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D-2396-046

99-20084

26

DEED

Prepared by:


MICHAEL C. GAUS, ESQ.

This Deed is made on ^{or} ~~June~~ ^{July} 21, 1999,

BETWEEN

LAKE NEEPAULIN COUNTRY CLUB, INC.

whose address is PO Box 54, Sussex, NJ 07461, referred to as the Grantor.

AND

FRIENDS OF LAKE NEEPAULIN, c/o George Sweeny, Esq., One Main Street, Sparta, NJ 07871, referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and 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).

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Wantage, Block No. 69.02, Lot 55.

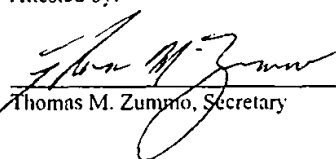
Property. The property consists of the land and all the buildings and structures on the land in the Township of Wantage, County of Sussex and State of New Jersey. The legal description is:

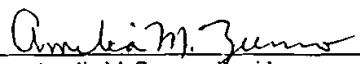
See Schedule "A" attached hereto.

BEING A PORTION OF THE same lands conveyed to Lake Neepaulin Country Club, Inc. by deed from Lake Neepaulin Country Club, Inc. dated December 1, 1987 and recorded December 4, 1987 in the Sussex County Clerk's Office in Deed Book 1523, Page 118; and BEING THE same lands conveyed to Lake Neepaulin Country Club, Inc. by Deed of Thomas Zummo dated December 2, 1985 and recorded in the Sussex County Clerk's Office in Book 1313, Page 260; and BEING a portion of the same lands conveyed to Thomas Zummo by Deed of Neepaulin Community, Inc. dated November 26, 1985 and sent to the Sussex County Clerk on November 27, 1985 for recording.

This conveyance is also subject to easements of record, if any, zoning and municipal ordinances, restrictions of record and such state of facts as an accurate survey or inspection would disclose.

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.

Attested by:

Thomas M. Zummo, Secretary

LAKE NEEPAULIN COUNTRY CLUB, INC.
By: 
Amelia M. Zummo, President

Consideration : \$
County 0.00
State 0.00
M.P.R.R.F. 0.00
Date: 08/16/1999
Total 0.00
Exempt Code: E
kathy

Schedule "A"

(Beach Lot)

Block 69.02, Lot 55, Municipality of Wantage, Sussex County, New Jersey

Beginning at a point in the northeasterly right of way line of South Shore Drive (50 feet wide) said point of beginning being the common corner of Lot 24A and an un-numbered lot to the southeast in Block R-18 as shown on a map entitled "Plan of Lake Neepaulin, Section One, situated in the Township of Wantage, County of Sussex, New Jersey" dated 1 July 1955 and filed in the Sussex County Clerk's Office on October 5, 1955 as Map Number 340 and from said Point of Beginning running thence:

1. Along the northeasterly right of way line of South Shore Drive and along Lots 24A and 24B and an area shown as "Unplotted Area" of Block R-18 of the above mentioned filed Map N 25-48-30 West 246.48 feet to a point thence,
2. Still along said right of way line and still along a line of an "Unplotted Area" and along a line of Lot 19A and par of 19B of Block R-18 of the above mentioned filed Map N 08-57-30 West 72.89 feet to a point thence,
3. Leaving the right of way line of South Shore Drive and running through said Lots 19B and 19A of Block 19 and running and paralleled with and 75 feet (measured at right angles) southerly of the dividing line of Lots 17A and 18B of Block R-18 of the above mentioned filed Map S 80-10-00 East 145 feet more or less to a point on the shore of Lake Neepaulin thence.
4. Along the shore line of Lake Neepaulin S 03-00-02 West 44.48 feet (this line for calculation of area) to a point thence.
5. Still along said shore line South 17-41-08 East 53.31 feet (this line for calculating of area) to a point thence.
6. Still along said shore line South 35-01-06 East 141.33 feet (this line for calculating of area) to the common corner of Lot 24A and the beforementioned un-numbered lot of Block R-18 of the above mentioned filed map, thence.
7. Along the dividing line of said Lots S 64-11-30 West 132.7 feet to the point and place of beginning containing within the above described line 34,017 square feet of land more or less.

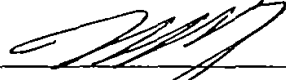
STATE OF NEW JERSEY)
) SS:
COUNTY OF SUSSEX)

I CERTIFY that on ~~June~~ ^{July} 21, 1999, THOMAS M. ZUMMO personally came before me and acknowledged under oath, to my satisfaction, that:

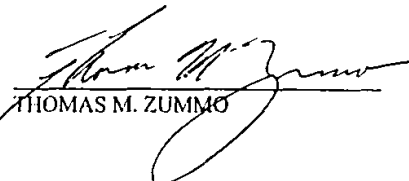
- (a) this person is the Secretary of the Corporation named in this Deed;
- (b) this person is the attesting witness to the signing of this Deed by the proper corporate officer who is AMELIA M. ZUMMO the President of the corporation;
- (c) this Deed was signed and delivered by the corporation as its voluntary act duly authorized by a proper resolution of its Directors;
- (d) this person knows the proper seal of the company which was affixed to this Deed;
- (e) this person signed this proof to attest to the truth of these facts; and
- (f) the full and actual consideration paid or to be paid for the transfer of title is One Dollar (\$1.00).

(Such consideration is defined in NJSA 46:15-5)

Signed and sworn to before me on
~~June~~ ^{July} 21, 1999



Michael Sand
Attorney at Law
State of New Jersey



THOMAS M. ZUMMO

D-2396-049

NC104S - Affidavit of Consideration
RTF-11 Rev. 1/1/80;
Print date 10/97

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

ALL-STATE Legal
A Division of ALL-STATE International, Inc.
608-272-0800

PARTIAL EXEMPTION
(c. 176, P.L. 1975)

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 SUSSEX

SS.

FOR RECORDER'S USE ONLY	
Consideration \$	100
Realty Transfer Fee \$	
Date 7/21/99	By [Signature]

* Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3, 4 and 5 on reverse side.)

Deponent Amelia M. Zummo (Name), being duly sworn according to law upon his/her oath

deposes and says that he/she is the President of Grantor Corporation ** in a deed dated June 1999
(Is a member Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)

transferring real property identified as Block No. 69.02 Lot No. 55

located at Township of Wantage, County of Sussex, State of New Jersey
(Street Address, Municipality, County)

**** Lake Neepaulin Country Club, Inc.** 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 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.

(a) transaction was for consideration of \$1.00, therefore is exempt as it is less than \$100.00

(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.
 - Owned and occupied by grantor(s) at time of sale.
 - No joint owners other than spouse or other qualified exempt owners.
- B) BLIND (See Instruction #8.)
 - Grantor(s) legally blind.
 - One- or two-family residential premises.
 - Owned and occupied by grantor(s) at time of sale.
 - No joint owners other than spouse or other qualified exempt owners.
- DISABLED (See Instruction #8.)
 - Grantor(s) permanently and totally disabled.*
 - One- or two-family residential premises.
 - Receiving disability payments.
 - Owned and occupied by grantor(s) at time of sale.
 - Not gainfully employed.
 - No joint owners other than spouse or other qualified exempt owners.
- C) LOW AND MODERATE INCOME HOUSING (See Instruction #8.)
 - Affordable According to HUD Standards.
 - Meets Income Requirements of Region.
 - Reserved for Occupancy.
 - Subject to Resale Controls.
- D) NEW CONSTRUCTION (See Instruction #9.)
 - Entirely new improvement.
 - Not previously used for any purpose.
 - Not previously occupied.

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 21st day of July, 1999

Michael Gann
Attorney at Law
State of New Jersey

Amelia M. Zummo
Name of Deponent (sign above line)
Amelia M. Zummo
73 Lewisburg Road
Wantage, NJ 07461
Address of Deponent

Lake Neepaulin Country Club, Inc.
Name of Grantor (type above line)
PO Box 54
Sussex, NJ 07461
Address of Grantor at Time of Sale

FOR OFFICIAL USE ONLY			
Instrument Number	<u>20089</u>	County	<u>Sussex</u>
Deed Number		Book	
Deed Dated	<u>7/21/99</u>	Date Recorded	<u>7/21/99</u>

IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE 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 - 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.

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

D-2396-050

DEED		DATED: ^{July} June 21, 1999
LAKE NEEPAULIN COUNTRY CLUB, INC.		Record and Return to:
Grantor,		George F. Sweeny, Esq. One Main Street Sparta, NJ 07871
TO		
FRIENDS OF LAKE NEEPAULIN, INC.		
Grantee.		

REC'D & RECORDED
99 AUG 16 AM 9:41
ETHEL CONLEY
SUSSEX COUNTY CLERK
NEWTON, N.J.