

DEED

15462

RECORDED
INDEXED

↑ For use of Recording Officer ↑
↓ RECORD AND RETURN TO: ↓
JOHN F. MCCARTHY, JR.
McCarthy & Hicks
6-8 Charlton Street
Princeton, N. J.
08540

70-11131 P 3: 31
BOOK 3126 PAGE 412
COUNTY CLERK

GERTRUDE H. SCASSERRA,
widow

TO
FAIR ACRES FARM, INC.
a New Jersey Corporation

COUNTY OF MIDDLESEX
CONSIDERATION 295,000.00
REALTY TRANSFER FEE 275.00
DATE 12-31-79 BY [Signature]

↑ For use of Recording Officer ↑

THIS DEED made the 31ST day of December in the year 1979

BETWEEN GERTRUDE H. SCASSERRA, widow

hereinafter referred to as the Grantor, of 6 Montgomery Avenue, Rocky Hill, New Jersey

and
FAIR ACRES FARM, INC., a New Jersey Corporation

hereinafter referred to as the Grantee, whose post office address is or is about to be: Raymond Road,
Princeton, New Jersey 08540

WITNESSETH: That in consideration of the sum of TWO HUNDRED NINETY FIVE THOUSAND
AND 00/100 (\$295,000.00) DOLLARS-----
(set forth dollar amount in words and figures)

the Grantor does grant and convey to the Grantee all the following described lands located in:

the Township of South Brunswick, County of Middlesex and State of New Jersey, being known as Route 27, R. D. 4 and designated as Tax Lot 11A, Block 97 on the South Brunswick Township Tax Map, and further described as follows:

BEGINNING at a point in the southeasterly line of N. J. State Highway Route 27 (A/K/A Lincoln Highway) said point being distant 528.46 feet on a course of North 68 degrees 34 minutes East from where the said southeasterly line of Route 27 is intersected by the dividing line of lands (now or formerly Grace B. Cook) on the southwest and lands (now or formerly of Balcort Realty Co. Inc.) on the northeast all as shown on South Brunswick Township Tax Map and from said beginning point running:

- (1) North 68 degrees 34 minutes East, 500.00 feet along said southeasterly line of N. J. State Highway Route 27 to a point; thence
- (2) South 21 degrees 26 minutes East, 550.77 feet along lands of State of New Jersey Route 92 Freeway and along lands of (now or formerly of Schuh Investment Co. Inc.) (Lot 11D) to a point; thence
- (3) South 68 degrees 34 minutes West, 500.00 feet still along last mentioned land of Schuh Investment Co. Inc. to a point in the northeasterly line of lands (now or formerly Balcort Realty Co. Inc.); thence
- (4) North 21 degrees 26 minutes West, 550.77 feet along last mentioned lands to the point in the southeasterly line of N.J. State Highway Route 27 and the point and place of BEGINNING.

Containing 6.32 acres of land.

Subject to the facts that an accurate survey may disclose.

Subject to restrictions and easements of record.

part of
Being the same premises conveyed to Benedict Scasserra and Gertrude Scasserra, husband and wife by deed from George A. Hough and Lamorah M. Hough, husband and wife, dated May 1, 1944 and recorded May 1, 1944 in the Middlesex County Clerk's Office in Book 1255 of Deeds, at page 139. The said Benedict Scasserra died February 18, 1968, leaving his widow,

555 SA
7-77-66
555 92-77-66
00

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

ALL-STATE LEGAL SUPPLY CO. 269 Sheffield St., Mountainside, N. J. 07092 ADG

PARTIAL EXEMPTION OR (c. 176, P.L. 1975) (c. 49, P.L. 1968 (N.J.S.A. 46:15-5 et seq.)

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

FOR RECORDER'S USE ONLY	
Consideration \$	295.00
Realty Transfer Fee \$	295.00
Date	12.31.79
By	WMC

(1) PARTY OR LEGAL REPRESENTATIVE (See instruction #3) *Use symbol "C" to indicate that fee is exclusively for county use.

GERTRUDE H. SCASSERRA, widow according to law upon her oath deposes and say that she is the being duly sworn

Grantor (State whether Grantor, Grantee or Legal Representative, if Legal Representative, specify in what capacity) in the deed between

Gertrude H. Scasserra, widow 6 Montgomery Avenue, Rocky Hill, New Jersey (Name and Address of Grantor)

Fair Acres Farm, Inc. Raymond Road, Princeton, New Jersey (Name and Address of Grantee)

(2) OFFICER OF CORPORATE GRANTOR OR CORPORATE GRANTEE (See instruction #4) Dated December 31, 1979 and annexed hereto.

Deponent states that he is the (Title of Corporate Officer) and that he is fully

acquainted with the business of said corporation and knows the actual and full consideration paid or to be paid for the transfer of title to the premises described in the deed annexed hereto.

(3) OFFICER OF TITLE COMPANY OR LENDING INSTITUTION (See instruction #5) Deponent states that he is the (Title) of participating in

the deed transaction herein described and that he knows the actual and full consideration paid or to be paid for the transfer of title to the premises described in the deed annexed hereto.

(4) 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 \$ 295,000.00.

(5) LOCATION OF PROPERTY Deponent states that the real property transferred by the deed annexed hereto is located in

Township of South Brunswick (Naming Districts) Middlesex County, NJ and (County(s))

(6) EXEMPTION FROM FEE (Complete only if exemption from fee or any part thereof is claimed.) Deponent claims that this deed transaction was exempt from the realty transfer fee imposed by c. 49, P.L. 1968 (See instruction #7) or is exempt from the increased fee imposed by c. 176, P.L. 1975 (See instruction #8) for the following reason(s):

Grantor is a senior citizen.

Deponent makes 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 31st day of December 19 79

Christopher S. Tarr Attorney-at-Law of New Jersey

Gertrude H. Scasserra 6 Montgomery Avenue, Rocky Hill, NJ (Address of Deponent)

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

Instrument Number _____ County _____ Deed Number _____ Book _____ Page _____ Date Recorded _____ Deed Dated _____

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, pursuant to N.J.A.C. 18:16-8.12. TRIPLICATE - Pink copy is your file copy.

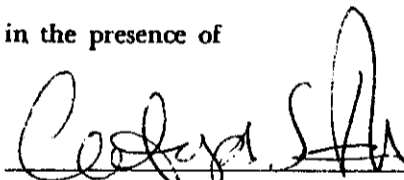
Gertrude H. Scasserra surviving tenant by the entirety.

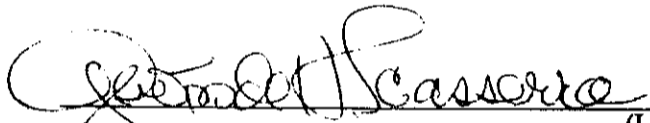
The Grantor_ covenant_s that she ha_s done no act to encumber said lands.

IN WITNESS WHEREOF, the Grantor_ has hereunto set her hand and seal the day and year first above written.

SIGNED, SEALED AND DELIVERED

in the presence of

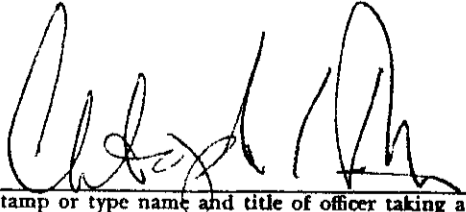

Christopher S. Tarr


Gertrude H. Scasserra (L. S.)

(L. S.)

STATE OF NEW JERSEY }
COUNTY OF Mercer } ss:

BE IT REMEMBERED, that on this 31st day of December in the year 19_79 before me, an officer authorized to take acknowledgments, personally appeared Gertrude H. Scasserra, widow who I am satisfied is the grantor_ in the foregoing Deed, and thereupon she acknowledged that she executed the same 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 \$ 295,000.00.


↓ Stamp or type name and title of officer taking acknowledgment ↓
Christopher S. Tarr
Attorney-at-Law of New Jersey

This DEED was prepared by:
Christopher S. Tarr, Esquire
Smith, Stratton, Wise & Heher
Princeton, New Jersey

DEED

This Deed is made on December 8, 1986

BETWEEN

FAIR ACRES FARM, INC.,

Prepared by: (Print signer's name below signature)
Richard Schatzman, Esquire

a corporation of the state of New Jersey,
having its principal office at R.D. Raymond Road, Princeton, NJ 08540,
referred to as the Grantor,

AND

ALEXANDER MOLNAR,

COUNTY OF MIDDLESEX
CONSIDERATION
REALTY TRANSFER FEE BY J.C.
DATE 12-10-86

whose post office address is R.D. Raymond Road, Princeton, NJ 08540,
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 ONE and 00/100 DOLLAR (\$1.00).
The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of South Brunswick Twp.
Account No. 11.01
Lot No. 97
Block No. 97

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 South Brunswick, and State of New Jersey. The legal description is:

See metes and bounds description attached hereto as Schedule "A" and made a part hereof.

BEING the same premises conveyed to Fair Acres Farm, Inc., a New Jersey corporation, by deed from Gertrude H. Scasserra, widow, dated December 31, 1979, and recorded in the Middlesex County Clerk's Office on December 31, 1979, in Deed Book 3126, page 4128c.

This deed is made and executed as distribution to the sole stockholder of the Grantor as an asset of Grantor pursuant to a plan of complete liquidation of Grantor corporation bearing date December 2, 1986.

This conveyance is subject to any mortgages, easements and restrictions of record.

SCHEDULE "A"

ALL THAT CERTAIN lot, tract or parcel of land and premises, situate, lying and being in the Township of South Brunswick, County of Middlesex and State of New Jersey, being known as Route 27, R. D. 4, and designated as Tax Lot 11.01, Block 97 on the South Brunswick Township Tax Map, and further described as follows:

BEGINNING at a point in the southeasterly line of N.J. State Highway Route 27 (A/K/A Lincoln Highway) said point being distant 528.46 feet on a course of North 68 degrees 34 minutes East from where the said southeasterly line of Route 27 is intersected by the dividing line of lands (now or formerly Grace B. Cook) on the southwest and lands (now or formerly of Balcort Realty Co., Inc.) on the northeast all as shown on South Brunswick Township Tax Map and from said beginning point running:

(1) North 68 degrees 34 minutes East, 500.00 feet along said southeasterly line of N.J. State Highway Route 27 to a point; thence

(2) South 21 degrees 26 minutes East, 550.77 feet along lands of State of New Jersey Route 92 Freeway and along lands of (now or formerly of Schuh Investment Co. Inc.) (Lot 11D) to a point; thence

(3) South 68 degrees 34 minutes West, 500.00 feet still along last mentioned land of Schuh Investment Co. Inc. to a point in the northeasterly line of lands (now or formerly Balcort Realty Co. Inc.); thence

(4) North 21 degrees 26 minutes West, 550.77 feet along last mentioned lands to the point in the southeasterly line of N.J. State Highway Route 27 and the point and place of BEGINNING.

CONTAINING 6.32 acres of land.

SHIRLEY T. BRAND
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires May 9, 1989

Shirley T. Brand
December 8, 1986

Richard Schatzman
Assistant Secretary

(Print name of attesting witness below signature)

Signed and sworn to before me on
December 8, 1986.
(Such consideration is defined in N.J.S.A. 46:15-5.)
(f) the full and actual consideration paid or to be paid for the transfer of title is \$1,000.
(e) this person signed this proof to attest to the truth of these facts and
(d) this person knows the proper seal of the corporation which was affixed to this Deed;
resolution of its Board of Directors;
(c) this Deed was signed and delivered by the corporation as its voluntary act duly authorized by a proper
ALEXANDER MOLNAR,
President of the corporation;
(b) this person is the attesting witness to the signing of this Deed by the proper corporate officer who is
a New Jersey corporation,
(a) this person is the assistant secretary of FAIR ACRES FARM, INC.,
the corporation named in this Deed:
personally came before me and this person acknowledged under oath, to my satisfaction, that:
RICHARD SCHATZMAN,
Assistant Secretary

STATE OF NEW JERSEY, COUNTY OF MERCER
I CERTIFY that on December 8, 1986
SS:

Richard Schatzman, Assistant Secretary
Richard Schatzman
By: Alexander Molnar, President
Alexander Molnar

FAIR ACRES FARM, INC.

Attested by: *[Signature]*
Signatures. This Deed is signed and attested to by the Grantor's proper corporate officers as of the date at the top of the first page. Its corporate seal is affixed.
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).
This Deed is signed and attested to by the Grantor's proper corporate officers as of the date at the top of the first page. Its corporate seal is affixed.

023912

DEED

Dated: December 8, 19 86.

FAIR ACRES FARM, INC.,
a New Jersey corporation,

Grantor.

TO

ALEXANDER MOLNAR,

Grantee.

Record and return to:

Richard Schatzman, Esquire
McCARTHY AND SCHATZMAN, P.A.
228 Alexander Street
P.O. Box 2329
Princeton, NJ 08543-2329

Ex 24 ch

BOOK 3576 PAGE 187
RECEIVED AND RECORDED

DEC 10 8 57 AM '86

MIDDLESEX COUNTY CLERK
NEW BRUNSWICK, NJ

BOOK 3576 PAGE 187

GEORGE A. HOUGH ET UX

TO

BENEDICT B. SCASSERRA ET UX

THIS INDENTURE, made the first day of May in the year of our Lord one thousand nine hundred and forty-four

BETWEEN George A. Hough and Lamorah M. Hough husband and wife of the Township of South Brunswick in the County of Middlesex and State of New Jersey party of the first part; AND Benedict B. Scasserra and Gertrude H. Scasserra husband and wife, of the Township of Franklin, in the County of Somerset and State of New Jersey, party of the second part;

WITNESSETH that the said party of the first part for and in consideration of one dollar (\$1.00) and other good and valuable considerations 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 to the said party of the second part and to their heirs and assigns, forever.

ALL that certain tract or parcel of land and premises, hereinafter particularly described, situate, lying and being in the Township of South Brunswick in the County of Middlesex and State of New Jersey. and more particularly described as follows:

BEGINNING at an iron pipe in the southerly line of the Kingston a New Brunswick Branch Turnpike at the Northeasterly corner of lands now or formerly of I. Chandler Withington and running thence along the said Turnpike North sixty-six degrees and fourteen minutes East 1522.85 ft. to an iron pipe at the Northwesterly corner of the lands of Fred Jakeway; thence along said lands the three following courses; South fifty-one degrees and ten minutes East 88.72 ft. to an iron pipe; thence South forty-two degrees and eight minutes East 446.3 feet to an iron pipe; thence South fifty-two degrees and fifty-nine minutes East 1367.31 feet to an iron pipe in the line of the lands of Noah R. Golden; thence along the lands of said Golden and three following courses; South forty-four degrees and forty-nine minutes West 772.7 feet to a point; thence South eighty-two degrees and two minutes West 302.05 feet to a point; thence south thirty-eight degrees West nine hundred and sixty feet to an iron pipe at the South-easterly corner of the lands of the aforesaid Withington; thence along the said lands North thirty-six degrees and nine minutes West 2405.75 feet to the place of beginning, excepting therefrom the Cemetery lying along the Easterly line of the above described tract and 75 feet south of the Turnpike, (the dimensions of said Cemetery being about sixty feet in a Northerly and southerly direction and forty-two feet in an easterly and westerly direction); containing 80.81 acres; the above description from a survey by C.S. Sincerbeaux, March 1911. Being the same premises conveyed by Lucina J. Conlon, unmarried, to George A. Hough and Lamorah M. Hough his wife, by deed dated February 5th 1940 and recorded in the Middlesex County Clerk's Office on February 1st 1940 in Book 1166 of Deeds pages 60 etc.

AND ALSO further conveying all the right, title and interest in a Quit-Claim Deed from Thomas G. Cook and Grace B. Cook his wife, to George A. Hough and Lamorah M. Hough his wife, dated May 25th 1940 and recorded in the Middlesex County Clerk's Office on November 19th, 1940 in Book 1112 of Deeds pages 186 &c, and in a Quit-Claim Deed from Donald F. Jenks and Edith C. Jenks his wife, and Harlow T. Underwood and Grace V. Underwood his wife, to George A. Hough dated June 17th 1937 and recorded in the Middlesex County Clerk's Office on June 19th 1937 in Book 1115 of Deeds pages 504 etc.

AND ALSO further conveying all the right, title and interest in a Deed of Bargain and Sale from Thomas G. Cook and Grace Bigelow Cook his wife, to George A. Hough dated June 17th 1937 and recorded in the Middlesex County Clerk's Office on June 19th 1937 in Book 1115 of Deeds pages 502 etc.

It is expressly understood and agreed that the covenants and warranties herein contained are expressly limited and restricted to the premises first herein described.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

AND ALSO, all the estate, right, title, interest, property, possession, claim and demand whatsoever, as well in law as in equity, of the said party of the first part, of, in or to the above described premises, and every part and parcel thereof, with the appurtenances.

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

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AND the said George A. Hough and Lamorah M. Hough, for themselves, their heirs, executors and administrators,

do covenant, grant and agree, to and with the said party of the second part their heirs and assigns, that the said George A. Hough and Lamorah M. Hough

at the time of the sealing and delivery of these presents, were lawfully seized in law ~~own-right~~ of a good, absolute, and indefeasible estate of inheritance in fee simple, of and in all and singular the above granted, bargained and described premises, with the appurtenances thereto and have ~~he~~ good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid.

AND ~~also~~ that the said party of the second part and assigns, shall and may at all times hereafter, peaceably and quietly have, hold, use, occupy, possess and enjoy the above granted premises, and every part and parcel thereof, with the appurtenances, without any let, suit, trouble, molestation, eviction or disturbance of the said party of the first part their heirs

or assigns, or of any other person or persons lawfully claiming or to claim the same. AND that the same now are free, clear, discharged and unencumbered of and from all, former and other grants, titles, charges, estates, judgments, taxes, assessments and encumbrances of what nature and kind soever.

AND ALSO, that the said party of the first part and their heirs

or assigns, and all and every other person or persons whomsoever, lawfully or equitably deriving any estate, right, title or interest, of, in or to the hereinbefore granted premises, by, from, under or in trust for it or them, shall and will at any time or times hereafter, upon the reasonable request, and at the proper costs and charges in the law, of the said party of the second part, their heirs and assigns, make, do and execute, or cause or procure to be made, done or executed, all and every such further and other lawful and reasonable acts, conveyances and assurances in the law for the better and more effectually vesting and confirming the premises hereby intended to be granted, in and to the said party of the second part their heirs and assigns forever, as by the said party of the second part their heirs, or assigns, or

their

/ counsel learned in the law, shall be reasonably advised or required.

AND the said George A. Hough and Lamorah M. Hough their heirs,

or assigns, the above described and hereby granted and released premises, and every part and parcel thereof, with the appurtenances, unto the said party of the second part, their heirs and assigns, against the said party of the first part, and their heirs or assigns, and against all and every person or persons whomsoever, lawfully claiming or to claim the same SHALL AND WILL WARRANT and by these presents FOREVER DEFEND.

IN WITNESS WHEREOF the said party of the first part have hereunto set their hands and seals the day and year first above written.

Signed sealed and delivered
in the presence of:
W. Douglas Smith

George A. Hough (L.S.)

Lamorah M. Hough (L.S.)

U.S. Rev. Stamp \$44.55 Cancelled.

State of New Jersey

ss;

County of Mercer

BE IT REMEMBERED THAT on this first day of May in the year of our Lord one thousand nine hundred and forty-four before me, the subscriber a Master in Chancery of New Jersey, personally appeared George A. Hough and Lamorah M. Hough husband and wife, who, I am satisfied, are the grantors mentioned in the within Instrument to whom I first made known the contents thereof, and thereupon they acknowledged that they signed, sealed and delivered the same as their voluntary act and deed for the uses and purposes therein expressed.

W. Douglas Smith
M.C.C. of N.J.

Received and recorded May 9, 1944 at 9:24 A.M.

Edward J. Patten-Clerk.