



Instr# 8479172 Dorothy K. Tirpok
 Recorded/Filed LB Hunterdon County Clerk
 02/11/2004 09:16 Bk 2083 Pg 251 #Pg 6 DEED

Prepared by: Lori Kopf MacWilliam
 Lori Kopf MacWilliam
 Attorney-at-Law of New Jersey

#4577

Deed

THIS DEED is made on November 6, 2003

BETWEEN

**MANNING DOUGLAS a/k/a MANNING L. DOUGLASS and
 AGNES R. DOUGLAS a/k/a AGNES R. (B.) DOUGLASS, his wife,**

whose address is PO Box 43, Pittstown, New Jersey 08867,

herein referred to as Grantor,

AND

**STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION,
 GREEN ACRES PROGRAM,**

whose address is 501 East State Street, First Floor, PO Box 412, Trenton, New Jersey 08625,

herein referred to as Grantee.

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

Transfer of Ownership. The Grantor grants, conveys, and transfers ownership of the property described below to the Grantee. This transfer is made for the sum of -----
TWO HUNDRED THOUSAND and NO/100 Dollars (\$200,000.00). The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of the **Township of Franklin**
 Block No. 26 Lot No. 8 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 buildings and structures on the land in the Township of Franklin, County of Hunterdon, and State of New Jersey.

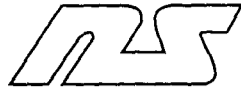
See "Schedule A" Legal Description annexed hereto.

Being the same premises conveyed to the Grantors herein by deed of Manning Douglas, surviving tenant by the entirety, dated April 16, 1971, recorded April 19, 1971 in the Hunterdon County Clerk's Office in Deed Book 744 at page 460.

The street address of the Property is: 377 Pittstown Road, Pittstown, New Jersey 08867

Consideration: 200000.00
Realty Tax: 0.00 B
Fees: 90.00

6



Phone: (609) 243-0428
Fax: (609) 987-0005

NASSAU SURVEYING
Division of Van Note-Harvey Associates, P.C.
Land Surveyors
777 Alexander Road
P.O. Box 3227
Princeton, New Jersey 08543-3227

<http://www.vannoteharvey.com>
E-mail: vnha@aol.com

“DESCRIPTION OF PROPERTY”

(Administration Authorization No. SA-2000-60 Raritan River Greenway)

Order No. 35459-300-11
Franklin Township Tax Map
Sheet 5.01
Block 26
Lot 8

DESCRIPTION OF LOT 8 IN BLOCK 26 AS
SHOWN ON SHEET 5.01 OF THE
FRANKLIN TOWNSHIP TAX MAP FOR
STATE OF NEW JERSEY GREEN ACRES
PROGRAM, SITUATE LYING AND
BEING IN THE TOWNSHIP OF
FRANKLIN, COUNTY OF HUNTERDON,
STATE OF NEW JERSEY

November 20, 2003

All that certain tract or parcel of land located in the Township of Franklin, County of Hunterdon, State of New Jersey, bounded and described as follows:

BEGINNING at a **POINT** marked by a drill hole found in the face of a 1.5 foot ± wide masonry retaining wall on the Northwest side of the public road, known as Pittstown Road, County Route 579 and 615, 33 foot wide right-of-way per tax map, said point having New Jersey State Plane Coordinate System Values NAD 83 of N 636687.0276, E 364285.9638, and from said **BEGINNING POINT** running, thence;

- (1) Along and/or near the Northwesterly side of the said public road, N 29 degrees 23 minutes 20 seconds E, 171.60 feet to a point marked by a PK nail set in the pavement of the bed of the public road, known as Pittstown Road, County Route 579 and 615, said point also being corner to Lot 8.01, Block 26, Lands NF David W. Weston and Doreen L. Weston, H/W, thence;
- (2) Through said road along the Southwesterly line of said lands and continuing along the Southwesterly line of Lot 9, Block 26, other lands of Weston, passing over a PK nail found in the pavement 12.20 feet ± from the beginning of this course, S 62 degrees 12 minutes 10 seconds E, 73.75 feet to a point marked by a capped iron pin set in a Northwesterly line of Lot 7.02, Block 26, Lands N/F Lehigh Valley Railroad Company, thence;
- (3) Along said lands the following two courses; S 23 degrees 30 mints 40 seconds W, 82.50 feet to a point marked by stone monument found, thence;
- (4) S 45 degrees 59 minutes 15 seconds E, 110.80 feet to a point marked by a stone monument found in a Northwesterly line of Lot 41, Block 28, Lands N/F State of New Jersey Department of Environmental Protection, thence;
- (5) Along said lands, S 42 degrees 15 minutes 45 seconds W, 31.02 feet to a point corner to Lot 6, Block 26, Lands N/F John T. Wyckoff, Jr. and Kathleen Marie Fisher, thence;
- (6) Along the Northeasterly line of said lands and continuing along a Northeasterly line of Lot 6, Block 27, Lands N/F Russell Little, passing over an iron pipe found 3.1 feet ± from the Beginning of this course, N 70 degrees 58 minutes 20 seconds W, 185.50 feet to the **POINT** and **PLACE** of **BEGINNING**.

Containing 18,787 square feet or 0.431 acres of land more or less.

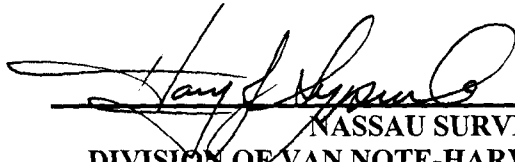
The above described premises being subject to a 33 foot wide right-of-way for Pittstown Branch Railway Company, per special Deed Book 9, Page 20, being more particularly shown on hereinafter referenced survey.

The above described premises also being subject to and/or together with the rights of the public in that portion that lies within that portion of Pittstown Road, County Route 579 and 615.

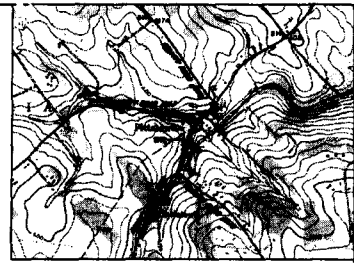
The above described premises being further subject to the rights of others if any to Capoolong Creek.

The above described premises as being shown on a plan entitled "Plan of Survey of Lot 8, Block 26 for State of New Jersey Green Acres Program, lands situate in Franklin Township, Hunterdon County, New Jersey", scale 1" = 20', dated November 14, 2003, prepared by Van Note-Harvey Associates, P.C.

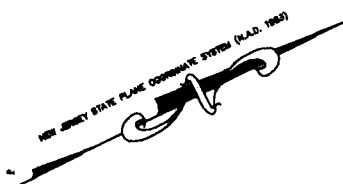
According to a legal description by Nassau Surveying, a Division of Van Note-Harvey Associates, P.C., Land Surveyors, 777 Alexander Road, Princeton, New Jersey, 08540.



NASSAU SURVEYING
DIVISION OF VAN NOTE-HARVEY ASSOCIATES, P.C.
HARRY J. SYPNIEWSKI
NEW JERSEY PROFESSIONAL LAND SURVEYOR #20808



VICINITY MAP (NOT TO SCALE)



LOT 6, BLOCK 27
1/1 Russell LNWs

LOT 5, BLOCK 27
1/1 Ray A. Martin
& Constance P. Martin, trs.
Deed Book 1248,
Page 620 of seq.

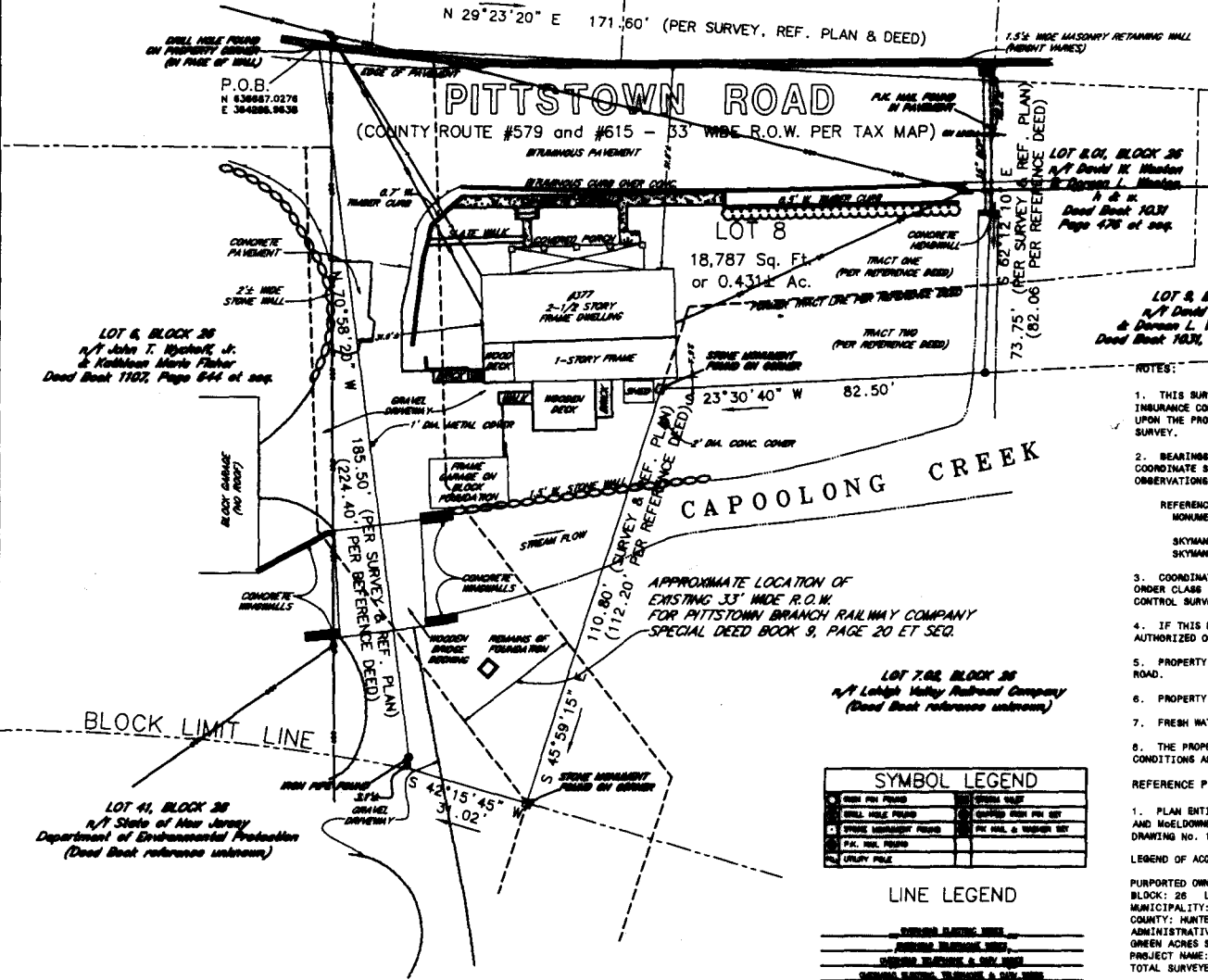
LOT 12.01, BLOCK 27
1/1 Elizabeth Lee McPherson
Deed Book 1043, Page 1003 of seq.

LOT 4, BLOCK 27
1/1 Sara L'Heu Dwyer
Deed Book 907, Page 694 of seq.

N 29°23'20" E 171'.60' (PER SURVEY, REF. PLAN & DEED)

PITTS TOWN ROAD

(COUNTY ROUTE #579 and #615 - 33' WBE R.O.W. PER TAX MAP)



- NOTES:
1. THIS SURVEY WAS PREPARED IN CONJUNCTION WITH A TITLE REPORT PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY OF NEW JERSEY, COMMITMENT NO. CS10280, DATED FEBRUARY 19, 2003. ANY ENCUMBRANCES UPON THE PROPERTY DELINEATED HEREON, RECORDED ON OR AFTER THE ABOVE DATE, MAY NOT BE REFLECTED ON THIS SURVEY.
 2. BEARINGS AND GEODETIC COORDINATES SHOWN HEREON ARE REFERENCED TO THE NEW JERSEY STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, DERIVED FROM GLOBAL POSITIONING SATELLITE OBSERVATIONS MADE ON NOVEMBER 13, 2003.

REFERENCE MONUMENTS USED:

MONUMENT	NORTHING	EASTING
SKYMANOR-1	631,725.0022	359,019.3067
SKYMANOR-2	630,969.5100	358,953.3005

3. COORDINATED POSITIONS AND BEARINGS SHOWN HEREON MEET OR EXCEED THE PUBLISHED STANDARDS FOR THIRD ORDER CLASS 1 ACCURACY (CLASSIFICATIONS STANDARDS OF ACCURACY AND GENERAL SPECIFICATIONS OF GEODETIC CONTROL SURVEYS).
4. IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED.
5. PROPERTY DELINEATED HEREON IS SUBJECT TO THE RIGHTS OF THE PUBLIC IN THE ROAD BED OF PITTS TOWN ROAD.
6. PROPERTY DELINEATED HEREON IS SUBJECT TO THE RIGHTS OF OTHERS, IF ANY, IN AND TO CAPOOLONG CREEK.
7. FRESH WATER INLAND WETLANDS, IF ANY, WERE NOT FIELD LOCATED AND ARE NOT SHOWN HEREON.
8. THE PROPERTY DELINEATED HEREON BEING SUBJECT TO AND/OR TOGETHER WITH RESERVATIONS, COVENANTS AND CONDITIONS AS SET FORTH IN DEED BOOK 410, PAGE 39 ET SEQ. (UNPLOTTABLE).

REFERENCE PLAN:

1. PLAN ENTITLED "SURVEY FOR MANNING DOUGLASS IN FRANKLIN TOWNSHIP, MONTGOMERY COUNTY, N.J." BY STUDER AND McELDMONEY, P.A., CIVIL ENGINEERS AND LAND SURVEYORS, CLINTON, N.J., DATED DECEMBER 26, 1972, DRAWING NO. 1805-A.

LEGEND OF ACQUISITION:

PURPORTED OWNER: MANNING DOUGLASS and AGNES R. DOUGLASS
 BLOCK: 26 LOT: 8
 MUNICIPALITY: FRANKLIN TOWNSHIP
 COUNTY: MONTGOMERY
 ADMINISTRATIVE AUTHORIZATION No.: SA-2000-80
 GREEN ACRES SURVEY REFERENCE No.: S-1214
 PROJECT NAME: MARITAN RIVER GREENWAY
 TOTAL SURVEYED AREA: 0.431± Acres

REFERENCED DEED:

DEED BOOK 744, PAGE 460 et seq. (does not close by 23.28')

FRANKLIN TOWNSHIP TAX MAP REFERENCE

SHEET No. 5.01
 BLOCK No. 26
 LOT No. 8

SYMBOL LEGEND

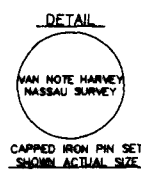
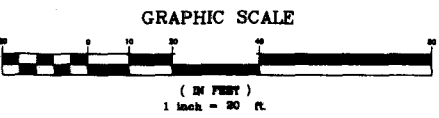
IRON PIN FOUND	DRILL HOLE FOUND
DRILL HOLE FOUND ON PROPERTY (SHOWN ON FACE OF DEED)	CONCRETE FOUND ON FACE OF DEED
STONE MONUMENT FOUND ON CORNER	PAV. CURB FOUND
URINARY PIPE	

LINE LEGEND

BOUNDARY LINE	ADJACENT PROPERTY
ADJACENT PROPERTY	ADJACENT PROPERTY
ADJACENT PROPERTY	ADJACENT PROPERTY
ADJACENT PROPERTY	ADJACENT PROPERTY
ADJACENT PROPERTY	ADJACENT PROPERTY

ACREAGE SUMMARY:

LOT 8, BLOCK 26	0.431± ACRES (TOTAL)
AREA CONTAINED WITHIN THE BED OF PITTS TOWN ROAD	0.116± ACRES
AREA CONTAINED WITHIN THE STREAM BED OF CAPOOLONG CREEK	0.030± ACRES



I HEREBY CERTIFY TO THE STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION, GREEN ACRES PROGRAM, AND ON THEIR BEHALF TO COMMONWEALTH LAND TITLE INSURANCE COMPANY OF NEW JERSEY (COMMITMENT NO. CS10280), THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY CONDUCTED UNDER MY PROFESSIONAL SUPERVISION. I FURTHER DECLARE, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH A WRITTEN CONTRACT, AND SCOPE OF WORK FOR PROFESSIONAL LAND SURVEYING SERVICES AND IS A CORRECT AND ACCURATE REPRESENTATION OF THE CONDITIONS EXISTING AS OF NOVEMBER 14, 2003. SUBJECT TO SUCH NOTES AS MAY APPEAR HEREON.

Harry J. Styniewski
 HARRY J. STYNIIEWSKI N.J.P.L.S. No. 20808 DATE 11/21/05

van note-harvey associates, p.a.
 consulting engineers, planners & land surveyors

PLAN OF SURVEY OF LOT 8, BLOCK 26 FOR STATE OF NEW JERSEY GREEN ACRES PROGRAM

LANDS SITUATE IN FRANKLIN TOWNSHIP, MONTGOMERY COUNTY, N.J.
 SCALE: 1" = 20'

Drawn By: *Harry J. Styniewski*
 Checked By: *Harry J. Styniewski*
 Date: 11/21/05

File Drawer: 300
 Page: 11
 Sheet No.: 1

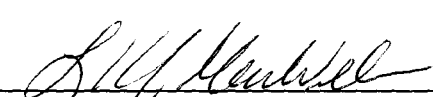
N:\p035459\dwg\35459.dwg, Survey Registration, 11/21/2005, 09:29:47 AM, van note-harvey associates

SUBJECT to zoning ordinances, easements, and restrictions of record, if any, and such state of facts as an accurate survey would disclose.


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:



LORI KOPF MacWILLIAM



MANNING L. DOUGLASS



LORI KOPF MacWILLIAM




AGNES R. DOUGLASS

STATE OF NEW JERSEY, COUNTY OF **HUNTERDON** **SS.:**
I CERTIFY that on November **6**, 2003

Manning L. Douglass and Agnes R. Douglass personally came before me and stated to my satisfaction, that this person (or if more than one, each person):

- a) was the maker of the attached deed;
 - b) executed this deed as his or her own act; and,
 - c) made this Deed for **\$200,000.00** 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.)



LORI KOPF MacWILLIAM
AN ATTORNEY AT LAW OF NEW JERSEY

DEED

Dated: November **6**, 2003

Record and return to:

Manning Douglas
a/k/a Manning L. Douglass
and
Agnes R. Douglas
a/k/a Agnes R. (B.) Douglass, his wife,

Grantor

Randall Pease, Esq.
Department of Environmental Protection
Green Acres Program
501 East State Street, 1st Floor
Box 412
Trenton, NJ 08625-0412

TO

State of New Jersey Department of
Environmental Protection,
Green Acres Program,

Grantee

**STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION OR EXEMPTION
(c. 49, P.L. 1968)
or
PARTIAL EXEMPTION
(c. 176, P.L. 1975)**

To be recorded with Deed pursuant to c. 49, P.L. 1968, as amended by c. 308, P.L. 1991 (N.J.S.A. 46:15-5 et seq.)

FOR RECORDER'S USE ONLY	
Consideration \$	<u>200,000.00</u> *
Realty Transfer Fee \$	<u>E</u>
Date	<u>2-11-04</u> By <u>dB</u>

SS:

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

STATE OF NEW JERSEY

COUNTY OF MERCER

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3, 4 and 5 on reverse side.)

Deponent Randall L. Pease, being duly sworn according to law upon his/her oath
(Name)

deposes and says that he/she is the Legal Representative for the Grantee in a deed dated November 6, 2003,
(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)

transferring real property identified as Block No. 26 Lot No. 8
located at Franklin Twp., Hunterdon County, N.J.
(Street Address, Municipality, County)

and annexed hereto.

(2) CONSIDERATION (See Instruction #6.)

Deponent states that, with respect to deed hereto annexed, the actual amount of money and the monetary value of any other thing of value constituting the entire compensation paid or to be paid for the transfer of title to the lands, tenements or other realty, including the remaining amount of any prior mortgage to which the transfer is subject or which is to be assumed and agreed to be paid by the grantee and any other lien or encumbrance thereon not paid, satisfied or removed in connection with the transfer of title is \$200,000.

(3) FULL EXEMPTION FROM FEE Deponent claims that this deed transaction is fully exempt from the Realty Transfer Fee imposed by c. 49, P.L. 1968 for the following reason(s): Explain in detail. (See Instruction #7.) Mere reference to exemption symbol is not sufficient.

7(b) Conveyance to the State of New Jersey

(4) PARTIAL EXEMPTION FROM FEE

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. (See Instructions #8 and #9.)

Deponent claims that this deed transaction is exempt from the increased portion of the Realty Transfer Fee imposed by c. 176, P.L. 1975 for the following reason(s):

A) SENIOR CITIZEN (See Instruction #8.)

- | | |
|---|---|
| <input type="checkbox"/> Grantor(s) 62 yrs. of age or over.* | <input type="checkbox"/> Owned and occupied by grantor(s) at time of sale. |
| <input type="checkbox"/> One- or two-family residential premises. | <input type="checkbox"/> Owners as joint tenants must all qualify except in the case of a spouse. |

B) BLIND (See Instruction #8.)

- | | |
|---|---|
| <input type="checkbox"/> Grantor(s) legally blind.* | DISABLED (See Instruction #8.) |
| <input type="checkbox"/> One- or two-family residential premises. | <input type="checkbox"/> Grantor(s) permanently and totally disabled.* |
| <input type="checkbox"/> Owned and occupied by grantor(s) at time of sale. | <input type="checkbox"/> One- or two-family residential premises. |
| <input type="checkbox"/> No owners as joint tenants other than spouse or other qualified exempt owners. | <input type="checkbox"/> Receiving disability payments. |
| | <input type="checkbox"/> Owned and occupied by grantor(s) at time of sale. |
| | <input type="checkbox"/> Not gainfully employed. |
| | <input type="checkbox"/> No owners as joint tenants other than spouse or other qualified exempt owners. |

*IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANTOR NEED QUALIFY

C) LOW AND MODERATE INCOME HOUSING (See Instruction #8.)

- | | |
|---|--|
| <input type="checkbox"/> Affordable According to HUD Standards. | <input type="checkbox"/> Reserved for Occupancy. |
| <input type="checkbox"/> Meets Income Requirements of Region. | <input type="checkbox"/> Subject to Resale Controls. |

D) NEW CONSTRUCTION (See Instruction #9.)

- | | |
|---|---|
| <input type="checkbox"/> Entirely new improvement. | <input type="checkbox"/> Not previously occupied. |
| <input type="checkbox"/> Not previously used for any purpose. | |

Deponent makes this Affidavit to induce the County Clerk or Register of Deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of c. 49, P.L. 1968.

Subscribed and sworn to before me
this 2nd
day of January 2004

Randall L. Pease
Name of Deponent (sign above line)

Manning Douglas and Agnes R. Douglas
Name of Grantor (type above line)

Randall L. Pease, DAG
Division of Law
R.J. Hughes Justice Complex
P.O. Box 093
Trenton, New Jersey

P.O. Box 43
Pittstown, NJ 08867

Address of Deponent

Address of Grantor at Time of Sale

Kristine C. Belsky

KRISTINE C. BELSKY
A Notary Public Of New Jersey
My Commission Expires May 10, 2006



END OF DOCUMENT

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.

Instrument Number 8479172 County Hunterdon
Deed Number 8479172 Book _____ Page _____
Deed Date 11-6-03 Date Recorded 2-11-04

IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON PAGE TWO HEREOF.
This format is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered without the approval of the Director.

ORIGINAL - To be retained by County.
DUPLICATE - To be forwarded by County to Division of Taxation on partial exemption from fee (N.J.A.C. 18:16 - 8.12)
TRIPLICATE - Is your file copy.

ORIGINAL AND DUPLICATE COPY MUST BE SUBMITTED WITH DEED TO COUNTY RECORDING OFFICER