



**Middlesex County
Document Summary Sheet**

MIDDLESEX COUNTY CLERK NJ

PO BOX 1110

NEW BRUNSWICK NJ 08903

INSTR # 2024003889

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NANCY J. PINKIN, COUNTY CLERK

MIDDLESEX COUNTY, NEW JERSEY

RECORDING FEES \$75.00

Official Use Only

Transaction Identification Number

6993950

8539952

Submission Date(mm/dd/yyyy)

01/22/2024

No. of Pages (excluding Summary Sheet)

5

Recording Fee (excluding transfer tax)

\$75.00

Realty Transfer Tax

\$0.00

Total Amount

\$75.00

Document Type

MISCELLANEOUS DEED

Municipal Codes

SOUTH BRUNSWICK

SBR

Batch Type L2 - LEVEL 2 (WITH IMAGES)

Return Address (for recorded documents)

KENSINGTON VANGUARD

39 W 37TH ST FL 3

NEW YORK, NY 10018

760563

Additional Information (Official Use Only)

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**Middlesex County
Document Summary Sheet**

MISCELLANEOUS DEED	Type	MISCELLANEOUS DEED				
	Consideration					
	Submitted By	SIMPLIFILE, LLC. (SIMPLIFILE)				
	Document Date	01/12/2024				
	Reference Info					
	Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
	GRANTOR	Name			Address	
		THE TRUSTEES OF PRINCETON UNIVERSITY A NEW JERSEY NON-PROFIT CORPORAT				
	GRANTEE	Name			Address	
		WM FLEMERS SONS INC				
	Parcel Info					
	Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
		SB	99	8.041		SBR
		SB	102	6		SBR
		SB	106	1		SBR
		SB	102	5		SBR
		SB	99	14.04		SBR
		SB	99	3.213		SBR

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**This instrument prepared by
and after recording return to:**

Dorothy Bolinsky, Esq.
Faegre Drinker Biddle & Reath LLP
105 College Road East, P.O. Box 627
Princeton, New Jersey 08542 USA

PARTIAL RELEASE AND TERMINATION OF EASEMENT

THIS PARTIAL RELEASE AND TERMINATION OF EASEMENT AGREEMENT (this "Partial Release") is made as of this 12 day of January 2024, The Trustees of Princeton University, a not-for-profit corporation of the State of New Jersey, with its principal office at One Nassau Hall, Princeton University, Princeton, New Jersey 08544 ("Princeton").

BACKGROUND:

A. Pursuant to that certain Deed granted by Sarah R. May, as grantor, in favor of WM. Flemer's Sons, Inc., as grantee, on February 6, 1957, and recorded in the office of the Middlesex County Clerk on April 2, 1957, in Deed Book 1956, Page 483 (the "Deed"), rights to a twenty (20) foot wide driveway were reserved (the "Easement") over property now designated on the tax map of the Township of South Brunswick as Lot 3.113 Block 99 (the "Burdened Property"), for the benefit of property owned in fee simple by Princeton and now designated on the tax map of the Township of South Brunswick as Lot 14.01 Block 99 (the "Benefited Property").

B. The Easement was granted in connection with a life estate interest in a dwelling house that existed on the Benefited Property at the time of the Deed in order to provide the dwelling house access to the public right of way now known as Greenwood Avenue.

C. The party that was entitled to the life estate interest in the Easement is now deceased, the dwelling house no longer exists, and the Benefited Property has other means of access to a public right of way.

C. Princeton is the current fee title owner of the Benefited Property, and as such is the successor to the beneficial interest in the Easement.

D. Princeton desires to enter into this Partial Release in order to partially terminate that portion of the Easement described on **Exhibit A** attached hereto ("Termination Area"). For purposes of clarity, the Termination Area is the portion of the Easement located within Block 99, Lot 14.04 as shown on **Exhibit A**.

NOW, THEREFORE, in consideration of the recitals, which are incorporated herein by reference, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Princeton hereby declares as follows:

1. **Incorporation of Recitals.** The foregoing recitals are hereby incorporated into and made part of this Partial Release as if fully set forth at length herein

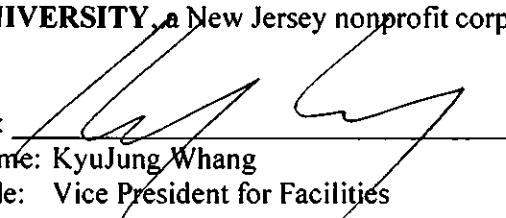
US.355659516.03

2. **Partial Release.** Princeton on behalf of itself and its successors and assigns, hereby terminates, releases and relinquishes any interest that Princeton and its successors and assigns have in and to that portion of the Easement located within the Termination Area.
3. **Partial Termination.** The Easement is hereby partially terminated and discharged of record and is of no further force and effect as to the Termination Area.
4. **Successors and Assigns.** The terms, conditions and provisions of this Partial Release shall be binding upon the successors and assigns of the parties hereto.
5. **Governing Law.** This Partial Release shall be governed by and construed in accordance with the laws of the State of New Jersey.
6. **Miscellaneous.** If any provision of this Partial Release shall be invalid or unenforceable, the remainder of this Partial Release shall not be affected thereby. The headings are for convenience of reference only and shall not limit or otherwise affect the meaning hereof.

[remainder of page left intentionally blank; signature page follows]

IN WITNESS WHEREOF, this Partial Release is executed as of the day and year first above written.

**THE TRUSTEES OF PRINCETON
UNIVERSITY**, a New Jersey nonprofit corporation

By: 
Name: KyuJung Whang
Title: Vice President for Facilities

STATE OF NEW JERSEY

COUNTY OF Mercer

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) SS.:
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I CERTIFY that on Jan. 4, 2024 KyuJung Whang personally came before me and this person acknowledged under oath, to my satisfaction, that he is the Vice-President for Facilities of THE TRUSTEES OF PRINCETON UNIVERSITY, the corporation named in and which made the foregoing instrument, and that he signed and delivered the foregoing instrument as the act and deed of said corporation, duly authorized by resolution of its Board of Trustees for the uses and purposes stated therein.





[Signature Page to Partial Release and Discharge of Driveway Easement]

Exhibit A
Termination Area

[see attached]

