

Mercer County Clerk's Office

Return To:

STERLING TITLE AGENCY  
2652 NOTTINGHAM WAY  
HAMILTON NJ 08619

MCCOOL  
BRIAN  
WASHINGTON RD

Index DEEDS

Book 05908 Page 0240

No. Pages 0006

Instrument REGULAR DEED

Date : 8/14/2008

Time : 12:23:46

Control # 200808140291

INST# RD 2008 028885

Employee ID EPAGANO

Detail

RECORDING	\$	26.00
RECORDING	\$	24.00
DD1 T1 CO	\$	150.00
DD1 T1 PUB	\$	75.00
DD1 T1 ST	\$	375.00
DD1 T2 CO	\$	50.00
DD1 T2 EX	\$	60.00
DD1 T2 NPN	\$	75.00
DD1 T2 PUB	\$	25.00
All Other	\$	1,325.00
Total:	\$	2,185.00

Consideration Amount	\$	350,000.00
RTF Standard Tier 1	\$	600.00
RTF Standard Tier 2	\$	335.00
RTF Standard Tier 3	\$	1,170.00
Total	\$	2,105.00

STATE OF NEW JERSEY  
Mercer County Clerk's Office

\*\*\*\*\*PLEASE NOTE:\*\*\*\*\*  
\* DO NOT REMOVE THIS COVER SHEET - \*  
\* IT CONTAINS ALL RECORDING INFORMATION \*  
\*\*\*\*\*

Paula Sollami-Covello  
Mercer County Clerk



D059080240DD1WET

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CHG#99  
DD/5095  
RTF  
@ 2,105.00  
# 85754

## DEED

Record and Return to:

Prepared By: Randie L. Ehrlich, EsqThis Deed is made on July 24 2008 and conveyed on Aug 5, 2008

BETWEEN Brian McCool and Daryn McCool

whose address is 258 Washington Rd., Princeton Junction, NJ 08550

referred to as Grantor,

AND Washington Road, LLC, a New Jersey Limited Liability Company

whose post office address is about to be 258 Washington Rd, Princeton Junction, NJ 08550

referred to as 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 \$350,000.00  
(THREE HUNDRED FIFTY THOUSAND DOLLARS AND NO/100)

The Grantor acknowledges receipt of this money.

**Tax Map Reference.** (N.J.S.A. 46:15-2.1) Municipality of **Township of West Windsor**  
Block No 39 Lot No 7 Account No

☒ Check if no property tax identification number is available at the time of this deed

**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

The legal description is attached hereto and made a part hereof.

Being commonly known as 258 Washington Road, Princeton Junction, NJ 08550

Being the same lands and premises conveyed to

UNITED GENERAL TITLE INSURANCE COMPANY

File Number: MC-20660

REVISED SCHEDULE C  
LEGAL DESCRIPTION

All that certain Lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of West Windsor, County of Mercer, State of New Jersey:

NOTE: Lot: 7, Block: 39; Tax Map of the Township of West Windsor, County of Mercer, State of New Jersey.

NOTE: Lot and Block shown for informational purposes only.

BEGINNING at a point in the Southwesterly line of Washington Road, 50.00 feet wide, said point being distant 1040.00 feet Northwesterly from the intersection of the Northwesterly line of Widler Avenue, 60.00 feet wide with the Southwesterly line of Washington Avenue and running; thence

- (1) Along a portion of Lot 8, South 55 degrees 00 minutes 30 seconds West, a distance of 199.80 feet to a point corner to lot 16; thence
- (2) Along a portion of lot 16, North 34 degrees 59 minutes 30 seconds West, a distance of 120.00 feet to a point, corner to lot 5; thence
- (3) Along a portion of lot 5, North 53 degrees 34 minutes 30 seconds East, a distance of 200.34 feet to a point in the Southwesterly line of Washington Road; thence
- (4) Along the Southwesterly line of Washington Road, South 34 degrees 49 minutes East, a distance of 125.00 feet the point and place of BEGINNING.

Subject to all restrictions and easements of record, if any.

SAID above described tract of land being known as Lot 7, as shown on a map entitled "Varsity View Owned by Julius Wildermuth" filed in the Mercer County Clerk's Office on November 12, 1926 as Map No. 517.

AS shown on a plan prepared by A-1 Land Surveys, dated 1-28-08, File No. 108-43503.

New Jersey Land Title  
Insurance Rating Bureau

State of New Jersey  
**NONRESIDENT SELLER'S TAX DECLARATION**  
(C 55, P.L. 2004)

GIT/REP-1  
(2-07)

(Please Print or Type)

Name(s)

Brian McCool

Street Address

1124 Mountain Laurel Dr.

City, Town, Post Office

Raleigh

State

NC

Zip Code

27603

Qualifier

Wash  
Junction

ers

8/10/08

Date

Date

Signature (Seller)

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(Detach on dotted line)

COPY

GIT/REP-3  
(12-07)State of New Jersey  
**SELLER'S RESIDENCY CERTIFICATION/EXEMPTION**  
(C.55, P.L. 2004)Street  
City,

State

Block(s)

Lot(s)

Qualifier

Street Address:

City, Town, Post Office

State

Zip Code

1. ☒will file  
property.2. ☐3. ☐4. ☐5. ☐

N.J.S.A.54A:1-1 e

6. ☐The total consideration for the property is \$1,000 or less and as such, the seller is  
payment pursuant to N.J.S.A. 54A:5-1-1 et seq.7. ☐☐

No non-like kind property received.

8. ☐

aws of

contained herein could be punished by fine, imprisonment  
to the best of my knowledge and belief, it is true, correct and complete

Date

Date

Signature

(Seller) Please indicate if Power of Attorney or Attorney in Fact

**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.** The Grantor signs this Deed as of the date at the top of the first page.

Witness as to Daryn McCool:

Witnessed By

Randie L. Ehrlich

Brian McCool

(Seal)

Ophelia Washington

Daryn McCool

(Seal)

STATE OF North Carolina

COUNTY OF Wake

SS

I CERTIFY that on 26 July 2008  
Brian McCool 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 \$350,000.00 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)

Earlene Pleasant

Notary Public

STATE OF New Jersey

COUNTY OF Mercer

SS

I CERTIFY that on 8/1/08 2008  
Daryn McCool 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 \$350,000.00 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)

Randie L. Ehrlich

Attorney at Law in New Jersey

In compliance with the provisions of the Act, I have presented an application for the same within to the Assessor of the taxing district therein mentioned.

PAULA SOLLAMI-COVELLO  
MERCER COUNTY CLERK

END OF DOCUMENT