

This Deed, made the 30th day of March 1982,
Between JEAN A. MOKROS, Widow

residing at R.D. No. 1, Box 252, Lambertville, New Jersey 08530
in the Township of Hopewell in the County of
Mercer and State of New Jersey herein designated as the Grantors,

JEAN A. MOKROS, Widow

residing or located at R.D. No. 1, Box 252, Lambertville, New Jersey 08530
in the Township of Hopewell in the County of
Mercer and State of New Jersey herein designated as the Grantees;

Witnesseth, that the Grantors, for and in consideration of ONE (\$1.00) DOLLAR
and other good and valuable consideration.

lieful money of the United States of America, to the Grantors in hand well and truly paid by the
Grantors, after before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged,
and the Grantors being therewith fully satisfied, do by these presents grant, bargain, sell and
convey unto the Grantees forever,

all those certain lots, parcels or parts of land and premises, situate, lying and being in the
Township of Hopewell in the County of Mercer and State of New Jersey, more particularly described herein.

{ (NJS 16:18-2.1) Municipality of: Account No.
Block No. 29 Lot No. 5, 5.01 (New) and 5.02 (New)
 No property tax identification number is available on date of this deed. (Check box if applicable.)

Please see "Addendum" attached hereto and made a part hereof.

1.00
1982 exempt
per m.

vol 2186 pg 127

ADDENDUM

TRACT NO. ONE:

BEGINNING at a stone corner standing in a line of lands now or formerly of Jack Zaifman near two hickory trees and running; thence (1) South 26° 15' East along lands now or formerly of Jack Zaifman and lands now or formerly of Richard Cox, a distance of 856.68' to a white oak tree for a corner; thence (2) North 80° 00' East, still along lands of Richard Cox, a distance of 681.78' to a point on the westerly line of New Road; thence (3) South 02°00' East along the westerly line of New Road, a distance of 359.70' to a stone corner; thence (4) South 14° 45' West still along the westerly line of New Road, a distance of 378.84' to a white oak stump; thence (5) South 40° 50' West along lands now or formerly of John Orlando, a distance of 1292.28' to a concrete monument; thence (6) North 57° 05' 56" West still along lands of John Orlando, a distance of 877.06' to an iron pipe; thence (7) North 06° 30' 25" West along the easterly line of Lot No. 5.02, a distance of 650.44' to an iron pipe; thence (8) South 83° 35' West along the northerly line of Lot No. 5.02, a distance of 612.00' to an iron pipe; thence (9) North 76° 30' 42" West still along the northerly line of Lot No. 5.02 and the northerly line of Lot No. 5.01, a distance of 850.80' to an iron pipe; thence (10) North 05° 40' 42" West along lands now or formerly of Robert Danner, a distance of 396.05' to a stone corner; thence (11) North 67° 00' East along lands now or formerly of Ilene Colavita, a distance of 44.88' to a stone corner; thence (12) North 12° 30' West still along lands of Ilene Colavita and lands now or formerly of Gary Bonacci, a distance of 508.20' to a corner on the South side of a stone wall; thence (13) North 74° 10' East along lands now or formerly of West Trenton Animal Hospital and lands now or formerly of James Arena, a distance of 896.28' to a black walnut tree for a corner; thence (14) South 70° 50' East still along lands of James Arena and lands now or formerly of M. McLinden, a distance of 896.28' to a white oak tree for a corner; thence (15) North 74° 00' East still along lands of M. McLinden a distance of 572.22' to a stone corner being the point and place of BEGINNING.

Containing 101.18 plus or minus acres.

Being known as Hopewell Twp. Tax Map Sheet 8, Block 29.
Lot 5.

2186 128

TRACT NO. TWO:

BEGINNING at an iron marker driven in the Southerly side of the public road leading from Lambertville to Hopewell, formerly known as the Franklin and Georgetown Turnpike, said iron being thirteen hundred three and four tenths feet, distant Easterly from a post standing at a point where the said Southerly line of said road intersects with the Easterly line of the public road leading from Harbourton to Rocktown and running thence (1) with the line of lands remaining to Carnan Stevenson, et ux, South thirty-nine degrees and twenty minutes East, five hundred two and eighty-six hundredths feet to an iron; thence (2) South thirty-two degrees and twenty-two minutes East, one hundred sixty three and ninety-four hundredths feet to an iron; thence (3) South fourteen degrees and twelve minutes East one hundred thirty and sixty-two hundredths feet to an iron; thence (4) with the line of lands of the said Mokros, South seventy two degrees and eight minutes East, eighteen and eighty-eight hundredths feet to an iron; thence (5) with the line of lands of the said Stevenson, North fourteen degrees and twelve minutes West, one hundred forty-three and seventy-eight hundredths feet to an iron; thence (6) North thirty-two degrees and twenty-two minutes West, one hundred sixty-eight and six hundredths feet to an iron; thence (7) North thirty-nine degrees and twenty minutes West, four hundred ninety-eight and nineteen hundredths feet to an iron driven in the Southerly side of the first mentioned road; thence (8) with the Southerly side of said road, South sixty-six degrees and forty-five minutes West, sixteen and six tenths to the place of BEGINNING.

Being subject to restrictions as set forth in Deed Book 683 at Page 465 and following and subject further to the right of William Mershon and his assigns to repair the fence line as set forth in Deed Book 111 at Page 7 and following.

TRACT NO. THREE:

BEGINNING at a point on the southerly right-of-way line of Lynnbrook Drive, where the easterly line of lands now or formerly of Leon and Grace Durkin intersects and running thence; (1) South 76° 30' 42" East along remaining lands of Jean Mokros, a distance of 630.00' to a point; thence (2) South 06° 27' 33" East along the westerly line of Lot No. 5.02, a distance of 590.16' to a point; thence (3) South 75° 47' 27" West along lands now or formerly of John and Valerie Orlando, a distance of 610.00' to a concrete monument; thence (4) North 05° 40' 42" West along lands now or formerly of Leon and Grace Durkin, a distance of 888.31' to a point and place of BEGINNING.

Containing 10.16 plus or minus acres.

Being known as Hopewell Twp. Tax Map Sheet: 8, Block 29, Lot 5.01 (New)

TRACT NO. FOUR:

Starting at a point on the southerly right-of-way line of Lynnbrook Drive, where the easterly line of lands now or formerly of Leon and Grace Durkin intersect. Then take the following course South 76° 30' 42" East a distance of 630.00' to a place of BEGINNING and running thence: (1) Still on the same course South 76° 30' 42" East along remaining lands of Jean Mokros, a distance of 220.00' to a point; thence (2) North 53° 35' East still along remaining lands, a distance of 612.00' to a point; thence (3) South 06° 30' 25" East still along remaining lands, a distance of 650.44' to a point thence (4) North 57° 05' 56" West along lands now or formerly of John and Valerie Orlando, a distance of 120.00' to a concrete monument; thence (5) South 80° 41' 05" West still along lands of John and Valerie Orlando, a distance of 156.42' to a point in the middle of a stream bed; thence (6) North 52° 18' 55" West still along lands of John and Valerie Orlando, a distance of 440.72' to a point; thence (8) North 06° 27' 33" West along the easterly line of Lot No. 5.01, a distance of 590.16' to a point and place of BEGINNING.

Containing 10.00 plus or minus acres.

Being known as Hopewell Twp. Tax Map, Sheet: 8, Block 29, Lot 5.02 (New)

The aforesaid tracts constitute the same lands and premises conveyed to Anthony J. Mokros, Sr. and Jean M. Mokros, his wife by Katherine Mokros, Widow, by Deed dated March 26, 1962 and recorded in the Office of the Clerk of Mercer County in Deed Book 1613 at Page 374 and following on March 27, 1962. The said Anthony J. Mokros, Sr. died on September 29, 1978 and, by reason of same, title became vested solely in the said Jean Mokros.

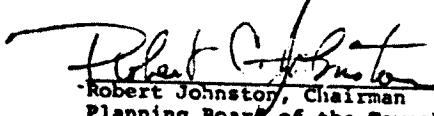
The aforesaid tracts all are shown on a plan entitled "Jean Mokros, Hopewell Township - Mercer County, New Jersey - Minor Subdivision, Block No. 29, Lot No. 5, Sheet No. 8, Date: May, 1981, (Revised April, 1982) Scale: 1" equals 200'" prepared by Donald Mauer, L.S. #14163, R.R. #1, Box 53-A, Pennington, NJ 08811 (dated April 28, 1982) and John Waldner, P.E. #15525 (dated April 28, 1982).

A portion of Tract No. One (Lot 5) as described below is subject to an irrevocable offer of dedication to the Township of Hopewell as a part of the extension of Lynnbrook Drive in accordance with the terms and conditions of the approval of the subdivision and creation of the aforesaid Lots 5, 5.01 and 5.02 as is set forth specifically hereafter. Until such time as the portion of the Tract No. One described below is accepted by the Township of Hopewell and improved by same for use as a public right-of-way, such portion of Tract No. One shall be subject to an easement for ingress and egress by vehicular and pedestrian traffic to Tract No. Three (Lot 5.01) and Tract No. Four (Lot 5.02) and any and all expenses relating to the construction and maintenance of such access way shall be borne equally by the owners of Tract No. Three (Lot 5.01) and Tract No. Four (Lot 5.02). Such portion of Tract No. One (Lot 5) is described as follows:

BEGINNING at a point on the southerly right-of-way of Lynnbrook Drive, where the easterly line of lands now or formerly of Leon and Grace Durkin intersect and running thence (1) South 76° 30' 42" East along the northerly line of Lot No. 5.01 a distance of 630.00' and along the northerly line of Lot No. 5.02 a distance of 51.42' to a point; thence (2) North 05° 40' 42" West a distance of 52.88' to a point; thence (3) North 76° 30' 42" West a distance of 681.42' to a point; thence (4) South 05° 40' 42" East a distance of 52.88' to a point and place of BEGINNING.

The purpose of this instrument is to create the aforesaid tracts of land (Lots 5, 5.01 and 5.02) pursuant to the terms and conditions of minor subdivision approval together with the grant of a variance as to road frontage given by the Planning Board of the Township of Hopewell on October 21, 1981. This instrument is recorded in the Office of the Clerk of Mercer County pursuant to the applicable provisions of the Land Use Ordinance of the Township of Hopewell (Section 17:1-1 et seq.) and New Jersey Statutes Annotated (N.J.S.A. 40:55D-47).

We hereby authorize the filing of this instrument in the Office of the Clerk of Mercer County.


Robert Johnston, Chairman

Planning Board of the Township of Hopewell


Christa Cartal, Secretary
Planning Board of the Township of Hopewell

-4-

re 2186 ne 131

Together with all and singular the buildings, improvements, ways, woods, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances to the same belonging or in anywise appertaining; and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and of every part and parcel thereof; And also all the estate, right, title, interest, use, possession, property, claim and demand whatsoever, of the Grantors both in law and in equity, of, in and to the premises herein described, and every part and parcel thereof, with the appurtenances, unto and to hold all and singular, the premises herein described, together with the appurtenances, unto the Grantees and to Grantees' proper use and benefit forever.

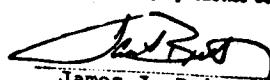
And the Grantors covenant that they have not done or executed, or knowingly suffered to be done or executed, any act, deed or thing whatsoever whereby or by means whereof the premises conveyed herein, or any part thereof, now are or at any time hereafter, will or may be charged or encumbered in any manner or way whatsoever.

In all references herein to any person, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

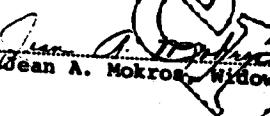
Wherever in this instrument any party shall be designated or referred to by name or general reference, such designation is intended to and shall have the same effect as if the words "heirs, executors, administrators, personal or legal representatives, successors and assigns" had been inserted after each and every such designation.

In Witness Whereof, the Grantors have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered
in the presence of


James J. Britt, Jr.

(L.S.)

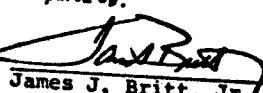

Jean A. Mokros, Widow

(L.S.)

State of New Jersey, County of MERCER
that on March 30 1982, before me, the subscriber, James J. Britt, Jr.,
An Attorney at Law of New Jersey personally appeared
Jean A. Mokros

I, do, Recollect, that she signed, sealed and delivered the same as her act and deed, for the uses and purposes therein expressed, and that the full and actual consideration paid or to be paid for the transfer of title to really evidenced by the within deed, as such consideration is defined in P.L. 1968, c. 49, Sec. 1 (c), is \$ 1.00.

Prepared by:


James J. Britt, Jr., Esquire

James J. Britt, Jr.
An Attorney at Law of New Jersey
Vol 2186 pg 132

FILED
COPY

This is not a
recorded
deed

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

Albert E. Driver, Jr.

RECEIVED & RECORDED
MERCER COUNTY
CLERK'S OFFICE
Apr 29 2 34 PM '82
JEAN A. MOKROS, Widow
ALBERT E. DRIVER, JR.
COUNTY CLERK

TO

JEAN A. MOKROS, Widow

Dated March 30 1982

RECORD AND RETURN TO:

James J. Britt, Jr., Esquire
McCord, McCord, Moore,
Preston & Spicer, P.C.
124 Nassau Street
Princeton, New Jersey 08540

\$18.00
exempt

1 APR 29 82 185206 4559 DEED

E CASH

\$18.00

vol 2186 page 133