

COUNTY OF MERCER  
CONSIDERATION \$1.00  
REALTY TRANSFER TEE Exempt  
DATE 10-95 BY DW

DEED

Prepared by:

*Gabrielle Strich*  
Gabrielle Strich, Esq.

This Deed is made on December 12, 1994,

**BETWEEN**

FELICE JOY WEINER, unmarried, whose address is 265 Varsity Avenue, Princeton, New Jersey 08540; and JOACHIM J. SCHAFER, married, whose address is 23 Marion Drive, Plainsboro, New Jersey 08536, referred to as the Grantor,

AND FELICE JOY WEINER, unmarried, whose post office address is 265 Varsity Avenue, Princeton, New Jersey 08540, 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 valuable consideration. The Grantor acknowledges receipt of this money.

**Tax Map Reference.** (N.J.S.A. 46:15-2.1) Municipality of West Windsor Township Block No. 39, Lot No. 16.

**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:

BEGINNING at an iron pipe in the Northeast line of Varsity Avenue bearing South 34° 59' 30" East 20.94 feet from a concrete monument at the intersection of said Northeast line and the Southeast line of the Trenton-New Brunswick Turnpike; and running thence along other lands now or formerly of Julius Wildermuth the following courses: North 53° 34' 20" East 200.06 feet to an iron pipe; thence South 34° 59' 30" East 120 feet; thence South 55° 00' 30" West 200 feet to an iron pipe in the Northeast line of Varsity Avenue; thence along said Northeast line North 34° 59' 30" West 115 feet to the place of Beginning; being lot No. 16 as shown on a map of "Varsity View, owned and developed by Julius Wildermuth, Penn's Neck, West Windsor Township, Mercer County, New Jersey, Sincerbeaux & Moore, Civil Engineers, Princeton, NJ, July 1926".

BEING the same premises conveyed to Joachim J. Schafar and Felice J. Weiner, husband and wife, from Patrick J. Geary and Mary C.

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This is Not a Copy

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Geary, husband and wife, by deed dated June 18, 1980, and recorded in the Mercer County Clerk's Office on July 9, 1980 in deed book 2136 page 995.

This property is conveyed subject to the following restrictions, which restrictions are made a part of this Instrument and shall attach to and run with the land. The party of the second part, by the acceptance of this deed, agrees to include the same in all deeds or conveyances, he shall make for the whole or any part of this property, and also agrees to insert in such conveyance or conveyances a clause that the same restrictions shall be included in all future conveyances:

1. No lot fronting on either Washington Road or the New Brunswick Turnpike shall be sold or conveyed unless such lot has a frontage of at least one hundred and twenty-five feet.
2. No lot on any other part of said tract shall be sold or conveyed unless such lot has a frontage of one hundred feet.
3. Only single dwelling houses shall be erected on any of the lots into which this tract may be divided; and not more than one house shall be built upon each one-hundred and twenty-five feet frontage on Washington Road or the New Brunswick Turnpike; and not more than one house shall be built upon each one hundred feet of frontage on any other part of the tract.
4. No house shall be built upon this tract the cost of which shall be less than \$7,000.00.
5. No house shall be built on this tract the foundation of which is less than 60 feet from the frontage line of any lot, and each house shall be built entirely within the side lines of each lot.
6. No building for business or commercial purposes of any description, shall be erected on any portion of this tract, nor shall any portion of the tract be used for business or commercial purposes of any kind.
7. No cow house, hog-pen, bone-boiling establishment, or unlawful contrivance of any character, shall be permitted to be erected or located on this tract, and no intoxicating liquor shall ever be sold or publicly given away on said premises.
8. No fences shall be erected on the frontage line of this tract except such fences be of living shrubs.
9. No old houses, or parts thereof, shall be removed on said premises for the purpose of transforming them into residences.
10. One story garages, limited in capacity to two cars, will be permitted to be erected on the rear of lots, but shall

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not be nearer than one-hundred feet from the front property line.

A specific exception to these restrictions is made for the benefit of the Penns Neck Community Club, now proposed and to be erected by them. This refers to any land purchased by the said club and having a frontage either on Washington Road or the New Brunswick Turnpike; In case a building be erected, and no longer needed by it for Club purposes, it shall not be sold, together with the land on which the same is erected except for residential purposes.

The lands and premises herein conveyed was surveyed by Princeton Jct. Engineering Co. (Bryce M. Rittenhouse) in June 1980 and the description in the same in accordance therewith is as follows:

BEGINNING at an iron pipe in the Northeast line of Varsity Avenue bearing South 34 degrees 59 minutes 30 seconds East 186.93 feet from a concrete monument at the intersection of said Northeast line and the Southeast line of the Trenton-New Brunswick Turnpike (U.S. Route #1) and running thence

(1) along lands of now or formerly Kern K. N. Chang and partly along lands of now or formerly Julius C. Wildermuth North 55 degrees 34 minutes 30 seconds East 200.06 feet to an iron pipe; thence

(2) along lands now or formerly of Carolyn Mahan South 34 degrees 59 minutes 30 seconds East 120.00 feet; thence

(3) along lands of now or formerly John C. Phillips South 55 degrees 00 minutes 30 seconds West 200.00 feet to an iron pipe in the Northeast line of Varsity Avenue; thence

(4) along the Northeast line of Varsity Avenue North 34 degrees 59 minutes 30 seconds West 115.00 feet to the Place of Beginning.

The difference between the tie distances in the above two descriptions results from the widening of the Trenton-New Brunswick Turnpike (U.S. Route #1) from 66 feet to 100 feet.

BEING under and subject to an existing first mortgage of record, which Grantee assumes and agrees to pay.

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

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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:

Catherine A. Ross  
CATHERINE A. ROSS

Joachim J. Schaffer (Seal)  
JOACHIM J. SCHAFER

Felice A. Weiner

Felice A. Weiner (Seal)  
FELICE A. WEINER

STATE OF NEW JERSEY, COUNTY OF MERCER SS.:

I CERTIFY that on Dec 12, 1994,

FELICE A. WEINER 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.)

Marion S. Brevi

STATE OF NEW JERSEY, COUNTY OF MERCER SS.:

Marion S. Brevi  
Notary Public of New Jersey  
My Commission Expires April 7, 1999

I CERTIFY that on Dec 27, 1994,

JOACHIM J. SCHAFER 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.)

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Catherine A. Ross  
CATHERINE A. ROSS  
Attorney at Law of the  
State of New Jersey

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

ALL-STATE LEGAL SUPPLY CO.  
One Commerce Drive, Cranford, N. J. 07016  
ADGRVST-1

To Be Recorded With Deed Pursuant to c. 49, P.L. 1968, as amended by c. 225, P.L. 1985 (N.J.S.A. 46:15-5 et seq.)

STATE OF NEW JERSEY }  
COUNTY OF Mercer } ss.

FOR RECORDER'S USE ONLY  
Consideration \$ \$1.00  
Realty Transfer Fee \$ Exempt  
Date 1-10-95 By DW

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3, 4 and 5 on reverse side)  
\*Use symbol "C" to indicate that fee is exclusively for county use.

Deponent, Joachim J. Schafer being duly sworn according to law upon his/her oath deposes and says that he/she is the Grantor

(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)  
in a deed dated December 12, 1994, transferring real property identified as Block No. 39

Lot No. 16 located at 265 Varsity Avenue, West Windsor Twp., N.J.  
(Street Address, Municipality, County)

(2) CONSIDERATION (See Instruction #6) and annexed hereto.

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 \$ 1.00

(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(a) For a consideration of less than \$1 00. (Less than one hundred dollars)

Transfer between former husband & wife pursuant to agreement in that judgment of divorce

(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.\*  
 One or two-family residential premises

b) BLIND (See Instruction #8)  
 Grantor(s) legally blind.\*  
 One or two-family residential premises.

DISABLED (See Instruction #8)  
 Grantor(s) permanently and totally disabled.\*  
 One or two-family residential premises.  
 Receiving disability payments.

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

c) LOW AND MODERATE INCOME HOUSING (See Instruction #8)  
 Affordable According to H.U.D. Standards.  
 Meets Income Requirements of Region.

d) NEW CONSTRUCTION (See Instruction #9)  
 Entirely new improvement.  
 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 27th day of December, 1994  
Catherine A. Ross  
CATHERINE A. ROSS  
Attorney at Law  
of the State of  
New Jersey

Joachim J. Schafer  
Joachim J. Schafer  
23 Marion Drive  
Plainsboro, NJ 08536  
23 Marion Dr., Plainsboro, NJ  
Address of Grantor at Time of Sale 08536

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.  
Instrument Number 1017 County Mercer  
Deed Number \_\_\_\_\_ Book 2898 Page 199  
Deed Dated 12-12-94 Date Recorded 1-10-95

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

ORIGINAL - White copy to be retained by County.

DUPLICATE - Yellow copy to be forwarded by County to Division of Taxation on partial exemption from fee (N.J.A.C. 18:16-8.12).

TRIPPLICATE - Pink copy is your file copy.

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WHITE AND YELLOW COPIES MUST BE SUBMITTED WITH DEED TO COUNTY RECORDING OFFICER

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This is not a Certified Copy

001017 Reed

95 JAN 10 PM 2:51

RECEIVED & RECORDED  
MEMBER SAFETY  
CLERKS OFFICE

IN COMPLIANCE WITH THE STATUTE I HAVE  
PRESENTED AN ABSTRACT OF THE WITHIN  
TO THE ADDRESS OF THE TARIFF OFFICE  
THEREIN MENTIONED.

RWR  
Felice Warner  
265 Varsity Ave  
Princeton, NJ  
08540

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