



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,


Joseph H. Burns
Township Attorney

JHB:dd
Enclosure

Copy to Paul Keller

This Deed, 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 of Franklin in the County of
Somerset and State of New Jersey herein designated as the Grantors,
And

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

residing or located at 711 Hermann Road
in the Township of North Brunswick in the County of
Middlesex and State of New Jersey herein designated as the Grantees;

Witnesseth, 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 acknowl-
edged, and the Grantors being therewith fully satisfied, do by these presents grant, bargain, sell and
convey unto the Grantees forever,

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

(NJS 46:15-2.1) Municipality of: North Brunswick Account No.
Block No. 17 Lot No. 158

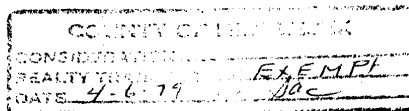
No property tax identification number is available on date of this deed. (Check box if applicable.)

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 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 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 restruictions of record, if any, zoning
ordinances, and such state of facts as an accurate survey may disclose.



Block 17 Sub 158
Erg.
\$ 32,700
Tax Map Reference

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.)

STATE OF NEW JERSEY

COUNTY OF MIDDLESEX

FOR RECORDER'S USE ONLY

Consideration \$ _____
Realty Transfer Fee \$ EXEMPT *
Date 4-6-79 By DAC

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

(1) PARTY OR LEGAL REPRESENTATIVE (See instruction #3)

ARNOLD W. MESSMAHL, JR.

according to law upon his oath deposes and say that he is the _____ being duly sworn

Grantor

(State whether Grantor, Grantee or Legal Representative; if Legal Representative, specify in what capacity)

in the deed between

Arnold W. Messmahl and Theresa Messmahl, h/w, 1509 Highway #27, Somerset,
(Name and Address of Grantor)

Township of North Brunswick, 711 Hermann Road, North Brunswick, N.J.
(Name and Address of Grantee)

dated April 5, 1979 and annexed hereto.

(2) OFFICER OF CORPORATE GRANTOR OR CORPORATE GRANTEE (See Instruction #4)

Deponent states that he is the _____
(Title of Corporate Officer)

of _____, and that he is fully
(Name of Corporate Grantor or Grantee)
acquainted with the business of said corporation and knows the actual and full consideration paid or to be paid for the transfer of title to the premises described in the deed annexed hereto.

(3) OFFICER OF TITLE COMPANY OR LENDING INSTITUTION (See Instruction #5)

Deponent states that he is the _____ of
(Title)

_____ participating in
(Name of Title Company or Lending Institution)
the deed transaction herein described and that he knows the actual and full consideration paid or to be paid for the transfer of title to the premises described in the deed annexed hereto.

(4) 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 \$ 53,000.00

(5) LOCATION OF PROPERTY

Deponent states that the real property transferred by the deed annexed hereto is located in

Cozzens Lane, North Brunswick

(Naming District(s))

and Middlesex

(County(s))

(6) EXEMPTION FROM FEE (Complete only if exemption from fee or any part thereof is claimed.)

CHECK APPROPRIATE BLOCK BELOW.

Deponent claims that this deed transaction was exempt from the realty transfer fee imposed by c. 49, P.L. 1968 (See instruction #7) or is exempt from the increased fee imposed by c. 176, P.L. 1975 (See instruction #8) for the following reason(s):

Grantee is a municipality

Deponent makes 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 5th day of April 19 79.

Arnold W. Messmahl Jr
Name of Deponent Arnold W. Messmahl, Jr.

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

1509 Highway #27, Somerset, N.J.
Address of Deponent

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.

Instrument Number _____ County _____
Deed Number _____ Book _____ Page _____
Deed Dated _____ Date Recorded _____

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

This form is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered or 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 law and 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 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

LESLIE S. LEFKOWITZ

Arnold W Messmahl, Jr. (L.S.)
ARNOLD W. MESSMAHL, JR.

Theresa P Messmahl (L.S.)
THERESA P. MESSMAHL

State of New Jersey, County of MIDDLESEX } ss.: Be it Remembered,
that on April 5 19 79, before me, the subscriber, An Attorney
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, sealed and delivered the same as their 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

4219479

State of New Jersey, County of MIDDLESEX } ss.: Be it Remembered,
that on April 5, 1979, before me, the subscriber, An Attorney
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, sealed and delivered the same as
their act and deed, for the uses and purposes therein expressed, and that the full and actual con-
sideration 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. 119, Sec. 1 (c), is \$ 53,000.00.

Prepared by:
LESLIE S. LEFKOWITZ, ESQ. LESLIE S. LEFKOWITZ, AN ATTORNEY
AT LAW OF NEW JERSEY

BOOK 3083 PAGE 599

03778

Deed

ARNOLD W. MESSMAHL, JR.
AND THERESA MESSMAHL, husband and
wife

TO

TOWNSHIP OF NORTH BRUNSWICK

EX-100
Dated April 5 19 79

RECORD AND RETURN TO:

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

RECORDED & INDEXED
APR 11 1979

1979 APR 6 PM 1 11

BOOK 3083 PAGE 589

BOOK 3083 PAGE 592

6-13-79

Computer 6-13-79
Field Bl. 5
ALPHA CARD 5-10-79
PROP CARD 5-10-79
MAP CARD 5-10-79
RES. FORM _____
CARD 6-5-79
BOOK 6-5-79

This Indenture,

Made the Fifth day of December, in the year of our Lord
One Thousand Nine Hundred and Fifty-eight.

Between

ARNOLD W. MESSMAHL and HAZEL MESSMAHL,
husband and wife

residing at Cozzen's Lane
in the Township of North Brunswick in the County of
Middlesex and State of New Jersey 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 in the County of
Middlesex and State of New Jersey 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.

607

Red.

ARNOLD W. MESSMAHL and
HAZEL MESSMAHL, husband and
wife

TO

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

Dated, December 5, 1958

RECEIVED & RECORDED
MIDDLESEX COUNTY
CLERK'S OFFICE

JUN 14 11-42 AM 1959

NEW BRUNSWICK, N.J.
[Signature]
CLERK

REC. RETURN TO
ARNOLD W. MESSMAHL
RED #4, Box 543
NORTH BRUNSWICK, N.J.
Joseph M. De Hart, Atty.
132 South Main Street
Milltown, New Jersey