

Township of North Brunswick

NEW JERSEY

711 HERMANN ROAD
POST OFFICE BOX 182
NORTH BRUNSWICK, N. J. 08902
TEL. (201) 247-0922

Reply to: 103 Bayard Street New Brunswick, N. J. 08901 201-545-6700

April 23, 1979

Edna L. Swanson, Clerk Township of North Brunswick 711 Hermann Road P.O. Box 182 North Brunswick, N. J. 08902

Re: Messmahl, Jr. to Township of North Brunswick

Dear Edna:

I have enclosed the deed in the above matter.

Very\truly yours,

Jøseph H. Burns (Yownship Attorney

JHB:dd Enclosure

Copy to Paul Keller

This Bord, made the 5th day of April

1979

Between

ARNOLD W. MESSMAHL, JR. and THERESA P. MESSMAHL, HUSBAND AND WIFE,

residing at 1509 Highway #27,

in the Township

Franklin

in the County of

Somerset And

New Jersey and State of

herein designated as the Grantors,

TOWNSHIP OF NORTH BRUNSWICK, a municipal corporation of the State of New Jersey,

residing or located at

711 Hermann Road

in the County of

in the Township Middlesex

and State of New Jersey

North Brunswick herein designated as the Grantees;

Mitnesseth, that the Grantors, for and in consideration of -----

FIFTY THREE THOUSAND and 00/100-- ---- (\$53,000.00) ------ DOLLARS

lawful money of the United States of America, to the Grantors in hand well and truly paid by the Grantees, at or 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,

of land and premises, situate, lying and being in the All that or parcel North Brunswick Township in the and State of New Jersey, more particularly described herein. County of Middlesex

North Brunswick (NJS 46: 15 - 2.1) Municipality of:

Block No. 17

Lot No. 158

☐ No property tax identification number is available on date of this deed. (Check box if applicable.)

BEGINNING at a point in the center line of Cozzen's Lane and the southerly line of Arnold Messmahl and wife, as extended, thence (1) along the center line of Cozzen's Lane South fourteen degrees fortyone minutes East (S 140 41' E) one hundred (100') feet to a point; thence (2) North sixty-four degrees thirty-nine minutes East (N 640 39' E) one hundred fifty (150') feet to a point; thence (3) parallel with the first course North fourteen degrees forty one minutes West (N 14° 41' W) one hundred (100') feet to a point, said point being in the southerly line of Arnold Messmahl and wife; thence (4) along the southerly line of Arnold Messmahl and wife and also parallel with the second course South xity-four degrees thirty-nine minutes West (S 64° 39' W) one hundred fifty (150') feet to a point in the center line of Cozzen's Lane, being the point and place of BEGINNING.

Containing 0.32 acres.

BEING the same premises which were conveyed to the Grantors herein by deed of Arnold W. Messmahl and Hazel Messmahl, husband and wife dated December 5, 1958, recorded in the Middlesex County Clerk's Office on January 14, 1959 in Deed Book 2070 at page 329.

SUBJECT to easements and restructions of record, if any, zoning ordinances, and such state of facts as an accurate survey may disclose.



32,700 OK Тах Мар Reference

Bed 17 Les 158

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

-

or
PARTIAL EXEMPTION
(c. 176, P.L. 1975)
To Be Recorded With Deed Pursuant to c. 49, P.L. 1968 (N.J.S.A. 46:15-5 et seq.)

STATEOFN	EW/ IEDery		1	FOR RECORDER'S US	EONLY
	EWJEKSEY			C	
COLUMN	MIDDLES	SEX	ss.	Consideration \$	3/
COUNTY OF			_ !	Date 4-6-79 By 00	
				*Use symbol "C" to indicate that fee is exc	lusively for county use
			IVE (See instruction	on #3)	,
		MESSMAHL,	JR.		
according to la	w upon his	oath dep	oses and say that	he is the	being duly swor
	Gı	antor			
in the deed bet	(State v		or Legal Representative; if I	egal Representative, specify in what capacity)	
Arno	ld W. Mes	smahl and	l Theresa Mes	smahl, h/w, 1509 Highway	#27 Somere
Towns	ship of N	oth Bruns	(Name and Address of	ermann Road, North Bruns	wick, N.J.
dated April	5. 197 9	. است	(Name and Address of annexed hereto.	Grantee)	
				RATE GRANTEE (See Instruction #4)	
(2) OTTICER	OF CORTO	CATE GRAIN	TOR OR CORPO	KATE GRANTEE (See Instruction #4))
Deponen	t states that	he is the			<u> </u>
of ·		-		(Title of Corporate Officer)	
acquainted with	the husiness ((N:	inie of Corporate Grantor or	Grantee) , a	nd that he is fully
2 to the p	remises deser	ibca ili tile deci	u annexeu nereto.	actual and full consideration paid or to b	e paid for the transfe
3) OFFICER	OF TITLE C	OMPANY OF	LENDING INS	TITUTION (See Instruction #5)	
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Inis form is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and in 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.

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 lawand in equity, of, in and to the premises herein described, and every part and parcel thereof, with the appurtenances. To Have 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 parties, 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 Willness 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

LESLIE S. LEFKOWITZ

arnold W. MESSMAHL, JR. (L.S.)

THERESA P. MESSMAHL (L.S.)

State of New Jersey, County of MIDDLESEX ss.: Be it Remembered, 19 79 , before me, the subscriber, An Attorney that on April 5 at Law of New Jersey personally appeared ARNOLD W. MESSMAHL, JR. and THERESA P. MESSMAHL, husband and wife,

who, I am satisfied, are the persons named in and who executed the within Instrument, acknowledged that they signed, sealed and delivered the same as and thereupon they 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 realty evidenced by the within deed, as such consideration is defined in P.L. 1968, c. 49, Sec. 1 (c), is \$ 53,000.00.

Prepared by:

LESLIE S. LEFKOWITZ, ESQ.

LESLIE S. LEFKOWITZ, AN ATTORNEY AT LAW OF NEW JERSEY

**tate of New Tersey, County of MIDDLESEX } 55.: De it Remembered, that on April 5 at Law of New Jersey personally appeared ARNOLD W. MESSMAHL, JR. and THERESA P. MESSMAHL, husband and wife.

who, I am satisfied, are the persons named in and who executed the within Instrument, and thereupon they acknowledged that they signed, scaled and delivered the same as their act and deed, to 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, e. 39. Sec. 1 (c), is \$ 53,000.00.

Prepared by:

LESLIE S. LEFKOWITZ, ESQ.

LESLIE S. LEFKOWITZ, AN ATTORNEY AT LAW OF NEW JERSEY

*3083 PAGE 590

ARNOLD W. MESSMAHL, JR.

AND THERESA MESSMAHL, husband and wife

TO

TO

TO

TO

Dated April 5

RECORD AND RETURN TO:

JOSEPH H. BURNS, ESQUIRE
103 Bayard Street
New Brunswick, New Jersey 08901

1979 APR 6 121 1 11 8484-3083 ABR 5.89

900 k 3083 page 592

ALPHA CARD 5-10-79
PROP CARD 5-10-79
MAP CARD 5-10-29
RES. FORM
CARD 6-5-79
BOOK 6-5-79

755 687118 KBUB1025 J

This Indenture,

Made the Fifth
One Thousand Nine Hundred and

day of December
Fifty-eight.

, in the year of our Lord

Between

ARNOLD W. MESSMAHL and HAZEL MESSMAHL, husband and wife

residing at Cozzen's Lane in the Township

Middlesex and State of

of North Brunswick New Jersey

in the County of party of the first part;

And

(%)"

ARNOLD WILLIAM MESSMAHL, JR. and THERESA P. MESSMAHL, husband and wife whose post office address is R.F.D.#4, Box 528

in the Township of North Brunswick Middlesex and State of New Jersey po

k in the County of party of the second part:

Witnesseth, that the said party of the first part, for and in consideration of the sum of One (\$1.00) Dollar and other good, valuable and sufficient 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 unto the said party of the second part, and to their heirs and assigns, forever,

All that certain lot,
tract or parcel of land and premises, hereinafter particularly described, situate, lying and being
in the Township of North Brunswick
in the County of Middlesex and State of New Jersey.

BEGINNING at a point in the center line of Cozzen's Lane and the southerly line of Arnold Messmahl and wife, as extended, thence (1) along the center line of Cozzen's Lane South fourteen degrees forty-one minutes East (S 14° 41' E) one hundred (100') feet to a point; thence (2) North sixty-four degrees thirty-nine minutes East (N 64° 39' E) one hundred fifty (150') feet to a point; thence (3) parallel with the first course North fourteen degrees forty-one minutes West (N 14° 41' W) one hundred (100') feet to a point, said point being in the southerly line of Arnold Messmahl and wife; thence (4) along the southerly line of Arnold Messmahl and wife and also parallel with the second course South sixty-four degrees thirty-nine minutes West (S 64° 39' W) one hundred fifty (150') feet to a point in the center line of Cozzen's Lane, being the point and place of BEGINNING.

Containing 0.32 acres.

Being part of the same premises conveyed to the parties of the first part hereto by deed of Mary Ross, widow, et als, dated July 9, 1947 and recorded in the Middlesex County Clerk's Office on July 10, 1947 in Book 1349 of Deeds at page 509.

Weed.

RECEIVED & RECORDED MIDDLESEX COUNTY OF FIRES

JAN 1.4 11-42 AM 1959

Polymonia lines

ARNOLD W. MESSMAHL and HAZEL MESSMAHL, husband and wife

 $TO^{\frac{1}{2}}$

ARNOLD WILLIAM MESSMAHL, JR. and THERESA P. MESSMAHL, Lausband and wife

Dated, December 5

, 1958

REC.* ReTurn To ARNOLD W. MESSMAHL RED #4, Box 533 North BRUNSWICK, N.J. Joseph M. De Hart, Atty. 132 South Main Street Milltown, New Jersey