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CORRECTIVE DEED OF EASEMENT

STATE OF NEW JERSEY AGRICULTURE RETENTION AND DEVELOPMENT PROGRAM

This Corrective Deed of Easement (hereinafter referred to as "this Deed of Easement") is made March 8, 2007.

BETWEEN Virgil W. Eachus and Patricia Ann Eachus, husband and wife, whose address is 290 Jefferson Road, Sewell, New Jersey 08080, and is referred to as the Grantor;
 AND the County of Gloucester, a body politic and corporate organized under the laws of the State of New Jersey, whose address is 1 North Broad Street, Woodbury, New Jersey 08096 and is referred to as the Grantee and/or Board.

This Deed of Easement is being recorded to correct a prior Deed of Easement dated June 14, 2006 and recorded in the Gloucester County Clerk's Office in Deed Book 4239, Page 236. The grantor, the description of the premises and of the two exception areas have been revised. Sections 13(b) and 14 have also been revised.

The Grantor, Grantor's heirs, executors, administrators, personal or legal representatives, successors and assigns grants and conveys to the Grantee a development easement and all of the nonagricultural development rights and credits on the Premises, located in the Township of Mantua, County of Gloucester, described in the attached Schedule A, and, for the limited purpose of the restrictions contained in Paragraph 13(b), the tract of land described in the attached Schedule C, which schedules are incorporated by reference in this Deed of Easement, for and in consideration of the sum of One Dollar (\$1.00) and One Million Nine Hundred Eighty Thousand Six Hundred Forty Eight Dollars and Eighty Cents (\$1,980,648.80) previously paid for the original Deed of Easement.

Any reference in this Deed of Easement to "Premises" refers to the property described in Schedule A, and, for the limited purpose of the restrictions contained in Paragraph 13(b), to the tract of land described in Schedules C-1 and C-2.

The tax map reference for the Premises is:

Township of Mantua

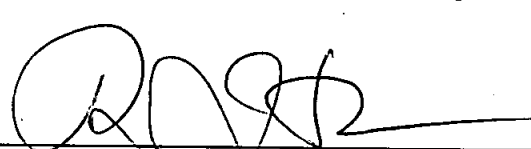
Block 276, Lots 19.02 and 22

WHEREAS, the legislature of the State of New Jersey has declared that the development of agriculture and the retention of farmlands are important to the present and future economy of the State and the welfare of the citizens of the State; and

WHEREAS, the Gloucester County Board of Chosen Freeholders has endorsed the aforesaid declaration of policy by the State legislature and has established an Agriculture Retention and Development Program in a manner entirely consistent with State statutes, State administrative regulations and the policies and practices of the State Agriculture Development Committee; and

WHEREAS, it is the intention of the Gloucester County Board of Chosen Freeholders to acquire a development easement from Grantor in a fashion consistent with, and pursuant to, terms which will reserve a right and opportunity on the part of the Grantee to enroll the development easement in the State of New Jersey Agriculture Retention and Development Program at some future time according to rules, regulations and policies of the State Agriculture Development Committee then appertaining; and

Prepared by:


 Robert J. Smith, New Jersey Attorney At Law

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WHEREAS, this Deed of Easement presently recites that the State Agriculture Development Committee ("Committee") may exercise certain rights and prerogatives with respect to the within easement in anticipation of, and solely in order to facilitate, the possible enrollment of this easement at a future date in the State of New Jersey Agriculture Retention and Development Program, it being explicitly understood that any such rights and prerogatives of said Committee are inchoate and shall not actually be exercised until such time as this Deed of Easement is in fact enrolled in the aforesaid State Program by: (1) the Committee providing a cost share grant to the Grantee for the acquisition of the Deed of Easement pursuant to N.J.S.A. 4:1C-11 et seq.; and (2) the Committee and Grantee entering into a cost sharing grant agreement.

NOW THEREFORE, THE GRANTOR, GRANTOR'S HEIRS, EXECUTORS, ADMINISTRATORS, PERSONAL OR LEGAL REPRESENTATIVES, SUCCESSORS, AND ASSIGNS PROMISES that the Premises will be owned, used and conveyed subject to, and not in violation of the following restrictions:

1. Any development of the Premises for nonagricultural purposes is expressly prohibited.

2. The Premises shall be retained for agricultural use and production in compliance with N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32, and all other rules promulgated by the State Agriculture Development Committee, (hereinafter Committee). Agricultural use shall mean the use of the Premises for common farmsite activities including, but not limited to: production, harvesting, storage, grading, packaging, processing and the wholesale and retail marketing of crops, plants, animals and other related commodities and the use and application of techniques and methods of soil preparation and management, fertilization, weed, disease and pest control, disposal of farm waste, irrigation, drainage and water management and grazing.

3. Grantor certifies that at the time of the application to sell the development easement to the Grantee and at the time of the execution of this Deed of Easement the nonagricultural uses indicated on attached Schedule (B) existed on the Premises. All other nonagricultural uses are prohibited except as expressly provided in this Deed of Easement.

4. All nonagricultural uses, if any, existing on the Premises at the time of the landowner's application to the Grantee as set forth in Section 3 above may be continued and any structure may be restored or repaired in the event of partial destruction thereof, subject to the following:

- i. No new structures or the expansion of pre-existing structures for nonagricultural use are permitted;
- ii. No change in the pre-existing nonagricultural use is permitted;
- iii. No expansion of the pre-existing nonagricultural use is permitted; and
- iv. In the event that the Grantor abandons the pre-existing nonagricultural use, the right of the Grantor to continue the use is extinguished.

5. No sand, gravel, loam, rock, or other minerals shall be deposited on or removed from the Premises excepting only those materials required for the agricultural purpose for which the land is being used.

6. No dumping or placing of trash or waste material shall be permitted on the Premises unless expressly recommended by the Committee as an agricultural management practice.

7. No activity shall be permitted on the Premises which would be detrimental to drainage, flood control, water conservation, erosion control, or soil conservation, nor shall any other activity be permitted which would be detrimental to the continued agricultural use of the Premises.

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- i. Grantor shall obtain within one year of the date of this Deed of Easement, a farm conservation plan approved by the local soil conservation district.
- ii. Grantor's long term objectives shall conform with the provisions of the farm conservation plan.

8. Grantee and Committee and their agents shall be permitted access to, and to enter upon, the Premises at all reasonable times, but solely for the purpose of inspection in order to enforce and assure compliance with the terms and conditions of this Deed of Easement. Grantee agrees to give Grantor, at least 24 hours advance notice of its intention to enter the Premises, and further, to limit such times of entry to the daylight hours on regular business days of the week.

9. Grantor may use the Premises to derive income from certain recreational activities such as hunting, fishing, cross country skiing and ecological tours, only if such activities do not interfere with the actual use of the land for agricultural production and that the activities only utilize the Premises in its existing condition. Other recreational activities from which income is derived and which alter the Premises, such as golf courses and athletic fields, are prohibited.

10. Nothing shall be construed to convey a right to the public of access to or use of the Premises except as stated in this Deed of Easement or as otherwise provided by law.

11. Nothing shall impose upon the Grantor any duty to maintain the Premises in any particular state, or condition, except as provided for in this Deed of Easement.

12. Nothing in this Deed of Easement shall be deemed to restrict the right of Grantor, to maintain all roads and trails existing upon the Premises as of the date of this Deed of Easement. Grantor shall be permitted to construct, improve or reconstruct any roadway necessary to service crops, bogs, agricultural buildings, or reservoirs as may be necessary.

13(a). At the time of this conveyance, Grantor has one (1) existing single family residential buildings on the Premises and zero (0) residential buildings used for agricultural labor purposes. Grantor may use, maintain, and improve existing buildings on the Premises for agricultural, residential and recreational uses subject to the following conditions:

- i. Improvements to agricultural buildings shall be consistent with agricultural uses;
- ii. Improvements to residential buildings shall be consistent with agricultural or single and extended family residential uses. Improvements to residential buildings for the purpose of housing agricultural labor are permitted only if the housed agricultural labor is employed on the Premises; and
- iii. Improvements to recreational buildings shall be consistent with agricultural or recreational uses.

13(b). Grantor, their heirs, executors, administrators, personal or legal representatives, successors and assigns may use and maintain the Exception Areas, as described in the attached Schedules C-1 and C-2 subject to the following conditions:

- i. The Exception Areas may be severed and subdivided from the Property;
- ii. Each Exception Area shall be limited to one residential unit.
- iii. Grantors, grantor's heirs, executors, administrators, personal or legal representatives, successors and assigns or any person to whom title to the Exception Area is transferred as well as the heirs, executors, administrators, personal or legal representatives, successors and assigns of all such persons are hereby notified and made aware that the Exception Area is adjacent to a parcel ("Premises") permanently deed restricted under the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11 et seq. Such persons taking title to the Exception Area are notified and made aware that agriculture is the accepted and

preferred use of the adjacent Premises and that the adjacent Premises shall continue in agricultural use as defined in Section 2 of the Deed of Easement.

14. Grantor may construct any new buildings for agricultural purposes. The construction of any new buildings for residential use, regardless of its purpose, shall be prohibited except as follows:

- i. To provide structures for housing of agricultural labor employed on the Premises but only with the approval of the Grantee and the Committee. If Grantee and the Committee grant approval for the construction of agricultural labor housing, such housing shall not be used as a residence for Grantor, Grantor's spouse, Grantor's parents, Grantor's lineal descendants, adopted or natural, Grantor's spouse's parents, Grantor's spouse's lineal descendants, adopted or natural; and
- ii. To construct a single family residential building anywhere on the Premises in order to replace any single family residential building in existence at the time of conveyance of this Deed of Easement but only with the approval of the Grantee and Committee.
- iii. No residual dwelling site opportunities have been allocated pursuant to the provisions of N.J.A.C. 2:76-6.17. No residential buildings are permitted on the Premises except as provided in this Deed of Easement.

For the purpose of this Deed of Easement:

"Residual dwelling site opportunity" means the potential to construct a residential unit and other appurtenant structures on the Premises in accordance with N.J.A.C. 2:76-6.17.

15. The land and its buildings which are affected may be sold collectively or individually for continued agricultural use as defined in Section 2 of this Deed of Easement. However, no division of the land shall be permitted without the joint approval in writing of the Grantee and the Committee. In order for the Grantor to receive approval, the Grantee and Committee must find that the division shall be for an agricultural purpose and result in agriculturally viable parcels. Division means any division of the Premises, for any purpose, subsequent to the effective date of this Deed of Easement.

- i. For purposes of this Deed of Easement, "Agriculturally viable parcel" means that each parcel is capable of sustaining a variety of agricultural operations that yield a reasonable economic return under normal conditions, solely from each parcel's agricultural output.

16. In the event of any violation of the terms and conditions of this Deed of Easement, Grantee or the Committee may institute, in the name of the State of New Jersey, any proceedings to enforce these terms and conditions including the institution of suit to enjoin such violations and to require restoration of the Premises to its prior condition. Grantee or the Committee do not waive or forfeit the right to take any other legal action necessary to insure compliance with the terms, conditions, and purpose of this Deed of Easement by a prior failure to act.

17. This Deed of Easement imposes no obligation or restriction on the Grantor's use of the Premises except as specifically set forth in this Deed of Easement.

18. This Deed of Easement is binding upon the Grantor, the Grantor's heirs, executors, administrators, personal or legal representatives, successors and assigns and the Grantee; it shall be construed as a restriction running with the land and shall be binding upon any person to whom title to the Premises is transferred as well as upon the heirs, executors, administrators, personal or legal representatives, successors, and assigns of all such persons.

19. Throughout this Deed of Easement, the singular shall include the plural, and the

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masculine shall include the feminine, unless the text indicates otherwise.

20. The word 'Grantor' shall mean any and all persons who lawfully succeed to the rights and responsibilities of the Grantor, including but not limited to the Grantor's heirs, executors, administrators, personal or legal representatives, successors and assigns.

21. Wherever in this Deed of Easement any party shall be designated or referred to by name or general reference, such designation shall have the same effect as if the words, "heirs, executors, administrators, personal or legal representatives, successors and assigns" have been inserted after each and every designation.

22. Grantor, Grantor's heirs, executors, administrators, personal or legal representatives, successors and assigns further transfers and conveys to Grantee all of the nonagricultural development rights and development credits appurtenant to the lands and Premises described herein. Nothing contained herein shall preclude the conveyance or retention of said rights by the Grantee as may be permitted by the laws of the State of New Jersey in the future. In the event that the law permits the conveyance of said development rights, Grantee agrees to reimburse the Committee at a certain percentage of the value of the development rights as determined at the time of the subsequent conveyance. The percentage of reimbursement shall be based on the respective funding contributions of the Grantee and Committee as set forth in the cost-sharing grant agreement entered into by Grantee and the Committee when these development rights are enrolled in the New Jersey Agriculture Retention and Development Program.

23. That portion of the net proceeds, representing the value of the land only (and not the value of the improvements), of a condemnation award or other disposition of the Premises following termination of this Deed of Easement, as permitted pursuant to N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32, shall be distributed among the Grantor and the Grantee in shares in proportion to the fair market value of their interests in the Premises on the date of execution of this Deed of Easement. For this purpose, the Grantee's allocable share of the proceeds shall be the net proceeds multiplied by a fraction, the numerator of which is the fair market value of the development easement as certified by the Grantee at the time of the initial acquisition and the denominator of which is the full fair market value of the unrestricted Premises as certified by the Grantee at the time of the initial acquisition, which is identified as (20,600/23,000).

Furthermore, in the event that this Deed of Easement is enrolled in the New Jersey Agriculture Retention and Development Program by the Committee providing the Grantee with a cost share grant for the acquisition of this Deed of Easement, the Grantee's proceeds shall be distributed among the Grantee and the Committee in shares in proportion to their respective cost share grants as set forth in the aforementioned cost sharing grant agreement. The Grantee shall use its share of the proceeds in a manner consistent with the provisions of N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32.

24. Grantor understands and accepts that Grantee may, at its sole option, apply to have this easement enrolled for participation in the State of New Jersey Agriculture Retention and Development Program as administered by the State Agriculture Development Committee. It is the intention of Grantor to convey to Grantee, by this present instrument, all of the rights which would have to be conveyed under N.J.S.A. 4:1C-11, et seq. and under N.J.A.C. 2:76-1.1, et seq. in order to qualify this easement for participation in the State Program. Grantor hereby agrees and undertakes to cooperate with Grantee in any appropriate aspect of the State application process and to execute any necessary papers presented by the State or by Grantee in connection therewith. Grantor hereby consents to the participation in or exercise of any of Grantee's rights and obligations hereunder by the State Agriculture Development Committee or any other State agency or political subdivision of the State of New Jersey. Grantee stipulates that any rights and prerogatives that this Deed of Easement extends to the Committee (which entity is neither a party to this conveyance nor to any of the negotiations and agreements leading up to same) are inchoate and shall not be exercised unless and until the Committee provides a cost share grant to the County for the acquisition of the Deed of Easement pursuant to N.J.S.A. 4:1C-11 et seq. and

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enters into a cost sharing grant agreement with the County.

25. No historic building or structure located on the Premises may be demolished by the grantor or any other person without the prior approval of the State Agriculture Development Committee. Historic building or structure is a building or structure that, as of the date of this Deed of Easement, has been included in the New Jersey Register of Historic Places established pursuant to N.J.S.A. 13:1B-15.128 et seq.

The Grantor signs this Deed of Easement as of the date of the top of the first page. If the Grantor is a corporation, this Deed of Easement is signed and attested to by its proper corporate officers, and its corporate seal, if any, is affixed.

Virgil W. Eachus (L.S.)
Virgil W. Eachus

Patricia Ann Eachus (L.S.)
Patricia Ann Eachus

(INDIVIDUAL ACKNOWLEDGMENT)

STATE OF NEW JERSEY, COUNTY OF GLOUCESTER SS.:

I CERTIFY that on March 8, 2007, Virgil W. Eachus and Patricia Ann Eachus personally came before me and acknowledged under oath, to my satisfaction, that each person:

- (a) is named in and personally signed this DEED OF EASEMENT;
- (b) signed, sealed and delivered this DEED OF EASEMENT as his or her act and deed;
- (c) made this DEED OF EASEMENT for and in consideration of mutual obligations and benefits to each party; and
- (d) the actual and true consideration paid for this instrument is \$1.00 and \$1,980,648.80 previously paid for the original Deed of Easement.

Ken P. Atkinson

Print name and title below signature

Sworn to and subscribed before me on 8 day of March, 2007

Notary Public

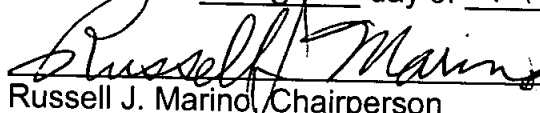
KENNETH P. ATKINSON
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires May 20, 2008

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(COUNTY AGRICULTURE DEVELOPMENT BOARD)

THE UNDERSIGNED, being Chairperson of the Gloucester County Agriculture Development Board, hereby accepts and approves the foregoing restrictions, benefits and covenants.

ACCEPTED AND APPROVED this 8 day of March, 2007.



Russell J. Marino, Chairperson
Gloucester County Agriculture Development Board

STATE OF NEW JERSEY, COUNTY OF Gloucester SS.:

I CERTIFY that on March 8, 2007,

Russell J. Marino personally came before me and acknowledged under oath, to my satisfaction that this person: (a) is named in and personally signed this DEED OF EASEMENT, (b) signed, sealed and delivered this DEED OF EASEMENT as the Board's act and deed; and (c) is the Chairperson of the Gloucester County Agriculture Development Board.

Sworn to and subscribed before me on March 8, 2007


Notary Public

KENNETH P. ATKINSON

NOTARY PUBLIC OF NEW JERSEY
My Commission Expires May 20, 2008

(COUNTY BOARD OF CHOSEN FREEHOLDERS)

THE GLOUCESTER COUNTY BOARD OF CHOSEN FREEHOLDERS has approved the purchase of the development easement on the premises pursuant to the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11, et seq., P.L. 1983, c.32 and pursuant to the provisions of the Gloucester County Farmland and Open Space Trust Fund Plan.

ACCEPTED AND APPROVED this 2nd day of March, 2007.

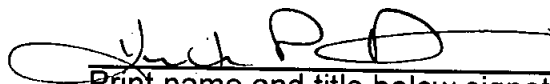

STEPHEN M. SWEENEY, Director
Gloucester County Board of Chosen Freeholders

STATE OF NEW JERSEY, COUNTY OF GLOUCESTER SS.:

I CERTIFY that on March 2, 2007, the subscriber STEPHEN M. SWEENEY, personally came before me and acknowledged under oath, to my satisfaction that this person:

- (a) is named in and personally signed this Corrective Deed of Easement;
- (b) signed, sealed and delivered this Corrective Deed of Easement as the Freeholder Board's act and deed; and
- (c) Is the Director of the Gloucester County Board of Chosen Freeholders.

Signed and sworn to before me on March 2, 2007


Print name and title below signature

KENNETH P. ATKINSON
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires May 20, 2008

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**First American Title Insurance Company
Endorsement**

Title No. GCLP5

Policy No. 1038396290 NJO

Attached to and made a part of First American Title Insurance Company.

Schedule A, Item 1 has been amended to read:

Corrective Deed of Easement State of New Jersey Agriculture Retention and Development Program made between Virgil W. Eachus and Patricia Ann Eachus, husband and wife, and The County of Gloucester, a body politic and corporate organized under the laws of the State of New Jersey, dated 03/08/07, recorded 03/08/07 in the Gloucester County Clerk's Office in Deed Book 4355, Page 13

ABOVE BOOK AND PAGE IS AN EASEMENT AND IS INSURED AS TO THE VALIDITY OF EASEMENT AND NOT A FEE SIMPLE OWNER'S POLICY.

Owner: The County of Gloucester

Property Address: Block 276, Lots 19.02 and 22, Township of Mantua, County of Gloucester

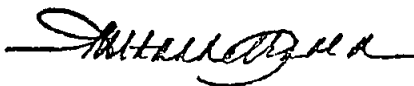
The total liability of the Company under said policy or certificate and under this and any prior endorsements thereto shall not exceed, in the aggregate, the amount of liability stated on the face of said policy or certificate, as the same may be specifically amended in dollar amount by this or any prior endorsements, and the costs which the Company is obligated to pay and under the Conditions and Stipulations of the policy.

This endorsement is made a part of said policy or certificate and is subject to the schedules, conditions and stipulations therein, except as modified by the provisions hereof.

Nothing herein contained shall be construed as extending or changing the effective date of the aforesaid policy or certificate unless otherwise expressly stated

IN WITNESS WHEREOF, the Company has caused this Endorsement to be signed and sealed as of the 14th day of March 2007, to be valid when countersigned by an authorized officer or agent of the Company, all in accordance with its By-Laws.

COUNTERSIGNED



AUTHORIZED SIGNATURE



FIRST AMERICAN TITLE INSURANCE COMPANY

BY


PRESIDENT

BY


SECRETARY



SCHEDULE "A"
DESCRIPTION OF PROPERTY
Virgil W. & Patricia Ann Eachus

Mantua Township
Gloucester County
Lands N/F Virgil W. & Patricia Ann Eachus

June 14, 2006
Block 276, Lots 19.02 & 22
290 Jefferson Road
Farmland Preservation Easement

ALL THAT CERTAIN tract or parcel of land located at 290 Jefferson Road in the Township of Mantua, County of Gloucester, State of New Jersey, bounded and described as follows:

COMMENCING at the intersection of the widened Northerly right-of-way line of Jefferson Road, County Route 624 (38.00' from centerline) with the Easterly line of Exception #1, Block 276, Lot 22, and on New Jersey Plane Coordinate System NAD 1983 (NJPCS) said beginning point having NJPCS values N 333,715.3068 feet and E 300,169.6886 feet, and from said beginning point and in the said bearing system running:

(1) Along said Easterly line of said exception, North 03 Degrees 55 Minutes 26 Seconds West, a distance of 521.47 feet to a point in the same; thence

(2) Still along same Easterly line of said exception, North 81 Degrees 26 Minutes 00 Seconds East, a distance of 173.59 feet to a point in same; thence

(3) Still along the same Easterly line of said exception, North 03 Degrees 55 Minutes 26 Seconds West, a distance of 208.71 feet to a point in the Northerly line of said exception, Block 276; thence

(4) Along said Northerly line of said exception, South 81 Degrees 26 Minutes 00 Seconds West, a distance of 208.71 feet to a point in Easterly line of Lot 23.02, Block 276; thence

(5) Along said Easterly line of Lot 23.02 and also Lot 23.01, Block 276, North 03 Degrees 55 Minutes 26 Seconds West, a distance of 546.73 feet to a found iron pin in the Southerly line of Lot 1.03, Block 276, (said pin having NJPCS values N 334,983.9103 feet and E 300,047.5903 feet); thence

(6) Along the Southerly line of Lot 1.03 and also Lot 1.04, Block 276, North 84 Degrees 19 Minutes 59 Seconds East, a distance of 1278.68 feet to a found concrete monument in the Easterly line of Lot 1.04, Block 276, (said concrete monument having NJPCS values N 335,110.1670 feet and E 301,319.9462 feet); thence

(7) Along said Easterly line of Lot 1.04 and also Lot 1, Block 276, North 04 Degrees 54 Minutes 09 Seconds West, a distance of 557.68 feet to a point and common corner Lots 1, 2 and 3.01, Block 276; thence

(8) Along the Southerly line of Lots 3.01 and 3.02, Block 276, North 78 Degrees 13 Minutes 50 Seconds East, a distance of 751.36 feet to a point in the Southerly line of Lot 3.10, Block 276; thence

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June 14, 2006

Block 276, Lots 19.02 and 22

Bach File No. GC2005-1B

(9) Along said Southerly line of Lot 3.10 and also Lots 3.09 and 3.08, Block 276, South 88 Degrees 44 Minutes 33 Seconds East, a distance of 1300.52 feet to a point in the Westerly line of Lot 16, Block 276; thence

(10) Along said Westerly line of Lot 16 and also Lot 19, Block 276, South 10 Degrees 19 Minutes, 42 Seconds West, a distance of 943.27 feet to a found stone in the Northerly line of Lot 20, Block 276; thence

(11) Along said Northerly line of Lot 20, South 78 Degrees 23 Minutes 42 Seconds West, a distance of 443.80 feet to a point in the same; thence

(12) Still along same Northerly line of Lot 20, South 22 Degrees 42 Minutes 26 Seconds West, a distance of 277.20 feet to a point in the same; thence

(13) Still along same Northerly line of Lot 20, South 66 Degrees 39 Minutes 26 Seconds West, a distance of 232.10 feet to a point in the Westerly line of Lot 20, Block 276; thence

(14) Along said Westerly line of Lot 20, South 13 Degrees 08 Minutes 26 Seconds West, a distance 302.08 feet to a point in the Northerly line of Lot 19.01, Block 276; thence

(15) Along said Northerly line of Lot 19.01, North 78 Degrees 14 Minutes 34 Seconds West, a distance of 468.42 feet to a found iron pin in the Easterly line of Exception #2, Lot 19.02, Block 276; thence

(16) Along said Easterly line of said exception, North 11 Degrees 45 Minutes 26 Seconds East, a distance of 245.00 feet to a found iron pin in the Northerly line of said exception, Block 276; thence

(17) Along said Northerly line of said exception, North 78 Degrees 14 Minutes 34 Seconds West, a distance of 185.00 feet to a found iron pin in the Westerly line of said exception, Block 276; thence

(18) Along said Westerly line of said exception, South 11 Degrees 45 Minutes 26 Seconds West, a distance of 245.00 feet to a found iron pin in the Southerly line of said exception, Block 276; thence

(19) Along said Southerly line of said exception, South 78 Degrees 14 Minutes 34 Seconds East, a distance of 105.35 feet to a point in the Westerly line of Lot 19.01, Block 276; thence

(20) Along said Westerly line of Lot 19.01, South 11 Degrees 45 Minutes, 26 Seconds West, a distance of 325.73 feet to a found iron pin in the Northerly line of Lot 19.03, Block 276; thence

(21) Along said Northerly line of Lot 19.03, North 78 Degrees 14 Minutes 36 Seconds West, a distance of 277.23 feet to a found iron pin in the Westerly line of Lot 19.03, Block 276; thence

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(22) Along said Westerly line of Lot 19.03, South 05 Degrees 37 Minutes 38 Seconds East, a distance of 142.79 feet to a point in the widened Northerly right-of-way line of Jefferson Road (38.00 feet from centerline); thence

(23) Along said widened Northerly right-of-way line of Jefferson Road, North 78 Degrees 14 Minutes 32 Seconds West, a distance of 14.08 feet to a point in the same; thence

(24) Still along same widened Northerly right-of-way line of Jefferson road, South 84 Degrees, 19 Minutes 53 Seconds West, a distance of 1,277.92 feet to the Place of Beginning.

Containing within said bounds 96.148 Acres

Excepting from said parcel the following 1.415 Acre severable exception area #1:

Beginning at the intersection of the widened Northerly right-of-way line of Jefferson Road, County Route 624 (38.00' from centerline) with the Easterly line of Exception #1, Block 276, Lot 22, and on New Jersey Plane Coordinate System NAD 1983 (NJPCS) said beginning point having NJPCS values N 333,715.3068 feet and E 300,169.6886 feet, and from said beginning point and in the said bearing system running:

(1) Along said widened Northerly right-of-way line of Jefferson Road, South 84 Degrees 19 Minutes 32 Seconds West, a distance of 35.02 feet to a point in the Easterly line of Lot 23.04, Block 276; thence

(2) Along said Easterly line of Lot 23.04, Block 276, North 03 Degrees 55 Minutes 25 Seconds West, a distance of 728.40 feet to a point in the same; then the following four (4) courses through Lot 22, Block 276;

(3) North 81 Degrees 26 Minutes 00 Seconds East, a distance of 208.71 feet to a point; thence

(4) South 03 Degrees 55 Minutes 26 Seconds East, a distance of 208.71 feet to a found iron pin; thence

(5) South 81 Degrees 26 Minutes 00 Seconds West, a distance of 173.59 feet to found iron pin; thence

(6) South 03 Degrees 55 Minutes 26 Seconds East, a distance of 521.47 feet to the Place of Beginning.

Containing within said Exception 1.415 Acres

Also excepting from said parcel the following 1.041 Acre severable exception area #2:

Beginning at a point in the Easterly line of Lot 19.02, Block 276, said point being the Northwesterly corner of Lot 19.01, Block 276, and on New Jersey Plane Coordinate System NAD 1983 (NJPCS), said beginning point having NJPCS values N 334,243.1408 feet and E 301,778.8301 feet, and from said beginning point and in the said bearing system running:

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(1) Northwestwardly along the extended Northeasterly line of Block 19.01, North 78 Degrees 14 Minutes 34 Seconds West, a distance of 105.35 feet to a found iron pin; thence

(2) North 11 Degrees 45 Minutes 26 Seconds East, a distance of 245.00 feet to a found iron pin; thence

(3) South 78 Degrees 14 Minutes 34 Seconds East, a distance of 185.00 feet to a found iron pin, Block 276; thence

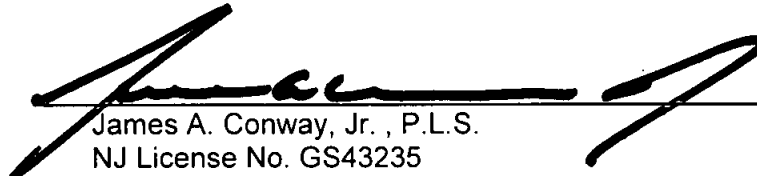
(4) South 11 Degrees 45 Minutes 26 Seconds West, a distance of 245.00 feet to a found iron pin in the Northeasterly line of Lot 19.01, in Block 276; thence

(5) Along said line of Lot 19.01, North 78 Degrees 14 Minutes 34 Seconds West, a distance of 79.65 feet to Place of Beginning.

Containing within said exception 1.041 Acres

Total Net Farmland Preservation Easement 96.148 Acres

The above description was written pursuant to a survey of property designated as Block 276, Lots 19.01 and 22 on the municipal tax map of Mantua Township, County of Gloucester, State of New Jersey, said survey was prepared by Bach Associates, P.C., 304 White Horse Pike, Haddon Heights, New Jersey, 08035, dated May 12, 2006, revised 6/14/06 and is marked as file No. GC2005-1B.


James A. Conway, Jr., P.L.S.
NJ License No. GS43235


Date

*U.L.E.
P.A.E.*

SCHEDULE B

Grantor certifies that at the time of the application to sell the development easement to the Grantee no nonagricultural uses existed. Grantor further certifies that at the time of the execution of this Deed of Easement no nonagricultural uses exist.

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SCHEDULE "C"
DESCRIPTION OF PROPERTY
Virgil W. & Patricia Ann Eachus

Mantua Township
Gloucester County
Lands N/F Virgil W. & Patricia Ann Eachus

June 14, 2006
Block 276, Lots 19.02 & 22
290 Jefferson Road
Exception #1

ALL THAT CERTAIN tract or parcel of land located at 290 Jefferson Road in the Township of Mantua, County of Gloucester, State of New Jersey, bounded and described as follows:

COMMENCING at the intersection of the widened Northerly right-of-way line of Jefferson Road, County Route 624 (38.00' from centerline) with the Easterly line of Exception #1, Block 276, Lot 22, and on New Jersey Plane Coordinate System NAD 1983 (NJPCS) said beginning point having NJPCS values N 333,715.3068 feet and E 300,169.6886 feet, and from said beginning point and in the said bearing system running:

(1) Along said widened Northerly right-of-way line of Jefferson Road, South 84 Degrees 19 Minutes 32 Seconds West, a distance of 35.02 feet to a point in the Easterly line of Lot 23.04, Block 276; thence

(2) Along said Easterly line of Lot 23.04, Block 276, North 03 Degrees 55 Minutes 25 Seconds West, a distance of 728.40 feet to a point in the same; then the following four (4) courses through Lot 22, Block 276;

(3) North 81 Degrees 26 Minutes 00 Seconds East, a distance of 208.71 feet to a point; thence

(4) South 03 Degrees 55 Minutes 26 Seconds East, a distance of 208.71 feet to a found iron pin; thence

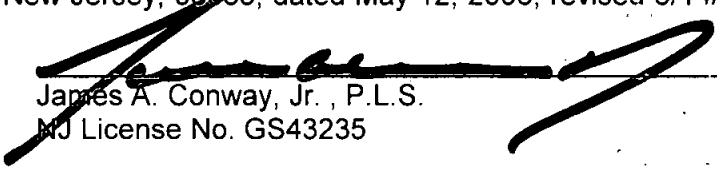
(5) South 81 Degrees 26 Minutes 00 Seconds West, a distance of 173.59 feet to found iron pin; thence

(6) South 03 Degrees 55 Minutes 26 Seconds East, a distance of 521.47 feet to the Place of Beginning.

Containing within said Exception 1.415 Acres

Total Net Farmland Preservation Easement 96.148 Acres

The above description was written pursuant to a survey of property designated as Block 276, Lots 19.01 and 22 on the municipal tax map of Mantua Township, County of Gloucester, State of New Jersey, said survey was prepared by Bach Associates, P.C., 304 White Horse Pike, Haddon Heights, New Jersey, 08035, dated May 12, 2006, revised 6/14/06 and is marked as file No. GC2005-1B.


James A. Conway, Jr., P.L.S.
NJ License No. GS43235


Date 6/14/06

PAE



SCHEDULE "C"
DESCRIPTION OF PROPERTY
Virgil W. & Patricia Ann Eachus

Mantua Township
Gloucester County
Lands N/F Virgil W. & Patricia Ann Eachus

June 14, 2006
Block 276, Lots 19.02 & 22
290 Jefferson Road
Exception #2

ALL THAT CERTAIN tract or parcel of land located at 290 Jefferson Road in the Township of Mantua, County of Gloucester, State of New Jersey, bounded and described as follows:

COMMENCING at a point in the Easterly line of Lot 19.02, Block 276, said point being the Northwesterly corner of Lot 19.01, Block 276, and on New Jersey Plane Coordinate System NAD 1983 (NJPCS), said beginning point having NJPCS values N 334,243.1408 feet and E 301,778.8301 feet, and from said beginning point and in the said bearing system running:

(1) Northwestwardly along the extended Northeasterly line of Block 19.01, North 78 Degrees 14 Minutes 34 Seconds West, a distance of 105.35 feet to a found iron pin; thence

(2) North 11 Degrees 45 Minutes 26 Seconds East, a distance of 245.00 feet to a found iron pin; thence

(3) South 78 Degrees 14 Minutes 34 Seconds East, a distance of 185.00 feet to a found iron pin, Block 276; thence

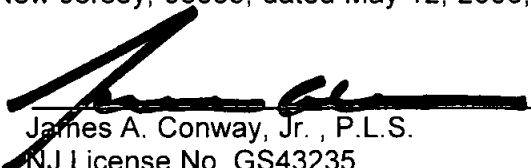
(4) South 11 Degrees 45 Minutes 26 Seconds West, a distance of 245.00 feet to a found iron pin in the Northeasterly line of Lot 19.01, in Block 276; thence

(5) Along said line of Lot 19.01, North 78 Degrees 14 Minutes 34 Seconds West, a distance of 79.65 feet to Place of Beginning.

Containing within said bounds 1.041 Acres

Total Net Farmland Preservation Easement 96.148 Acres

The above description was written pursuant to a survey of property designated as Block 276, Lots 19.01 and 22 on the municipal tax map of Mantua Township, County of Gloucester, State of New Jersey, said survey was prepared by Bach Associates, P.C., 304 White Horse Pike, Haddon Heights, New Jersey, 08035, dated May 12, 2006, revised 6/14/06 and is marked as file No. GC2005-1B.


James A. Conway, Jr., P.L.S.
NJ License No. GS43235

 6/14/06
Date

PAE.

DEED OF EASEMENT**STATE OF NEW JERSEY
AGRICULTURE RETENTION AND DEVELOPMENT PROGRAM**This Deed is made June 14, 2006.Docket# 45667 Type: EAS Pages: 17
James H. Hogan, Gloucester County Clerk
Receipt#: 38112 01:01:02 P.M. 07/07/2006
Recording Fee: \$200.00 DB 4239 236

Ann

BETWEEN **Virgil and Patricia Eachus,**Whose address is **290 Jefferson Rd., Sewell, NJ, 08080** and is referred to as the Grantor;AND **The County of Gloucester**, a body politic and corporate organized under the laws of the State of New Jersey, Whose address is 1 North Broad St., Woodbury, NJ, 08096, and is referred to as the Grantee and/or Board.

The Grantor, Grantor's heirs, executors, administrators, personal or legal representatives, successors and assigns grants and conveys to the Grantee a development easement and all of the nonagricultural development rights and credits on the Premises, located in the **Township of Mantua, County of Gloucester** described in the attached Schedule A, and for the limited purpose of restrictions contained in Paragraph 13(b), the tract of land described in the attached Schedules C-1 and C-2, which schedules are incorporated by reference in this Deed of Easement, for and in consideration of the sum of **One Million Nine Hundred Eighty Thousand Six Hundred Forty Eight Dollars and Eighty Cents (\$1,980,648.80)**.

Any reference in this Deed of Easement to "Premises" refers to the property described in Schedule A, and for the limited purpose of restrictions contained in Paragraph 13(b), the tract of land described in the attached Schedules C-1 and C-2.

The tax map reference for the Premises is:

Township of Mantua
Block 276, Lots 19.02 and 22

WHEREAS, the legislature of the State of New Jersey has declared that the development of agriculture and the retention of farmlands are important to the present and future economy of the State and the welfare of the citizens of the State; and

WHEREAS, The Gloucester County Board of Chosen Freeholders has endorsed the aforesaid declaration of policy by the State legislature and has established an Agricultural Retention and Development Program in a manner entirely consistent with State statutes, State administrative regulations and the policies and practices of the State Agricultural Development Committee; and

WHEREAS, it is the intention of the Gloucester County Board of Chosen Freeholders to acquire a development easement from Grantor in a fashion consistent with, and pursuant to, terms which will reserve a right and opportunity on the part of the Grantee to enroll the development easement in the State of New Jersey Agricultural Retention and Development Program at some future time according to rules, regulations and policies of the State Agricultural Development Committee then appertaining; and

WHEREAS, this Deed of Easement presently recites that the State Agricultural Development Committee ("Committee") may exercise certain rights and prerogatives with respect to the within easement in anticipation of, and solely in order to facilitate, the possible enrollment of this easement at a future date in the State Agriculture Retention and Development Program, it being explicitly understood that any such rights and prerogatives of said Committee are inchoate and shall not actually be exercised until such time as the acquisition is in fact enrolled in the aforesaid State Program as a result of the execution of a cost-sharing grant between Grantee and said Committee;

Prepared by:

Robert J. Smith

Print name and title

GCADB Attorney

Consideration: \$1,980,648.80 Exempt Code: E
 City: \$.00 St: \$.00
 H.P.N.R.F.: \$.00 P.H.P.F.A.: \$.00
 E.A.A.: \$.00 Gen Purp: \$.00
 C) \$1M: \$.00 REALTY TOTAL: \$.00

UWE
P.A.E

State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION
(C.55, P.L. 2004)

(Please Print or Type)

SELLER(S) INFORMATION (See Instructions, Page 2)

Name(s)

Virgil W. Eachus and Patricia Ann Eachus

Current Resident Address:

Street: 290 Jefferson Road

City, Town, Post Office

Sewell

State

NJ

Zip Code

08080

PROPERTY INFORMATION (Brief Property Description)

Block(s)

276

Lot(s)

19.02 and 22

Qualifier

Street Address:

290 Jefferson Road

City, Town, Post Office

Sewell

State

NJ

Zip Code

08080

Seller's Percentage of Ownership

100%

Consideration

1,980,648.80
\$1,998,200.00

Closing Date

6/22/06

SELLER ASSURANCES (Check the Appropriate Box)

1. ☒ I am a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
2. ☐ The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
3. ☐ I am a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. ☒ Seller, transferor or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. ☐ Seller is not an individual, estate or trust and as such not required to make an estimated payment pursuant to N.J.S.A. 54A:1-1 et seq.
6. ☐ The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.
7. ☐ The gain from the sale will not be recognized for Federal income tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION). If such section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale.
8. ☐ Transfer by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this state.

SELLER(S) DECLARATION

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein could be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete.

Date

Signature

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

Date

Signature

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

NOW THEREFORE, THE GRANTOR, GRANTOR'S HEIRS, EXECUTORS, ADMINISTRATORS, PERSONAL OR LEGAL REPRESENTATIVES, SUCCESSORS AND ASSIGNS PROMISES that the Premises will be owned, used and conveyed subject to, and not in violation of the following restrictions:

1. Any development of the Premises for nonagricultural purposes is expressly prohibited.
2. The Premises shall be retained for agricultural use and production in compliance with N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32, and all other rules promulgated by the State Agriculture Development Committee, (hereinafter Committee). Agricultural use shall mean the use of the Premises for common farmsite activities including, but not limited to: production, harvesting, storage, grading, packaging, processing and the wholesale and retail marketing of crops, plants, animals and other related commodities and the use and application of techniques and methods of soil preparation and management, fertilization, weed, disease and pest control, disposal of farm waste, irrigation, drainage and water management and grazing.
3. Grantor certifies that at the time of the application to sell the development easement to the Grantee and at the time of the execution of this Deed of Easement the nonagricultural uses indicated on attached Schedule (B) existed on the Premises. All other nonagricultural uses are prohibited except as expressly provided in this Deed of Easement.
4. All nonagricultural uses, if any, existing on the Premises at the time of the landowner's application to the Grantee as set forth in Section 3 above may be continued and any structure may be restored or repaired in the event of partial destruction thereof, subject to the following:
 - i. No new structures or the expansion of pre-existing structures for nonagricultural use are permitted;
 - ii. No change in the pre-existing nonagricultural use is permitted;
 - iii. No expansion of the pre-existing nonagricultural use is permitted; and
 - iv. In the event that the Grantor abandons the pre-existing nonagricultural use, the right of the Grantor to continue the use is extinguished.
5. No sand, gravel, loam, rock, or other minerals shall be deposited on or removed from the Premises excepting only those materials required for the agricultural purpose for which the land is being used.
6. No dumping or placing of trash or waste material shall be permitted on the Premises unless expressly recommended by the Committee as an agricultural management practice.
7. No activity shall be permitted on the Premises which would be detrimental to drainage, flood control, water conservation, erosion control, or soil conservation, nor shall any other activity be permitted which would be detrimental to the continued agricultural use of the Premises.
 - i. Grantor shall obtain within one year of the date of this Deed of Easement, a farm conservation plan approved by the local soil conservation district.
 - ii. Grantor's long term objectives shall conform with the provisions of the farm conservation plan.
8. Grantee and Committee and their agents shall be permitted access to, and to enter upon, the Premises at all reasonable times, but solely for the purpose of inspection in order to enforce and assure compliance with the terms and conditions of this Deed of Easement. Grantee agrees to give Grantor, at least 24 hours advance notice of its intention to enter the Premises, and further, to limit such times of entry to the daylight hours on regular business days of the week.
9. Grantor may use the Premises to derive income from certain recreational activities such as hunting, fishing, cross country skiing and ecological tours, only if such activities do not interfere with the actual use of the land for agricultural production and that the activities only utilize the Premises in its existing condition. Other recreational activities from which income is derived and which alter the Premises, such as golf courses and athletic fields, are prohibited.
10. Nothing shall be construed to convey a right to the public of access to or use of the Premises except as stated in this Deed of Easement or as otherwise provided by law.

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11. Nothing shall impose upon the Grantor any duty to maintain the Premises in any particular state, or condition, except as provided for in this Deed of Easement.

12. Nothing in this Deed of Easement shall be deemed to restrict the right of Grantor, to maintain all roads and trails existing upon the Premises as of the date of this Deed of Easement. Grantor shall be permitted to construct, improve or reconstruct any roadway necessary to service crops, bogs, agricultural buildings, or reservoirs as may be necessary.

13 (a). At the time of this conveyance, Grantor has (1) existing single family residential buildings on the Premises and (0) residential buildings used for agricultural labor purposes. Grantor may use, maintain, and improve existing buildings on the Premises for agricultural, residential and recreational uses subject to the following conditions:

- i. Improvements to agricultural buildings shall be consistent with agricultural uses;
- ii. Improvements to residential buildings shall be consistent with agricultural or single and extended family residential uses. Improvements to residential buildings for the purpose of housing agricultural labor are permitted only if the housed agricultural labor is employed on the Premises; and
- iii. Improvements to recreational buildings shall be consistent with agricultural or recreational uses.

13 (b). Grantor, their heirs, executors, administrators, personal or legal representatives, successors and assigns may use and maintain the Residential Exclusion area, as described in the attached Schedules C-1 and C-2, for agricultural, residential and recreational uses subject to the following conditions:

- i. The exceptions can be severed from the premises.
- ii. The exceptions as described are limited to one (1) residential dwelling on each.

14. Grantor may construct any new buildings for agricultural purposes. The construction of any new buildings for residential use, regardless of its purpose, shall be prohibited except as follows:

- i. To provide structures for housing of agricultural labor employed on the Premises but only with the approval of the Grantee and the Committee. If Grantee and the Committee grant approval for the construction of agricultural labor housing, such housing shall not be used as a residence for Grantor, Grantor's spouse, Grantor's parents, Grantor's lineal descendants, adopted or natural, Grantor's spouse's parents, Grantor's spouse's lineal descendants, adopted or natural; and
- ii. To construct a single family residential building anywhere on the Premises in order to replace any single family residential building in existence at the time of conveyance of this Deed of Easement but only with the approval of the Grantee and Committee.

~~iii. _____ residual dwelling site opportunity(ies) have been allocated to the Premises pursuant to the provisions of N.J.A.C. 2:76-6.17, "Residual Dwelling Site Opportunity". The Grantor's request to exercise a residual dwelling site opportunity shall comply with the rules promulgated by the Committee in effect at the time the request is initiated.~~

~~In the event a division of the Premises occurs in compliance with deed restriction No. 15 below, the Grantor shall prepare or cause to be prepared a Corrective Deed of Easement reflecting the reallocation of the residual dwelling site opportunities to the respective divided lots. The Corrective Deed shall be recorded with the County Clerk. A copy of the recorded Corrective Deed shall be provided to the Grantee and Committee.~~

~~In the event a residual dwelling site opportunity has been approved by the Grantee, the Grantor shall prepare or cause to be prepared a Corrective Deed of Easement at the time of Grantee's approval. The Corrective Deed of Easement shall reflect the reduction of residual dwelling site opportunities allocated to the Premises. The Corrective Deed shall be recorded with the County Clerk. A copy of the recorded Corrective Deed shall be provided to the Grantee and Committee.~~

(OR)

- iii. No residual dwelling site opportunities have been allocated pursuant to the provisions of N.J.A.C. 2:76-6.17. No residential buildings are permitted on the Premises except as provided in this Deed of Easement.

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R.A.E.

For the purpose of this Deed of Easement:

"Residual dwelling site opportunity" means the potential to construct a residential unit and other appurtenant structures on the Premises in accordance with N.J.A.C. 2:76-6.17.

"Residual dwelling site" means the location of the residential unit and other appurtenant structures.

"Residential unit" means the residential building to be used for single family residential housing and its appurtenant uses. The construction and use of the residential unit shall be for agricultural purposes.

"Use for agricultural purposes" as related to the exercise of a residual dwelling site opportunity and the continued use of the residential unit constructed thereto, means at least one person residing in the residential unit shall be regularly engaged in common farmsite activities on the Premises including, but not limited to: production, harvesting, storage, grading, packaging, processing and the wholesale and retail marketing of crops, plants, animals and other related commodities and the use and application of techniques and methods of soil preparation and management, fertilization, weed, disease and pest control, disposal of farm waste, irrigation, drainage, water management and grazing.

15. The land and its buildings which are affected may be sold collectively or individually for continued agricultural use as defined in Section 2 of this Deed of Easement. However, no division of the land shall be permitted without the joint approval in writing of the Grantee and the Committee. In order for the Grantor to receive approval, the Grantee and Committee must find that the division shall be for an agricultural purpose and result in agriculturally viable parcels. Division means any division of the Premises, for any purpose, subsequent to the effective date of this Deed of Easement.

- i. For purposes of this Deed of Easement, "Agriculturally viable parcel" means that each parcel is capable of sustaining a variety of agricultural operations that yield a reasonable economic return under normal conditions, solely from each parcel's agricultural output.

16. In the event of any violation of the terms and conditions of this Deed of Easement, Grantee or the Committee may institute, in the name of the State of New Jersey, any proceedings to enforce these terms and conditions including the institution of suit to enjoin such violations and to require restoration of the Premises to its prior condition. Grantee or the Committee do not waive or forfeit the right to take any other legal action necessary to insure compliance with the terms, conditions, and purpose of this Deed of Easement by a prior failure to act.

17. This Deed of Easement imposes no obligation or restriction on the Grantor's use of the Premises except as specifically set forth in this Deed of Easement.

18. This Deed of Easement is binding upon the Grantor, the Grantor's heirs, executors, administrators, personal or legal representatives, successors and assigns and the Grantee; it shall be construed as a restriction running with the land and shall be binding upon any person to whom title to the Premises is transferred as well as upon the heirs, executors, administrators, personal or legal representatives, successors, and assigns of all such persons.

19. Throughout this Deed of Easement, the singular shall include the plural, and the masculine shall include the feminine, unless the text indicates otherwise.

20. The word 'Grantor' shall mean any and all persons who lawfully succeed to the rights and responsibilities of the Grantor, including but not limited to the Grantor's heirs, executors, administrators, personal or legal representatives, successors and assigns.

21. Wherever in this Deed of Easement any party shall be designated or referred to by name or general reference, such designation shall have the same effect as if the words, "heirs, executors, administrators, personal or legal representatives, successors and assigns" have been inserted after each and every designation.

22. Grantor, Grantor's heirs, executors, administrators, personal or legal representatives, successors and assigns further transfers and conveys to Grantee all of the nonagricultural development rights and development credits appurtenant to the lands and Premises described herein. Nothing contained herein shall preclude the conveyance or retention of said rights by the Grantee as may be permitted by the laws of the State of New Jersey in the future. In the event that the law permits the conveyance of said development rights, Grantee agrees to reimburse the Committee at a certain percent of the value of the

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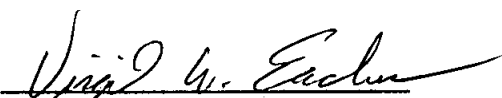
development rights as determined at the time of the subsequent conveyance. The actual percentage of reimbursement by the Grantee to the Committee shall be determined according to the percentage of cost sharing between said parties at the time when they enter into their own grant agreement for the enrollment of these development rights in the New Jersey Agriculture Retention and Development Program.


23. That portion of the net proceeds, representing the value of the land only (and not the value of the improvements), of a condemnation award or other disposition of the Premises following termination of this Deed of Easement, as permitted pursuant to N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32, shall be distributed among the Grantor and the Grantee in shares in proportion to the fair market value of their interests in the Premises on the date of execution of this Deed of Easement. For this purpose, the Grantee's allocable share of the proceeds shall be the net proceeds multiplied by a fraction, the numerator of which is the fair market value of the development easement as certified by the Committee at the time of the initial acquisition and the denominator of which is the full fair market value of the unrestricted Premises as certified by the Committee at the time of the initial acquisition, which is identified as **(\$20,600.00 / \$23,000.00)**. Furthermore, the Grantee's proceeds shall be distributed among the Grantee and the Committee in shares in proportion to their respective cost share grants in the event that the Grantee and the Committee, subsequent to the date of this Deed of Easement, enter into a cost sharing grant agreement. The Grantee shall use its share of the proceeds in a manner consistent with the provisions of N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32.

24. Grantor understands and accepts that Grantee may, at its sole option, apply to have this easement enrolled for participation in the State of New Jersey Agricultural Retention and Development Program as administered by the State Agriculture Development Committee. It is the intention of Grantor to convey to Grantee, by this present instrument, all of the rights which would be conveyed under N.J.S.A. 4:1C-11, et. Seq., and under N.J.A.C. 2:76-1.1, et. Seq., in order to qualify this easement for participation in the State program. Grantor hereby agrees and undertakes to cooperate with Grantee in any appropriate aspect of the State application process and to execute any necessary papers presented by the State or Grantee in connection therewith. Grantor hereby consents to the participation in or exercise of any of Grantee's rights therewith. Grantor hereby consents to the participation in or exercise of any of Grantee's rights and obligations hereunder by the State Agricultural Development Committee or any other State agency or political subdivision of the State of New Jersey. Grantee stipulates that any rights and prerogatives which Deed of Easement extends to the Committee (which entity is neither a party to this conveyance nor to any of the negotiations and agreements leading up to the same) are inchoate and shall not be exercised unless and until Grantee and the Committee enter into a cost share agreement as a result of the enrollment of this easement in the State of New Jersey Agriculture Retention and Development Program.

25. No historic building or structure located on the Premises may be demolished by the grantor or any other person without the prior approval of the State Agriculture Development Committee. Historic building or structure is a building or structure that, as of the date of this Deed of Easement, has been included in the New Jersey Register of Historic Places established pursuant to N.J.S.A. 13:1B-15.128 et seq.

The Grantor signs this Deed of Easement as of the date of the top of the first page. If the Grantor is a corporation, this Deed of Easement is signed and attested to by its proper corporate officers, and its corporate seal, if any, is affixed.


Virgil Eachus
w.

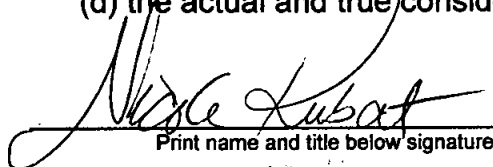

Patricia Eachus
Ann

U-W-E
PAE.

(INDIVIDUAL ACKNOWLEDGMENT)

STATE OF NEW JERSEY, COUNTY OF Camden SS.:I CERTIFY that on June 22,, 20 06,Virgil W. Eachus and Patricia Ann Eachus personally came before me and acknowledged under oath, to my satisfaction, this that person (or if more than one, each person):

- (a) is named in and personally signed this DEED OF EASEMENT;
- (b) signed, sealed and delivered this DEED OF EASEMENT as his or her act and deed;
- (c) made this DEED OF EASEMENT for and in consideration of mutual obligations and benefits to each party; and
- (d) the actual and true consideration paid for this instrument is \$ 1,980,648.80.



Print name and title below signature

NICOLE KUBAT
Notary Public of New Jersey
Commission Expires June 1, 2009

(CORPORATE ACKNOWLEDGMENT)

STATE OF NEW JERSEY, COUNTY OF _____ SS.:

I CERTIFY that on _____ 20 ____, the subscriber

_____, personally appeared before me, who, being by me duly sworn on his or her oath, deposes and makes proof to my satisfaction, that he or she is the Secretary of _____, the Corporation named in the within Instrument; that _____ is the President of said Corporation; that the execution, as well as the making of this Instrument, has been duly authorized by a proper resolution of the Board of Directors of the said Corporation, that deponent well knows the corporate seal of said Corporation; and that the seal affixed to said Instrument is the proper corporate seal and was thereto affixed and said Instrument signed and delivered by said President as and for the voluntary act and deed of said Corporation, in presence of deponent, who thereupon subscribed his or her name thereto as attesting witness; and that the full and actual consideration paid to purchase a development easement as evidenced by the DEED OF EASEMENT is \$ _____ and the mutual obligations and benefits contained herein.

Sworn to and subscribed before me, the date aforesaid

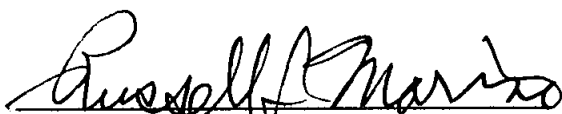
Print name and title below signature

VWE

(COUNTY AGRICULTURE DEVELOPMENT BOARD)

THE UNDERSIGNED, being Chairperson of the Gloucester County Agriculture Development Board, hereby accepts and approves the foregoing restrictions, benefits and covenants.

ACCEPTED AND APPROVED this 14 day of June, 2006.



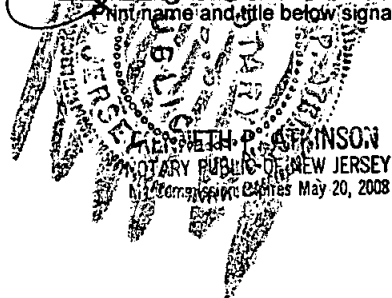
Chairperson
Russell J. Marino
Gloucester County Agriculture Development Board

STATE OF NEW JERSEY, COUNTY OF Gloucester SS.:

I CERTIFY that on June 14, 2006,

Russell J. Marino personally came before me and acknowledged under oath, to my satisfaction that this person: (a) is named in and personally signed this DEED OF EASEMENT, (b) signed, sealed and delivered this DEED OF EASEMENT as the Board's act and deed; and (c) is the Chairperson of the Gloucester County Agriculture Development Board.


Print name and title below signature

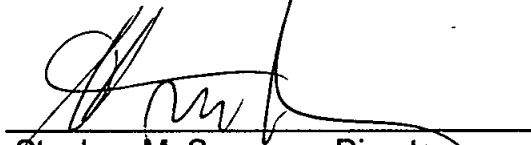

KENNETH P. STEPHENSON
NOTARY PUBLIC OF NEW JERSEY
My Comm. Expires May 20, 2008

U.W.E.
PAE.

(COUNTY OF GLOUCESTER)

THE GLOUCESTER COUNT BOARD OF CHOSEN FREEHOLDERS has approved the purchase of the development easement on the premises pursuant to the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11, et. Seq., P.L. 1983, c. 32, and pursuant to the provisions of the Gloucester County Farmland and Open Space Trust Fund Plan.

ACCEPTED AND APPROVED this 14 day of June, 2006.


 Stephen M. Sweeney, Director
 Gloucester County Board of Chosen Freeholders

STATE OF NEW JERSEY, COUNTY OF Gloucester SS.:

I CERTIFY that on June 14, 2006 the subscriber, STEPHEN M. SWEENEY, personally came before me and acknowledge under oath, to my satisfaction that this person:

- (a) is named and personally signed this DEED OF EASEMENT;
- (b) signed, sealed and delivered this DEED OF EASEMENT as the Board's act and deed;
- (c) is the Director of the Gloucester County Board of Chosen Freeholders

Signed and sworn to before me on June 14, 2006.


 Print name and title below signature

WYNETH P. ATKINSON
 NOTARY PUBLIC OF NEW JERSEY
 Commission Expires May 20, 2008

U.G.E.
 PAF.



SCHEDULE "A"
DESCRIPTION OF PROPERTY
Virgil W. & Patricia Ann Eachus

Mantua Township
Gloucester County
Lands N/F Virgil W. & Patricia Ann Eachus

June 14, 2006
Block 276, Lots 19.02 & 22
290 Jefferson Road
Farmland Preservation Easement

ALL THAT CERTAIN tract or parcel of land located at 290 Jefferson Road in the Township of Mantua, County of Gloucester, State of New Jersey, bounded and described as follows:

COMMENCING at the intersection of the widened Northerly right-of-way line of Jefferson Road, County Route 624 (38.00' from centerline) with the Easterly line of Exception #1, Block 276, Lot 22, and on New Jersey Plane Coordinate System NAD 1983 (NJPCS) said beginning point having NJPCS values N 333,715.3068 feet and E 300,169.6886 feet, and from said beginning point and in the said bearing system running:

(1) Along said Easterly line of said exception, North 03 Degrees 55 Minutes 26 Seconds West, a distance of 521.47 feet to a point in the same; thence

(2) Still along same Easterly line of said exception, North 81 Degrees 26 Minutes 00 Seconds East, a distance of 173.59 feet to a point in same; thence

(3) Still along the same Easterly line of said exception, North 03 Degrees 55 Minutes 26 Seconds West, a distance of 208.71 feet to a point in the Northerly line of said exception, Block 276; thence

(4) Along said Northerly line of said exception, South 81 Degrees 26 Minutes 00 Seconds West, a distance of 208.71 feet to a point in Easterly line of Lot 23.02, Block 276; thence

(5) Along said Easterly line of Lot 23.02 and also Lot 23.01, Block 276, North 03 Degrees 55 Minutes 26 Seconds West, a distance of 546.73 feet to a found iron pin in the Southerly line of Lot 1.03, Block 276, (said pin having NJPCS values N 334,983.9103 feet and E 300,047.5903 feet); thence

(6) Along the Southerly line of Lot 1.03 and also Lot 1.04, Block 276, North 84 Degrees 19 Minutes 59 Seconds East, a distance of 1278.68 feet to a found concrete monument in the Easterly line of Lot 1.04, Block 276, (said concrete monument having NJPCS values N 335,110.1670 feet and E 301,319,9462 feet); thence

(7) Along said Easterly line of Lot 1.04 and also Lot 1, Block 276, North 04 Degrees 54 Minutes 09 Seconds West, a distance of 557.68 feet to a point and common corner Lots 1, 2 and 3.01, Block 276; thence

(8) Along the Southerly line of Lots 3.01 and 3.02, Block 276, North 78 Degrees 13 Minutes 50 Seconds East, a distance of 751.36 feet to a point in the Southerly line of Lot 3.10, Block 276; thence

(9) Along said Southerly line of Lot 3.10 and also Lots 3.09 and 3.08, Block 276, South 88 Degrees 44 Minutes 33 Seconds East, a distance of 1300.52 feet to a point in the Westerly line of Lot 16, Block 276; thence

(10) Along said Westerly line of Lot 16 and also Lot 19, Block 276, South 10 Degrees 19 Minutes, 42 Seconds West, a distance of 943.27 feet to a found stone in the Northerly line of Lot 20, Block 276; thence

(11) Along said Northerly line of Lot 20, South 78 Degrees 23 Minutes 42 Seconds West, a distance of 443.80 feet to a point in the same; thence

(12) Still along same Northerly line of Lot 20, South 22 Degrees 42 Minutes 26 Seconds West, a distance of 277.20 feet to a point in the same; thence

(13) Still along same Northerly line of Lot 20, South 66 Degrees 39 Minutes 26 Seconds West, a distance of 232.10 feet to a point in the Westerly line of Lot 20, Block 276; thence

(14) Along said Westerly line of Lot 20, South 13 Degrees 08 Minutes 26 Seconds West, a distance 302.08 feet to a point in the Northerly line of Lot 19.01, Block 276; thence

(15) Along said Northerly line of Lot 19.01, North 78 Degrees 14 Minutes 34 Seconds West, a distance of 468.42 feet to a found iron pin in the Easterly line of Exception #2, Lot 19.02, Block 276; thence

(16) Along said Easterly line of said exception, North 11 Degrees 45 Minutes 26 Seconds East, a distance of 245.00 feet to a found iron pin in the Northerly line of said exception, Block 276; thence

(17) Along said Northerly line of said exception, North 78 Degrees 14 Minutes 34 Seconds West, a distance of 185.00 feet to a found iron pin in the Westerly line of said exception, Block 276; thence

(18) Along said Westerly line of said exception, South 11 Degrees 45 Minutes 26 Seconds West, a distance of 245.00 feet to a found iron pin in the Southerly line of said exception, Block 276; thence

(19) Along said Southerly line of said exception, South 78 Degrees 14 Minutes 34 Seconds East, a distance of 105.35 feet to a point in the Westerly line of Lot 19.01, Block 276; thence

(20) Along said Westerly line of Lot 19.01, South 11 Degrees 45 Minutes, 26 Seconds West, a distance of 325.73 feet to a found iron pin in the Northerly line of Lot 19.03, Block 276; thence

(21) Along said Northerly line of Lot 19.03, North 78 Degrees 14 Minutes 36 Seconds West, a distance of 277.23 feet to a found iron pin in the Westerly line of Lot 19.03, Block 276; thence

June 14, 2006

Block 276, Lots 19.02 and 22

Bach File No. GC2005-1B

(22) Along said Westerly line of Lot 19.03, South 05 Degrees 37 Minutes 38 Seconds East, a distance of 142.79 feet to a point in the widened Northerly right-of-way line of Jefferson Road (38.00 feet from centerline); thence

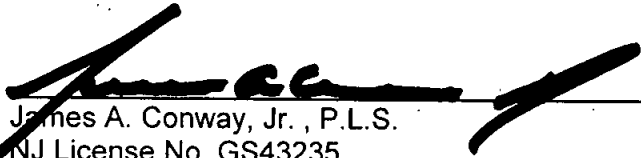
(23) Along said widened Northerly right-of-way line of Jefferson Road, North 78 Degrees 14 Minutes 32 Seconds West, a distance of 14.08 feet to a point in the same; thence

(24) Still along same widened Northerly right-of-way line of Jefferson road, South 84 Degrees, 19 Minutes 53 Seconds West, a distance of 1,277.92 feet to the Place of Beginning.

Containing within said bounds 96.148 Acres

Total Net Farmland Preservation Easement 96.148 Acres

The above description was written pursuant to a survey of property designated as Block 276, Lots 19.02 and 22 on the municipal tax map of Mantua Township, County of Gloucester, State of New Jersey, said survey was prepared by Bach Associates, P.C., 304 White Horse Pike, Haddon Heights, New Jersey, 08035, dated May 16, 2006, revised 6/14/06 and is marked as file No. GC2005-1B.


James A. Conway, Jr., P.L.S.
NJ License No. GS43235


Date

SCHEDULE "B"

Grantor certifies that at the time of the application to sell the development easement to the Grantee no non-agricultural uses existed. Grantor further certifies that at the time of the execution of this Deed of Easement no non-agricultural uses exist.



BACH Associates, P.C.
ENGINEERS • ARCHITECTS • PLANNERS

SCHEDULE "C"
DESCRIPTION OF PROPERTY
Virgil W. & Patricia Ann Eachus

Mantua Township
Gloucester County
Lands N/F Virgil W. & Patricia Ann Eachus

June 14, 2006
Block 276, Lots 19.02 & 22
290 Jefferson Road
Exception #1

ALL THAT CERTAIN tract or parcel of land located at 290 Jefferson Road in the Township of Mantua, County of Gloucester, State of New Jersey, bounded and described as follows:

COMMENCING at the intersection of the widened Northerly right-of-way line of Jefferson Road, County Route 624 (38.00' from centerline) with the Easterly line of Exception #1, Block 276, Lot 22, and on New Jersey Plane Coordinate System NAD 1983 (NJPCS) said beginning point having NJPCS values N 333,715.3068 feet and E 300,169.6886 feet, and from said beginning point and in the said bearing system running:

(1) Along said widened Northerly right-of-way line of Jefferson Road, South 84 Degrees 19 Minutes 32 Seconds West, a distance of 35.02 feet to a point in the Easterly line of Lot 23.04, Block 276; thence

(2) Along said Easterly line of Lot 23.04, Block 276, North 03 Degrees 55 Minutes 25 Seconds West, a distance of 728.40 feet to a point in the same; then the following four (4) courses through Lot 22, Block 276;

(3) North 81 Degrees 26 Minutes 00 Seconds East, a distance of 208.71 feet to a point; thence

(4) South 03 Degrees 55 Minutes 26 Seconds East, a distance of 208.71 feet to a found iron pin; thence

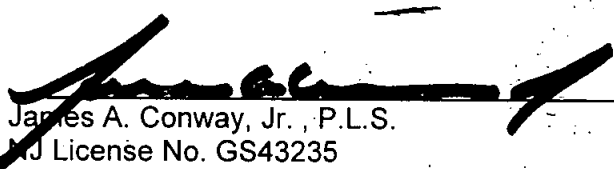
(5) South 81 Degrees 26 Minutes 00 Seconds West, a distance of 173.59 feet to found iron pin; thence

(6) South 03 Degrees 55 Minutes 26 Seconds East, a distance of 521.47 feet to the Place of Beginning.

Containing within said Exception 1.415 Acres

Total Net Farmland Preservation Easement 96.148 Acres

The above description was written pursuant to a survey of property designated as Block 276, Lots 19.01 and 22 on the municipal tax map of Mantua Township, County of Gloucester, State of New Jersey, said survey was prepared by Bach Associates, P.C., 304 White Horse Pike, Haddon Heights, New Jersey, 08035, dated May 16, 2006, revised 6/14/06 and is marked as file No. GC2005-1B.


James A. Conway, Jr., P.L.S.
NJ License No. GS43235


Date



SCHEDULE "C"
DESCRIPTION OF PROPERTY
Virgil W. & Patricia Ann Eachus

Mantua Township
Gloucester County
Lands N/F Virgil W. & Patricia Ann Eachus

June 14, 2006
Block 276, Lots 19.02 & 22
290 Jefferson Road
Exception #2

ALL THAT CERTAIN tract or parcel of land located at 290 Jefferson Road in the Township of Mantua, County of Gloucester, State of New Jersey, bounded and described as follows:

COMMENCING at a point in the Easterly line of Lot 19.02, Block 276, said point being the Northwesterly corner of Lot 19.01, Block 276, and on New Jersey Plane Coordinate System NAD 1983 (NJPCS), said beginning point having NJPCS values N 334,243.1408 feet and E 301,778.8301 feet, and from said beginning point and in the said bearing system running:

(1) Northwestwardly along the extended Northeasterly line of Block 19.01, North 78 Degrees 14 Minutes 34 Seconds West, a distance of 105.35 feet to a found iron pin; thence

(2) North 11 Degrees 45 Minutes 26 Seconds East, a distance of 245.00 feet to a found iron pin; thence

(3) South 78 Degrees 14 Minutes 34 Seconds East, a distance of 185.00 feet to a found iron pin, Block 276; thence

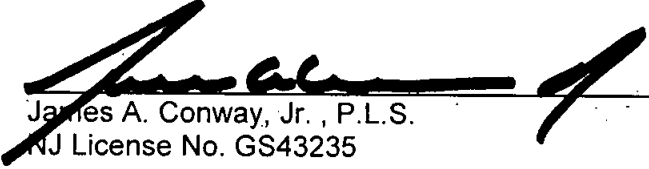
(4) South 11 Degrees 45 Minutes 26 Seconds West, a distance of 245.00 feet to a found iron pin in the Northeasterly line of Lot 19.01, in Block 276; thence

(5) Along said line of Lot 19.01, North 78 Degrees 14 Minutes 34 Seconds West, a distance of 79.65 feet to Place of Beginning.

Containing within said bounds 1.041 Acres

Total Net Farmland Preservation Easement 96.148 Acres

The above description was written pursuant to a survey of property designated as Block 276, Lots 19.01 and 22 on the municipal tax map of Mantua Township, County of Gloucester, State of New Jersey, said survey was prepared by Bach Associates, P.C., 304 White Horse Pike, Haddon Heights, New Jersey, 08035, dated May 16, 2006, revised 6/14/06 and is marked as file No. GC2005-1B.


James A. Conway, Jr., P.L.S.
NJ License No. GS43235

 6/14/06
Date

AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER
(Chapter 49, P.L. 1968, as amended through Chapter 66, P.L. 2004)

To be recorded with deed pursuant to Chapter 49, P.L. 1968, as amended by Chapter 308, P.L. 1991 (N.J.S.A. 46:15-5 et seq.)
BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

} SS.

COUNTY OF Camden**FOR RECORDER'S USE ONLY**

Consideration \$ _____
RTF paid by seller \$ _____
Date _____ By _____

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

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

Deponent, Virgil W. Eachus, being duly sworn according to law upon his/her oath,
(Name)
deposes and says that he/she is the Grantor _____ in a deed dated 6/22/06 transferring
(Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)
real property identified as Block number 276 Lot number 19.02 and 22 located at
330 Jefferson Road, Sewell, Township of Mantua, Gloucester County and annexed thereto.
(Street Address, Municipality, County)

(2) CONSIDERATION \$ 1,980,648.80 ~~1,998,200.00~~ (See Instructions #1 and #5 on reverse side)**(3) FULL EXEMPTION FROM FEE** (See Instruction #6 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through Chapter 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(b) By or to the United States of America, this State or any instrumentality, agency or subdivision

(4) PARTIAL EXEMPTION FROM FEE (See Instruction #7 on reverse side)

PARTIAL EXEMPTION FROM FEE EXEMPTION FROM FEE (See Instructions #7 on reverse side)

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.

Deponent claims that this deed transaction is exempt from State portions of the Basic Fee, Supplemental Fee, and General Purpose Fee, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004 and C. 66, P.L. 2004 for the following reason(s):

- A. **SENIOR CITIZEN** Grantor(s) ☐ 62 years of age or over. * (See Instruction #7 on reverse side for A or B)
B. **BLIND PERSON** Grantor(s) ☐ legally blind or; *
DISABLED PERSON Grantor(s) ☐ permanently and totally disabled ☐ Receiving disability payments ☐ Not gainfully employed*

Senior citizens, blind or disabled persons must also meet all of the following criteria.

- ☐ Owned and occupied by grantor(s) at time of sale. ☐ Resident of the State of New Jersey.
☐ One or two-family residential premises. ☐ Owners as joint tenants must all qualify.

*IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANTOR NEEDS TO QUALIFY IF OWNED AS TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (See Instruction #7 on reverse side)

- ☐ Affordable according to H.U.D. standards. ☐ Reserved for occupancy.
☐ Meets income requirements of region. ☐ Subject to resale controls.

(5) NEW CONSTRUCTION (See Instructions #8 and #10 on reverse side)

- ☐ Entirely new improvement. ☐ Not previously occupied.
☐ Not previously used for any purpose. ☐ "NEW CONSTRUCTION" printed clearly at the top of the first page of the deed.

Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 66, P.L. 2004.

Subscribed and sworn to before me
this 22 day of June, 2006

Nicole Kubat

Virgil W. Eachus
Signature of Deponent

Virgil W. & Patricia Ann Eachus.

Grantor Name

290 Jefferson Rd/Sewell/NJ

Deponent Address

290 Jefferson Rd/Sewell/NJ

Grantor Address at Time of Sale

Title America Agency Corp.

Name/Company of Settlement Officer

NICOLE KUBAT
Notary Public of New Jersey
Commission Expires June 1, 2009

FOR OFFICIAL USE ONLY

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

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY BUYER(Chapter 49, P.L. 1968, as amended through Chapter 19, P.L. 2005)
To be recorded with deed pursuant to Chapter 49, P.L. 1968, as amended by Chapter 308, P.L. 1991 (N.J.S.A. 46:15-5 et seq.)
BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

} ss.

COUNTY OF Camden

FOR RECORDER'S USE ONLY

Consideration \$ _____
RTF paid by buyer \$ _____
Date _____ By _____

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

Deponent, Robert J. Smith, being duly sworn according to law upon his/her oath,
(Name)deposes and says that he/she is the Legal Rep. of the County of Gloucester
(Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)real property identified as Block number 276 Lot number 19.02.22 located at
290 Jefferson Road, Township of Mantua, Gloucester County and annexed thereto.
(Street Address, Municipality, County)(2) CONSIDERATION \$ 1,980,448.80 ~~1,000,000.00~~ (See Instructions #1 and #5 on reverse side)

Entire consideration is in excess of \$1,000,000:

PROPERTY CLASSIFICATION CHECKED BELOW SHOULD BE TAKEN FROM THE OFFICIAL TAX LIST (WHICH IS A PUBLIC RECORD) OF THE MUNICIPALITY WHERE THE PROPERTY IS LOCATED IN THE YEAR THAT THE TRANSFER IS MADE.

(A) When Grantee pays:

- ☐
- Class 2 - Residential
-
- (4 Families or less)
- ☐
- Class 4C - Residential Cooperative Unit
-
- ☐
- Class 3A - Farm property (Regular) and any other real property transferred
-
- to same grantee in conjunction with transfer of Class 3A property.

(B) When Grantee does not have to pay, fill out below:

- ☐
- Property class. Circle applicable class(es): 1 4A 4B 4C 15
-
- ☒
- Exempt Organization Pursuant to Federal Internal Revenue Code of 1986

Property classes: 1-Vacant Land, 4A-Commercial, 4B-Industrial, 4C-Apartment (other than residential cooperative unit), 15-Public Property

(3) FULL EXEMPTION FROM FEE (See Instruction #6 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through Chapter 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(b) by or to the United States of America, this State, or any instrumentality, agency or subdivision

Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 19, P.L. 2005.

Subscribed and sworn to before me
this 22 day of June, 2006Nicole Kubal
Notary Public of New Jersey
Commission Expires June 1, 2009Robert J. Smith
Signature of Deponent
GCADB Attorney
1200 N. Delsea Dr/Clayton/NJ
Deponent Address
Robert J. Smith Esq.County of Gloucester
Grantee Name
1200 N. Delsea Dr/Clayton/NJ
Grantee Address at Time of Sale
Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY

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