

Mercer County Clerk's Office

Return To:

E-LAND TITLE SOLUTIONS
123 FRANKLIN CORNER
RD SUITE 202
LAWRENCEVILLE NJ 08648

BANK AMERICA
PENNS NECK PLAZA

Index DEEDS
Book 05758 Page 0107
No. Pages 0006
Instrument REGULAR DEED
Date : 11/19/2007
Time : 12:43:47
Control # 200711190421
INST# RD 2007 051582
Employee ID EMILLER

RECORDING \$ 26.00
RECORDING \$ 24.00
DD1 T1 CO \$ 150.00
DD1 T1 PUB \$ 75.00
DD1 T1 ST \$ 375.00
DD1 T2 CO \$ 50.00
DD1 T2 EX \$ 60.00
DD1 T2 NPN \$ 75.00
DD1 T2 PUB \$ 25.00
All Other \$ 1,044.20
Total: \$ 1,904.20

Detail

Consideration Amount \$ 313,750.00
RTF Standard Tier 1 \$ 600.00
RTF Standard Tier 2 \$ 335.00
RTF Standard Tier 3 \$ 889.20
Total \$ 1,824.20

STATE OF NEW JERSEY
Mercer County Clerk's Office

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

Paula Sollami-Covello
Mercer County Clerk



D057580107DD1WET

This is not a certified copy

(WET)

Prepared By:

Michael Turner, Esq.
MICHAEL P. TURNER, ESQ.

DEED

This Deed is made as of 11/9, 2007 *delivered 11/14/07*

BETWEEN

BANK OF AMERICA, National Association and JONATHAN STEINBERG, as Trustees of the Trust dated March 1, 2000 for the Benefit of Abigail A.P. deBruyne and Leila E.C. deBruyne, whose address is c/o Bank of America, N.A., Private Bank Trust Group, Real Estate Services, 100 South Charles Street, 9th Floor, MD 43250919, Baltimore, MD 21201,

referred to as the Grantor(s),

AND

PENNS NECK PLAZA, LLC, having an address at 15 Chambers Street, Princeton, NJ 08542

referred to as the Grantee(s).

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 **THREE HUNDRED THIRTEEN THOUSAND SEVEN HUNDRED FIFTY DOLLARS (\$313,750.00)**. The Grantors acknowledge receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) in the Township of West Windsor, in the County of Mercer and the State of New Jersey, Block No. 38 Lots 1 and 3.

Property. The property consists of the land and all the buildings and structures on the land in the Township of West Windsor, County of Mercer and State of New Jersey. The legal description is:

SEE SCHEDULE A -LEGAL DESCRIPTION ATTACHED HERETO

The street address of the Property is:

3700 3704 U.S. Highway Route 1, West Windsor Township, New Jersey

Promises by Grantor. The Grantors promise that the Grantors have 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 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).

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

Witnessed by:

Bank of America, National Association and Jonathan Steinberg, as Trustees of the Trust dated March 1, 2000 for the Benefit of Abigail A.P. deBruyne and Leila E.C. deBruyne

Witnessed by:

Vigore Lent

By: Bank of America, National Association, Trustee

By: *Thomas E. Crostic*
Name: Thomas E. Crostic
Title: Vice President

Witnessed by:

By: *Jonathan Steinberg*
Name: Jonathan Steinberg
Title: Trustee

LEGAL DESCRIPTION

File No.: ELTS-003648-07

ALL that certain lot, parcel or tract of land, situate and lying in the Township of West Windsor, County of Mercer, State of New Jersey, and being more particularly described as follows:

Tax Lot 1 in Block 38:

BEGINNING at point in a southeasterly right-of-way of U.S. Route 1 (AKA Brunswick Pike - NJSH Route #1 per tax map, AKA Trenton New Brunswick Turnpike per filed map), 50 feet as measured at right angles from the centerline thereof, said point marking the intersection of the said southeasterly right-of-way of U.S. Route 1 with the northeasterly right-of-way line of Mather Avenue, 45 feet wide, and from said beginning point running; thence,

- 1) Along the aforesaid right-of-way of U.S. Route 1 the following two (2) courses: North 52° 36' 30" East, 99.28 feet to a point marked by a highway monument found (Deed Book 1963, Page 505); thence,
- 2) North 52° 25' 30" East, 40.72 feet to a point corner to Tax Lot 2 in Block 38; thence,
- 3) Along the southwesterly line of said Tax Lot 2 in Block 38, South 34° 59' 30" East, 178.98 feet to a point marked by a monument found (Deed Book 1963, Page 505) in the northwesterly line of lands N/F Luis and Rosita G. Orellana; thence,
- 4) Along said lands South 52° 37' 30" West, 140.00 feet to a point marked by a called pipe (Deed Book 1590, Page 197, Tract 1) found in the aforementioned northeasterly right-of-way line Mather Avenue; thence,
- 5) Along said right-of-way line North 34° 59' 30" West, 178.81 feet to the point and place of BEGINNING.

Tax Lot 3 in Block 38:

BEGINNING at a point in a southeasterly right-of-way line of U.S. Route 1 (AKA Brunswick Pike - NJSH Route #1 per tax map, AKA Trenton New Brunswick Turnpike per filed map), 50 feet as measured at right angles from the centerline thereof, said point being the common corner of the northeasterly corner of Tax Lot 2 in Block 38 and the northwesterly corner of the lot herein described, and from said beginning point running; thence,

- 1) Along the aforesaid southeasterly right-of-way of U.S. Route 1, North 52° 25' 30" East, 130.02 feet to a point marked by a pipe found (called in Deed Book 2208, Page 818) in a southwesterly right-of-way line of Varsity Avenue, 55 feet wide; thence,
- 2) Along said right-of-way line, South 34° 59' 30" East, 179.88 feet to a point marked by a pipe found (Deed 3702, Page 229) corner of lands N/F Leslie and Hiroshi Onori; thence,
- 3) Along the northwesterly line of said lands South 52° 37' 30" West, 130.00 feet to a point marked by a pipe found (called per Deed Book 1880, Page 895) corner to Tax Lot 2 in Block 38; thence,
- 4) Along Tax Lot 2 in Block 38 North 34° 59' 30" West, 179.43 feet to the point and place of BEGINNING.

The above described premises also being known as part of Lots 1 and 3 as shown on a map entitled "Varsity View" duly filed in the Mercer County Clerks Office on November 12, 1926 as Map No. 517.

According to a survey prepared by Land Map, Inc., Professional Land Surveying, Planning and Mapping Consultants, Hamilton Square, New Jersey dated June 5, 2004, Project No. 10881.

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lots 1 and 3 in Block 38 on the Township of West Windsor Tax Map.

Being a portion of the same premises conveyed to Grantor herein by Sheriff's Deed from Kevin C. Larkin, Sheriff of the County of Mercer, dated November 9, 2006 and recorded on December 6, 2006 in the Mercer County Clerk's Office in Deed Book 5527, page 229.



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)

Name(s) Bank of America, National Association and Jonathan Steinberg, as Trustees of the Trust dated March 1, 2000 for the Benefit of Abigail A.P. deBruyne and Leila E.C. deBruyne

Current Resident Address: c/o Bank of America, N.A., Private Bank Trust Group, Real Estate Servi
100 So. Charles Street, 9th Floor, MD 43250919

Street:
City, Town, Post Office State Zip Code
Baltimore MD 21201

PROPERTY INFORMATION (Brief Property Description)

Block(s) Lot(s) Qualifier
38 1 and 3

Street Address:
2700-1704 U.S. Highway Route 1

City, Town, Post Office State Zip Code
West Windsor Twp. NJ

Seller's Percentage of Ownership Consideration Closing Date
100% \$ 313,750.00 11/9/07

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to 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.
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.

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.

11/8/07
Date

Bank of America, National Association and Jonathan Steinberg, as Trustees of the Trust dated March 1, 2000 for the Benefit of Abigail A.P. deBruyne and Leila E.C. deBruyne
By: Bank of America, National Association, Trustee
By: Thomas E. Crostic
Thomas E. Crostic, Vice President
By: Jonathan Steinberg
Jonathan Steinberg, Trustee

STATE OF NEW JERSEY

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

COUNTY Mercer 113 SS. County Municipal Code 113
 MUNICIPALITY OF PROPERTY LOCATION Mercer County

*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, Thomas Crostic being duly sworn according to law upon his/her oath,
 deposes and says that he/she is the Grantor a Trustee in a deed dated 11/10/07 transferring
 (Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

real property identified as Block number 38 Lot numbers 1 and 3 located at
U.S. Highway Rt. 1, West Windsor Township and annexed thereto.
 (Street Address, Town)

(2) CONSIDERATION \$ 313,750.00 (See Instructions #1 and #5 on reverse side)

(3) Property transferred is Class 4A, 4B, 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.
LOT 1 = 4B LOT 3 = 1

(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
171,400 - 123.05% = 139,293 -

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. 1988, as amended through C. 68, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(5) PARTIAL EXEMPTION FROM FEE (See 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 Fee, Supplemental Fee, and General Purpose Fee, as amended, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 68, P.L. 2004 for the following reason(s):

A. SENIOR CITIZEN Grantor(s) 62 years of age or over. (See 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 THE CASE OF HUSBAND AND WIFE/CIVIL UNION PARTNERS, ONLY ONE GRANTOR NEEDS TO QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (See 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 (See 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 the top of the first page of the deed.

(7) Deponent makes this Affidavit to induce county clerk or register of deeds to complete the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1988, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this 13th day of November, 2007

Linda M. Bosse
 Notary Public for State of Maryland
 My Comm. Expires 12/1/07

Deponent's Address: 313,750.00
Thomas Crostic
Baltimore, MD
 Grantor's Name: Bank of America, National
Association
 Grantor's Address at Time of Sale: C/O Bank of America, N.A.
100 Charles St., Baltimore, MD

FOR OFFICIAL USE ONLY	
Instrument Number	_____
Deed Number	_____
Deed Dated	_____

County Recording Officers shall forward one copy of each Affidavit of Consideration for Use by Seller when Section 3A is completed.

STATE OF NEW JERSEY - DIVISION OF TAXATION
 PO BOX 281
 TRENTON, NJ 08646-0281

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/tp106e1tax.htm

Association and Jonathan Steinberg, as Trustee of the Trust dated March 1, 2000 for the Benefit of Abigail A.P. deBruyne and Leila E.C. deBruyne

THIS IS A COPY

COPY

COPY

STATE OF Maryland)

SS.:

COUNTY OF Baltimore)

BE IT REMEMBERED, that on this 8th day of November, 2007, before me the subscriber, an officer authorized pursuant to N.J.S.A. 46:14-6, personally appeared Thomas E. Crostic, who, being by me duly sworn on his/her oath, deposes and makes proof to my satisfaction, that he is a Vice President of Bank of America, National Association, the corporation named in the within instrument; that the execution, as well as the making of this instrument, has been duly authorized by said corporation; said instrument was signed and delivered by said Vice President as and for the voluntary act and deed of said corporation, in its capacity as a Trustee of the Trust dated March 1, 2000 for the Benefit of Abigail A.P. deBruyne and Leila E.C. deBruyne; and that this Deed is made for \$313,750.00 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.)

Linda M. Bosse
LINDA M. BOSSE
A Notary Public FOR THE STATE OF MARYLAND
My comm expires 12/1/07

Commonwealth
STATE OF Pennsylvania
COUNTY OF Philadelphia

SS.:

I CERTIFY that on March, 2007

Jonathan Steinberg
JONATHAN STEINBERG

personally came before me and acknowledged under oath, to my satisfaction, that he is one of the persons

- (a) named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his act and deed as a Trustee of the Trust dated March 1, 2000 for the Benefit of Abigail A.P. deBruyne and Leila E.C. deBruyne; and
- (c) that this Deed is made for \$313,750.00 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.)

Duncan W. Van Dusen
NOTARY PUBLIC
COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Duncan W. Van Dusen, Notary Public
City of Philadelphia, Philadelphia County
My Commission Expires Nov. 6, 2008
Member, Pennsylvania Association of Notaries

RECORD & RETURN TO:
Pepper Hamilton LLP
Suite 400
301 Carnegie Center
Princeton, NJ 08543-5276
Attn: Andrea M. David, Esq.

In compliance with the statute I have presented an abstract of the within to the Assessor of the taxing district therein mentioned.

PAULA SOLLAMI-COVELLO
MERCER COUNTY CLERK