

PURCHASERS/MORTGAGORS: *(names and addresses)*
CHRISTOPHER J. BOND and CHRISTINE BOND
5 WINDY BROW MANOR
Fredon, NJ 07860

**NOTICE OF
REAL ESTATE SETTLEMENT**

MORTGAGEE: *(name and address)*
FIFTH THIRD MORTGAGE COMPANY
5001 KINGSLEY DRIVE
CINCINNATI, OH 45227



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11/10/2011 03:04:49 PM NSS
Bk: 633 Pg: 199
Jeffrey Parrott, Dep. County Clerk
Sussex County, NJ

NOTICE is hereby given of a contract of sale and mortgage commitment between the parties hereto.

THE lands to be affected are described as follows:

All that certain tract or parcel of land and premises situate lying and being in the **Township of Fredon** of the **County of Sussex, State of New Jersey**, commonly known as:

5 WINDY BROW MANOR

Also known as **Lot 15.69** in **Block 1001** on the tax map of the **Township of Fredon**.

and more particularly described as follows:

See Attached Legal Description

PJD TITLE AGENCY, LLC
Attorney(s) at Law of New Jersey*

By *Raymond Loffredo Esq*

RAYMOND LOFFREDO
Attorney At Law
of the State of New Jersey

Address:
PJD Title Agency, LLC
130 Pompton Avenue
Verona, NJ 07044

**This form must be executed by a party or legal representative. If the notice is executed by anyone other than an Attorney at Law of New Jersey, it must be executed and acknowledged or proved in the same manner as a deed.*

Legal Description

ALL THAT CERTAIN LOT, PARCEL OR TRACT OF LAND, SITUATE AND LYING IN THE TOWNSHIP OF FREDON, COUNTY OF SUSSEX, STATE OF NEW JERSEY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE COMMON FRONT LOT CORNER OF TAX LOTS 15.68 AND 15.69, BLOCK 1001 LOCATED ON THE EASTERLY SIDELINE OF WINDY BROW MANOR (A 50 FOOT WIDE RIGHT OF WAY) SAID POINT BEING DISTANT 899.62 FEET AS MEASURED ALONG SAID SIDELINE FROM THE SOUTHERLY END OF THE RETURN CURVE CONNECTING THE SOUTHERLY SIDELINE OF RIDGE ROAD, ALSO KNOWN AS SUSSEX COUNTY ROUTE 519 (A 66 FOOT WIDE RIGHT OF WAY) WITH THE EASTERLY SIDELINE OF WINDY BROW MANOR AND RUNNING THENCE

- (1) ALONG THE EASTERLY SIDELINE OF WINDY BROW MANOR IN A SOUTHERLY DIRECTION ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 475.00 FEET, AN ARC LENGTH OF 32.06 FEET TO THE BEGINNING OF THE CUL-DE-SAC RETURN AT THE TERMINUS OF WINDY BROW MANOR, THENCE THE FOLLOWING TWO COURSES ALONG SAID CUL-DE-SAC RIGHT OF WAY
- (2) ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 22.54 FEET TO A POINT OF REVERSE CURVATURE; THENCE
- (3) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 112.59 FEET, TO THE COMMON FRONT CORNER OF TAX LOTS 15.62 AND 15.69, BLOCK 1001, THENCE THE FOLLOWING TWO COURSES ALONG TAX LOT 15.62, BLOCK 1001
- (4) SOUTH 62 DEGREES 10 MINUTES 30 SECONDS EAST A DISTANCE OF 315.03 FEET TO A POINT; THENCE
- (5) SOUTH 18 DEGREES 46 MINUTES 21 SECONDS EAST A DISTANCE OF 293.55 FEET TO A POINT; THENCE
- (6) ALONG TAX LOT 15.61 AND 15.60 BLOCK 1001, RESPECTIVELY, NORTH 71 DEGREES 13 MINUTES 39 SECONDS EAST A DISTANCE OF 467.67 FEET TO A POINT; THENCE
- (7) ALONG TAX LOT 15.59, BLOCK 1001, NORTH 08 DEGREES 54 MINUTES 26 SECONDS WEST A DISTANCE OF 180.46 FEET TO A POINT; THENCE
- (8) ALONG TAX LOT 15.03, BLOCK 1001, NORTH 27 DEGREES 39 MINUTES 00 SECONDS WEST A DISTANCE OF 331.65 FEET TO A POINT; THENCE
- (9) ALONG TAX LOT 15.68, BLOCK 1001, SOUTH 82 DEGREES 22 MINUTES 31 SECONDS WEST A DISTANCE OF 739.22 FEET TO A POINT, THENCE TO THE POINT AND PLACE OF BEGINNING.

KNOWN AS LOT 15.69 IN BLOCK 1001 SHOWN ON A MAP ENTITLED "FINAL PLAT-SECTION FOUR FOR WINDY BROW MANOR, TAX LOT 15.62, 15.63 AND 15.64, BLOCK 1001, TAX MAP SHEET 10, FREDON TOWNSHIP, SUSSEX COUNTY, NEW JERSEY" WHICH MAP WAS FILED IN THE SUSSEX COUNTY CLERK'S OFFICE ON MARCH 19, 2002 AS MAP NO. 1314.

FOR INFORMATIONAL PURPOSES ONLY: ALSO KNOWN AS LOT 15.69 IN BLOCK 1001 ON THE TOWNSHIP OF FREDON TAX MAP.

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