

**DEED** 39390

Prepared by: *[Signature]*  
Erwin C. Goovaerts, Esq.

This Deed is made on *November 26*, 1984

ERWIN C. GOOVAERTS, ESQ.

BETWEEN NEEPAULIN COMMUNITY, INC.

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a corporation of the state of New Jersey  
having its principal office at PO Box 456, Sussex, N.J. 07461  
referred to as the Grantor.

AND THOMAS ZUMMO

whose post office address is RD 3, Box 70, Sussex, NJ 07461  
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 HUNDRED TWENTY-FIVE THOUSAND (\$125,000.00) DOLLARS**

The Grantor acknowledges receipt of this money.

**Tax Map Reference.** (N.J.S.A. 46:15-2.1) Municipality of Wantage Township  
Block No. (as noted below) of No. Account No.  
 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 Wantage and State of New Jersey. The legal description is:

All that certain tract or parcel of land and premises, situate, lying and being in the Township of Wantage, in the County of Sussex, and State of New Jersey:

As to Lot 5, Block 70 and as to Lot 1, Block 70: Known as unplatted area between Lots 33 and 36 in Block R-17 on filed map 340.

As to Lot 23 in Block 70: Known as lots 7 A & B, 8 A & B, 9 A & B and 10 A & B in Block R-17 on filed map 340.

As to Lot 40 in Block 69A- All the submerged lands as shown on maps entitled "Plan of Lake Neepaulin, Sections 1, 2 and 4, situated in the Township of Wantage, County of Sussex, State of New Jersey and being known and designated thereon as "Lake Neepaulin", together with the dam and appurtenances thereof and the water of said Lake Neepaulin.

As to lot 54 in Block 69B: Known as Lot 18 A & B, 19 A & B unplatted area between 19 A & B and 24 A & B and also Lot 24 A & B in Block R-18 on filed map 340.

As to Lot 1, Block 93 A 7.59 acres - All those lands and premises shown and laid down on the maps of Lake Neepaulin entitled "Plan of Lake Neepaulin, Section Three, Section Four and Section Five, situated in the Township of Wantage, County of Sussex and State of New Jersey, and filed in the Sussex County Clerk's Office as Map No. 340B, 340C and 340D, respectively, and designated thereon as "Upper Lake Neepaulin Proposed", which said lands and premises comprise the unplotted area on said maps lying easterly of Lakeside Trail, bounded by Block R-39 on the West, by Block R-47 on the North, by Block R-62 on the East and by Upper Lake Drive and Block R-65 on the South.

As to Lot 23 Block 93B - Known as Lot 10B, 11 A & B, 12 A & B, 13 A & B, 14 A & B, 15 A & B and 16 A & B in Block R-47 on filed map 340C.

As to Lot 1, Block 113: Beginning at a point in the 18th line of a deed of 83.5 acres marked as being shown on a deed recorded in the office of the County Clerk of the County of Sussex in Book H 5 page 352 etc., and further shown on a plat entitled "Survey made for William T. Pearson, Real Estate, 861 Mt. Prospect Ave., Newark 4, New Jersey,

COUNTY OF SUSSEX  
CONSIDERATION \$125,000.00  
REALTY TRANSFER TAX \$37.50  
DATE 11-26-84 BY [Signature]



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Lots and farms at Sussex, N.J., platted from deeds, Scale 1 in. equals 200 feet, 7/3/46, John F. Robiach, Surveyor, P.O. Box 201, Ridgefield, New Jersey", and running thence along the said 18th line (1) North 54 degrees 15 minutes East 263.95 feet to the 18th corner of the whole lot; thence (2) North 38 degrees 15 minutes West 189.42 feet to the 19th corner of the whole lot; thence (3) North 58 degrees 15 minutes East 559.02 feet to the 20th corner of the whole lot; thence (4) South 31 degrees East 106.92 feet to the 21st corner of the whole lot; thence (5) North 58 degrees East 98.34 feet to the 22nd corner of the whole lot, said corner being a point in the Southerly side of a road known as Libertyville Road, running thence (6) easterly along the aforementioned southerly side of Libertyville Road, as it now runs, to its intersection with the center line of Clove Road as shown on said plat, running thence (7) South 50 degrees 15 minutes West 924 feet, more or less, to a point in the center line of Clove Road, running thence (8) South 38 degrees 30 minutes West 107 feet, more or less along the center line of said Clove Road to its intersection with the prolongation of the easterly line of a map entitled "Plan of Lake Neepaulin, Section Six, situated in the Township of Wantage, County of Sussex, N.J., Scale 1" equals 100', March 1958, Waldo J. Clarke, Professional Engineer and Land Surveyor, Franklin, N.J.", duly filed and recorded in the office of the County Clerk of the County of Sussex as Map #340E, running thence over said Clove Road and along the easterly line of said map (9) on a bearing shown on said filed map as North 40 degrees 24 minutes West a distance of 797 feet, more or less, to the point or place of beginning.

being the same premises conveyed to Neepaulin Community, Inc. by deed of Russell W. Thatcher and Laura S. Thatcher, his wife dated 11/4/69 and recorded 11/13/69 in Book 859 of Deeds for Sussex County on page 7&c.

**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).

**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: **NEEPAULIN COMMUNITY, INC.**  
*Eleanore Luongo* Secretary By: *Paul H. ...* **TREASURER**

STATE OF NEW JERSEY, COUNTY OF SUSSEX  
I CERTIFY that on *November 26*, 19*85* SS:  
**ELEANORE LUONGO**

- personally came before me and this person acknowledged under oath, to my satisfaction, that:
- (a) this person is the secretary of **NEEPAULIN COMMUNITY, INC.** 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 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 Board of Directors;
  - (d) this person knows the proper seal of the corporation 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 \$ **125,000.00**  
(Such consideration is defined in N.J.S.A. 46:15-5.)

Signed and sworn to before me on *Nov 26 1985*  
*Erwin G. ...*  
**Erwin G. ...**  
An attorney at law

*Eleanore Luongo*  
**ELEANORE LUONGO**

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REC'D & RECORDED

86 JAN -6 P12 21

HELEN C. ACKERMAN  
SUSSEX COUNTY CLERK'S  
OFFICE NEWTON, N.J.

DEED

Dated: . 19

TO

Grantor.

Grantee.

Record and return to:

*Kelly, Janet, Robert, Reed + Mary Ann*  
*79 Main St.*  
*P.O. Box 858*  
*Newton, N.J. 07864*

*1437.50*