New York, party of the Second
Part:

WITNESSETH, That the said party of the First
Part, for and in consideration of ONE DOLLAR AND OTHER CON-
SIDERATIONS, lawful money of the United States of America, to
them in hand well and truly paid by the said party of the
Second Part, at or before the sealing and delivery of these
presents, the receipt whereof is hereby acknowledged, and the
said party of the First Part being therewith fully satisfied,
contented and paid, have given, granted, bargained, sold,
aliened, released, enfeoffed, conveyed and confirmed, and by
these presents do give, grant, bargain, sell, alien, release,
enfeoff, convey and confirm unto the said party of the Second
Part, and to her heirs and assigns, forever,

ALL that certain lot, tract or parcel of land
and premises, hereinafter particularly described, situate,
lying and being in the Township of Marlboro, in the County of
Monmouth and State of New Jersey.

Being Lot No. 6 of woodland of the Estate of
Richard Magee dec'd.; Beginning at a stake standing at the
north east corner of lot no. 7 distant twenty-two chains, six-
teen links on a course of south fifty-one degrees, thirty
minutes east from a stone planted for the corner on the south

AS Sold off 16 1/2

22E-22,000-45-46-22E-22,000-45-46

7742-2
margin of Fly Brook; thence (1) South fifty-one degrees, thirty minutes east five chains, ^{382.14} seventy-nine links to the northwest corner of lot No. 5; thence (2) along the line of No. 5, south ^{2272.38} forty-four degrees, forty-five minutes west thirty-four chains forty-three links; thence (3) North twenty-seven degrees, fifty-four minutes west seven chains, ^{500.28} fifty-eight links to a large pine tree marked for a corner; thence (4) North sixty-three degrees, thirty-three minutes west one chain, ^{91.74} thirty-nine links to the south west corner of lot No. 7 thence (5) along the line of lot No. 7 North forty-nine degrees, thirty minutes east ^{2046.01} thirty-one chains to the beginning, Containing twenty-three acres be the same more or less.

Being the same premises conveyed to Nancy Magee by deed recorded in Book 22. And conveyed by Experience M. Hawkins to Forman D. Smith by deed dated August 8th, 1933 and not as yet recorded.

Subject to the condition that the parties of the first part reserves the right to cut and remove all wood any time within eighteen months from the date hereof.

TOGETHER with all and singular the houses, buildings, trees, ways, waters profits, privileges, and advantages, with the appurtenances to the same belonging or in any wise appertaining:

ALSO, all the estate, right, title, interest, property, claim and demand whatsoever, of the said party of the First Part, of, in and to the same, and of, in and to every part and parcel thereof.

TO HAVE AND TO HOLD, all and singular the above described land and premises, with the appurtenances, unto the said party of the Second Part, her heirs and assigns, to the only proper use, benefit and behoof of the said party of the Second Part, her heirs and assigns forever;

8741
SEP 22 1948
To Rev
contd
Hartshorn & Kildberg
Attys

Lot 6
Plotted

EXPERIENCE M. HAWKINS)
TO)
FORMAN SMITH)

THIS INDENTURE Made the
Eighth day of August, in the
year of our Lord one thousand
nine hundred and thirty three

BETWEEN Experience M. Hawkins, of the Township of
Marlboro in the County of Monmouth and State of New Jersey
party of the first part;

AND Forman Smith of the Town of Freehold in the
County of Monmouth and State of New Jersey, party of the second
part;

WITNESSETH, That the said party of the first part,
for and in consideration of the sum of Five Hundred Dollars,
lawful money of the United States of America, to said party of
first part in hand well and truly paid by the said party of
the second part, at or before the sealing and delivery of
these presents, the receipt whereof is hereby acknowledged, and
the said party of the first part being therewith fully satis-
fied, contented and paid, has given, granted, bargained, sold,
aliened, released, enfeoffed, conveyed and confirmed, and by
these presents doth give, grant, bargain, sell, alien, release,
enfeoff, convey and confirm unto the said party of the second
part, and to her heirs and assigns, forever.

ALL the following tract or parcel of land and
premises, hereinafter particularly described, situate, lying and
being in the Township of Marlboro in the County of Monmouth and
State of New Jersey.

Being lot No. 6 of woodland of the estate of Richard
Magee deceased. Beginning at a stake standing at the northeast
corner of lot No. 7 and distance twenty two chains and six-
teen links on a course south fifty one degrees and thirty
minutes east from a stone planted for a corner on the south

7741-2
margin of Fly Brook and from there a running (1) south fifty one degrees and thirty minutes east five chains and seventy nine links to northwest corner of lot No. 5, thence (2) along line of lot No. 5 south forty four degrees forty five minutes west thirty four chains and forty three links, thence (3) north twenty seven degrees and fifty four minutes west seven chains and fifty eight links to a large pine tree marked for a corner, thence (4) north sixty three degrees and thirty three minutes west one chain and thirty nine links to south west corner of lot No. 7 thence (5) along line of lot No. 7 north forty nine degrees and thirty minutes east thirty one chains, to the place of beginning, and containing twenty three acres, be the same more or less. Being the same premises conveyed by James J. R. Magee and others to Nancy Magee by deed dated the sixteenth day of April, A. D. 1852 and recorded in Monmouth County Clerk's Office in Book 22.

TOGETHER with all and singular the houses, buildings, trees, ways, waters, profits, privileges and advantages, with the appurtenances to the same belonging or in anywise appertaining:

ALSO, all the estate, right, title, interest, property, claim and demand whatsoever, of the said party of the first part, of, in and to the same, and of, in and to every part and parcel thereof.

TO HAVE AND TO HOLD, all and singular the above described land and premises, with the appurtenances, unto the said party of the second part, his heirs and assigns, to the only proper use, benefit and behoof of the said party of the second part, his heirs and assigns forever.

210
 10-36-85
 390-936
 50-280

7738

SEP 22 1948

NANCY MAGEE) THIS INDENTURE, made this twenty
 TO) first day of October in the year
 EXPERIENCE M. HAWKINS) of our Lord one thousand nine
 hundred and one

BETWEEN NANCY MAGEE of the township of Marlboro in the
 County of Monmouth and State of New Jersey, party of the
 First Part;

AND EXPERIENCE M. HAWKINS wife of JOHN W. HAWKINS of
 the Township of Marlboro in the County of Monmouth and State
 of New Jersey Party of the Second Part;

WITNESSETH: That the said Party of the First Part, for
 and in consideration of the sum of TWO HUNDRED AND SIXTY
 DOLLARS Lawful Money of the United States of America, to
 the said Party of the First Part, in hand well and truly
 paid by the said Party of the Second Part, at and before
 the sealing and delivery of these presents, the receipt
 whereof is hereby acknowledged, has granted, bargained, sold,
 aliened, released, enfeoffed, conveyed and confirmed and by
 these presents doth grant, bargain, sell, alien, release,
 enfeoff, convey and confirm, to the said party of the Second
 Part, and to her heirs and assigns forever,

ALL THE FOLLOWING described lot of land and premises
 lying and being in the Township of Marlboro, County of
 Monmouth and State of New Jersey Being lot No. 6 of wood
 land of the estate of Richard Magee deceased,

BEGINNING at a stake standing at the north East corner
 of lot No. 5 and distant twenty two chains and sixteen links
 on a course South fifty one degrees and thirty minutes East
 from a stone planted at a corner on the South margin of Fly
 Brook and from thence running South fifty one degrees and
 thirty minutes east five chains and seventy nine links to

22-D-80

732-2
North West corner of Lot No. 5 thence 2 along line of Lot
No. 5 South forty four degrees forty five West thirty four
chains and forty three links thence (3) North twenty seven
degrees and fifty four minutes West seven chains and fifty
eight links to a large Pine Tree marked for a corner thence
4 North sixty three degrees and thirty three minutes west
one chain and thirty nine links to South West corner of Lot
No. 7 thence (5) along line of lot No. 7 North forty nine
degrees thirty minutes East thirty one chains to the place
of Beginning.

CONTAINING Twenty three acres be the same more or less-
BEING the same premises conveyed by James J. R. Magee
and others to Nancy Magee by deed dated sixteenth day of
April A. D. 1852 and recorded in Monmouth County Clerk's
Office in Book 40.

TOGETHER with all and singular the buildings, improve-
ments, ways, woods, waters, water-courses, rights, liberties,
privileges, hereditaments and appurtenances to the same be-
longing or in anywise appertaining: and the reversion and
reversions, remainder and remainders, rents, issues and profits
thereof, and of every part and parcel thereof.

AND ALSO, all the estate, right, title, interest, use,
possession, property, claim and demand whatsoever, both in
law and equity of her the said Party of the First Part, of,
in and to the said premises, with the appurtenances:

TO HAVE AND TO HOLD, the said tract of land heredita-
ments and premises hereby granted, and every part and parcel
thereof, with the appurtenances, unto the said Party of the
Second Part her heirs and assigns, to the only proper use,
benefit and behoof of her the said Party of the Second Part
her heirs and assigns, forever.