Deed

THIS DEED is made on November 7, 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. D

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
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, SITUATED 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 minutes 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 comer 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.

[Signature]

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

MANNING L. DOUGLASS

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

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

Grantor

TO

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

Grantee

Randall Pease, Esq.
Department of Environmental Protection
Green Acres Program
501 East State Street, 1st Floor
Box 412
Trenton, NJ 08625-0412
STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION OR EXEMPTION
(c. 49, P.L. 1968)

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.)

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

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 grantor and any other lien or encumbrance thereon not paid, satisfied or removed in connection with the transfer of title is $250,000.

(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): (See Instruction #7.) More reference to exemption symbol is not sufficient.

(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.)

Grantor(s) 62 yrs. of age or over.*

Owners and occupied by grantor(s) at time of sale.

B) BLIND (See Instruction #8.)

Grantor(s) legally blind.*

Owners and occupied by grantor(s) at time of sale.

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

Affordable According to HUD Standards.

Meets Income Requirements of Region.

D) NEW CONSTRUCTION (See Instruction #9.)

Entirely new improvement.

Not previously occupied.

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

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 11th day of November 2004

Name of Deponent (sign above line)

Manning Douglas and Agnes R. Douglas

Name of Grantor (type above line)

P.O. Box 43

Pittstown, NJ 08867

Address of Grantor at Time of Sale

Affordable According to HUD Standards. Reserved for Occupancy. Subject to Resale Controls.

NOTICE - 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