This Deed is made on BETWEEN

FAIRMOUNT EAST INVESTMENTS, LLC

whose post office address is PO 8ox 672 Oldwick, New Jersey 08858 referred to as the Grantor,

AND THE STATE OF NEW JERSEY, DEPARTMENT OF ENVIRONMENTAL PROTECTION

whose post office address is 401 East Street Trenton, New Jersey 08625 referred to as the Grantee. The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

1. Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of ---\$800,000.00 (Eight Hundred Thousand Dollars and 00/100)--The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of Union Township Account No. Lot No. 24.02 Block No. 11

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

The Property consists of the land and all the buildings and structures on the land in 3. Property. the Township of Union and State of New Jersey. The legal description is: County of Hunterdon

X Please see attached Legal Description annexed hereto and made a part hereof (check box if applicable).

BEING THE SAME PREMISES CONVEYED TO CRANTOR BY DEED from Spruce Run Associates, A Partnership, dated September 13, 2003 recorded with the Clerk of Hunterdon County on January 26, 2004 in deed book 2080 page 928.

ALL IN ACCORD WITH A SURVEY prepared by KSS Kennon Surveying Services, Inc. dated August 2, 2004

lecorded/Filed

Dorothy K. Tirpok ASB Hunterdon County Clerk 12/20/2004 14:59 Bk 2110 Pg 911 #Pg 7 DEED

Consideration: Realty Tax:

800000.00 0.00 B 100.00

d by: (print signer's name below-signature)

DAVID S. BUNEVICH

(For Recorder's Use Only)

Page 1 of 7



P.O. Box 4477, 5 Powder Horn Drive, Suite #4

Warren, New Jersey 07059

Phone: 732-564-1818

Fax: 732-564-9999

DESCRIPTION OF PROPERTY

Union Township
Hunterdon County
Lands N/F Fairmount East Investments, LLC

08/02/04

Block 11, Part of Lot 24.02

All that certain tract or parcel of land known as Lot 24.02, Block 11 in Union Township, County of Hunterdon, New Jersey, bounded and described as follows:

Beginning at the intersection of the northerly line of State Highway No. 173 (set 84 feet northerly of a Baseline between station 326+20 +/- to station 344+70 +/- as shown on a map entitled "New Jersey State Highway Department, GENERAL PROPERTY PARCEL MAP, Route 28 1927 Section 30, Bethlehem-Union Township Line to N.J. Women's Reformatory" sheet 5 of 10 dated May 1951) with the easterly line of Lot 24.03, Block 11, being lands n/f Hilltop Fuel Company, DB 741, Pg 751 (said beginning point now evidenced by an iron pin found and having NJPCS NAD83 values N 657,068.96 feet and E 362,779.57 feet), and from said beginning point and in the same bearing system running, thence;

- Along said easterly line North 00 degrees 37 minutes 45 seconds West 603.76 feet to a
 concrete monument set in the southerly line of Lot 24, Block 11 lands n/f NJDEP, DB 889,
 Pg 178; thence,
- Along said southerly line North 83 degrees 58 minutes 38 seconds East 1490.21 feet to an iron pin and cap set in the westerly line of Lot 23, Block 11 lands n/f NJDEP DB 878, Pg 664; thence,
- 3. Along said westerly line and its southerly projection thereof, being along the westerly line of Lot 22, said Block 11 lands n/f Lane, DB 919, Pg 1064, South 05 degrees 06 minutes 35 seconds East 611.14 feet to the northerly line of the aforementioned State Highway No. 173 (passing over a concrete monument set 210.65 feet from the terminus of this course); thence
- 4. Along said northerly line along a curve to the left having a radius of 6084.00 feet, an arc length of 332.75 feet, a central angle of 03 degrees 08 minutes 01 seconds whose chord bears South 85 degrees 32 minutes 06 seconds West 332.71 feet; thence,
- 5. Continuing along said northerly line South 83 degrees 58 minutes 05 seconds West 1184.65 feet to the POINT OF BEGINNING.

Containing within said bounds, 20.912 acres, more or less.

WK 8.204

EXCEPTING from the above described Lot 24.02, Block 11, the following area of driveway encroachment and adverse use by Lot 22, Block 11, described as follows:

All that certain tract or parcel of land known as a southeasterly part of Lot 24.02, Block 11 in Union Township, County of Hunterdon, New Jersey, bounded and described as follows:

Beginning at a point in the northerly line of State Highway No. 173 being distant westerly from its intersection with the westerly line of Lot 22, Block 11 lands n/f Lane DB 919, Pg 1064 of the Hunterdon County records, along a curve to the left having a radius of 6084.00 feet, an arc length of 20.02 feet, a central angle of 00 degrees 11 minutes 19 seconds whose chord bears South 87 degrees 11 minutes 46 seconds West 20.02 feet (said beginning point now evidenced by a set concrete monument having NJPCS NAD83 values N 657,219.35 feet and E 364,289.37 feet), and from said beginning point and in the same bearing system running, thence;

- 1. North 05 degrees 06 minutes 35 seconds West 211.67 feet to a concrete monument set in the westerly projection of the northerly line of said Lot 22, Block 11; thence,
- Along said westerly projection South 89 degrees 54 minutes 05 seconds East 20.08 feet to a
 concrete monument set in the westerly line of Lot 23, said Block 11 lands n/f NJDEP
 DB 878, Pg 664 being the northwesterly corner of said Lot 22; thence,
- 3. Along the westerly line of said Lot 22 South 05 degrees 06 minutes 35 seconds 210.65 feet to a concrete monument set in the northerly line of the aforementioned Route 173; thence,
- 4. Along said northerly line along a curve to the left having a radius of 6084.00 feet, an arc length of 20.02 feet, a central angle of 00 degrees 11 minutes 19 seconds whose chord bears South 87 degrees 11 minutes 46 seconds West 20.02 feet to the POINT OF BEGINNING of the herein described Exception Parcel

Containing within the bounds of said exception, 0.097 acre, more or less.

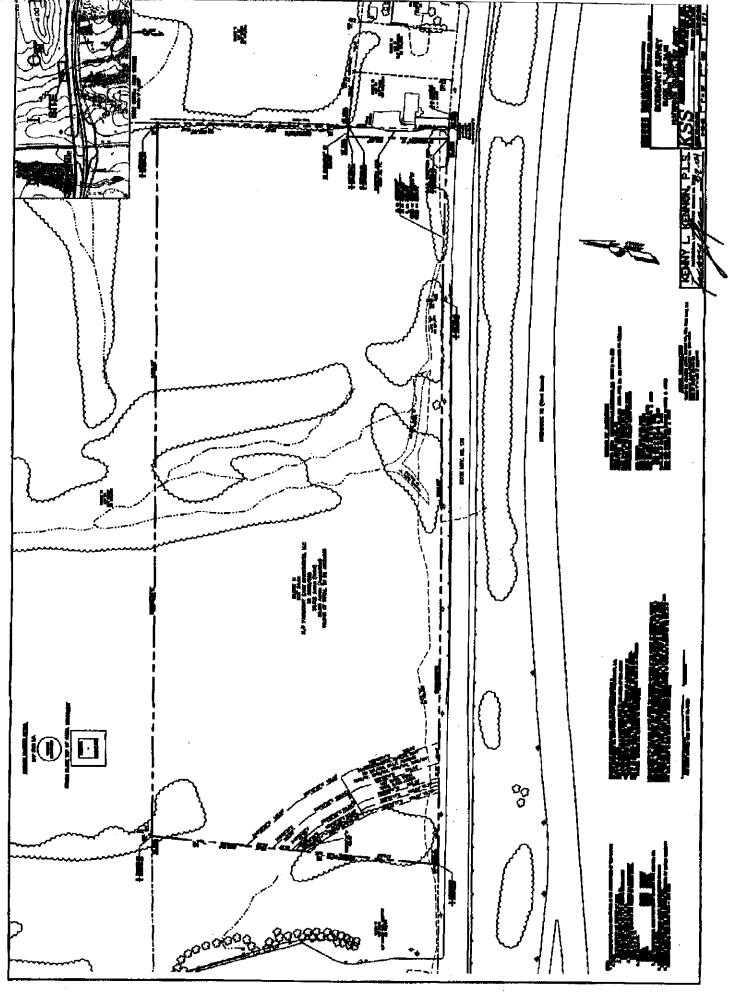
The net area being conveyed is 99.54% of Lot 24.02, Block 11 containing 20.815 acres, more or less.

The above description was written pursuant to a survey of property designated as Block 11, Lot 24.02, on the municipal tax map of Union Township, County of Hunterdon, State of New Jersey. Said survey was prepared by Kennon Surveying Services Inc., 5 Powder Horn Drive, Warren, New Jersey 07059, September 12, 2002, revised through July 22, 2004 and is marked as Project No. 1505.

Date

8.2-04

Kenny L. Kennon, P.L.S N.L. License No. 37195



The street address of the Property is: 64-66 Route 173 W. Hampton, New Jersey 08827

- 4. Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the Property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the Property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).
- 5. Signatures. The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature).

 FAIRMOUNT EAST INVESTMENTS LLC

Witnessed By:

CLAUDIA L. WETTELAND

(Seal)

(Seal)

STATE OF NEW JERSEY I CERTIFY that on 9 30 04 CLAUDIA L. WETTELAND

, COUNTY OF HUNTERDON

personally came before me and stated to my satisfaction that this person (or if more than one, each person): (a) was the maker of this Deed;

(b) executed this Deed as his or her own act; and,

(c) made this Deed for \$

800,000.00

as the full and actual consideration paid or to be paid for the

transfer of title. (Such consideration is defined in N.J.S.A. 46:15-6.)

RECORD AND RETURN TO:

RANDALL L. PEASE, DAG STATE OF NEW JERSEY

DEPARTMENT OF LAW & PUBLIC SAFETY

PO BOX 093, TRENTON, NJ 08625

(Frint name and title below signature)

DAVID S. BUNEVICH, ESQ. An Attorney at Law of N.J.

103 - Deed - Bargain and Sale Cov. to Grantor's Act - Ind. to Ind. or Corp. Plain Language 951 [-1



NC1645 - Affidavit of Consideration BTF-1 (Rev. 8/2004) PS/04

STATE OF NEW JERSEY AFFIDAVIT OF CONSIDERATION

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www.aslegal.com 800.222.0510 Page 1

(c. 49, P.L. 1968; as amended by through c. 66, P.L. 2004)

	To Be Recorded With Deed Pur	suant to c. 49, P.L. 1968 as	amended by c. 30)8, P.L. 1991 (N	N.J.S.A. 46:10	í-5 et seq.)
STATE OF NE	W JERSEY			FOR REC	ORDER'S	USE ONLY
		$}_{SS.}$	Considera	tion \$	800, 1	
COUNTY OF	HUNTERDON		RTF paid	by seller \$4	Ву	A813
			* Use symbo	I "C" to indicat	e that fee is e	exclusively for county use.
(1) PARTY OR	LEGAL REPRESENTAT	TIVE (See Instructio				
Deponent,	CLAUDIA L. WETPELA				upon his/he	er oath deposes and says
that he/she is th	e deponent chather Grantor, Grantee, Legal Representa	4	in a deed o	lated		
transferring res	l property identified as Blo	ock No. 11	ttle Ce., Liending Instit	Lot No.	24.02	
located at	64-66 Route 173 W.	Union Township	Hunterdor	Countya	annexed	l hereto.
	ATION (See Instruction					
Depone	ent states that, with respect of value constituting the	t to deed hereto anne	exed, the actua	d amount of	money an	d the monetary value of
tenements or ot	her realty, <u>including</u> the re	entire compensation	ny prior morf	oe palo Ior Seese to whi	the transi-	er of title to the lands,
is to be assume	d and agreed to be paid be section with the transfer of	y the grantee and ar	ıv other lien o	or encumbra	ance there	on not paid, satisfied or
	MPTION FROM FEE		=3/M			
Depone	nt states that this deed tr	ansaction is fully exe	mpt from the	Realty Tra	ansfer Fee	imposed by c. 49, P.L.
1968, as amend	ed through c. 66, P.L. 20 mption symbol is not suffic	04 for the following	reason(s). E	xplain in de	etail. (See	Instruction #7.) Mere
	(b) conveyed to the	e STate of New	Jersey			
(4) PARTIAL E	XEMPTION FROM FEE	NOTE: All box CATEGORY MUST (See Instructions #:	, BE CHECKED	o grantor(e) o . Failure to d	mly.	BOXES IN APPROPRIATE claim for partial exemption.
Denonent claims	s that this deed transaction		•	ftha Daois I	e i	lb 150 D 1555
113, P.L. 2004; a	nd c. 66, P.L. 2004 for the i	ollowing reason(s):		t the basic i	iee imposeo	1 by c. 176, P.L. 1975; c.
	TTIZEN (See Instruction					
	r(s) 62 years of age or over					(s) at time of sale.
	two-family residential pre		Owners a	s joint tena	nts must al	l qualify.
	nt of the State of New Jers	ey.				
_ `	e Instruction #8) r(s) legally blind.*		DISABLED			N 11 11 14
	two-family residential pre					ally disabled.*
	and occupied by grantor(s)			disability p		
	and occupied by grantor(s) as joint tenants must all q			fully employ		
	as joint tenants must an quit of the State of New Jerse			wo-family re		
	IN OT THE PASSE OF LICEA DELSE	:y.				(s) at time of sale.
				s joint tenar		
IN THE CASE OF	HISBAND AND WIFE ONLY	ZOŇE CDANTOD NEDD		of the State		
. LOW ANI	MODERATE INCOME	HOUSING (See Inst	ruction #2)	WNED AS TE	SNANISBY	THE ENTIRETY
	able According to HUD St		Reserved for	Occumaney.		
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	TRUCTION (See Instructi					
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eponent makes ubmitted herewi	this Affidavit to induce t	he County Clerk or provisions of c. 49. P.J	Register of D	eeds to rec	ord the de	ed and accept the fee
	and sworn to before me	plan.	/ /		=	T INVESTMENTS ILC
this 30	and bridge bottom and	Signature of 1	Deponent			se of Grantor
day of	102004)	CLAUDIA L WE	TIELAND		2144	in of Granion
I(AA		PO Box 672 Ol	dwikkuu 08	858 PO 1	Вох 672	Oldwick NJ 08858
No	tary Public	Address of D	eponent		Address of G	rantor at Time of Sale
	_			N	lame/Compar	y of Settlement Officer
DAVID	S. BUNEVICH		FUB UE	FICIAL US		/ - /
Attor	ney-at-Law	Instrument Number	755	01 71	County \	11M toxdon
). Box 473	Deed Number		Book		Page /
	k, N.J. 08858	Deed Dated	9/30/6	Date R	ecorded/	12-120/04
PORTANT - BEFO is form is prescribed hout the approval of	RE COMPLETING THIS AFFI by the Director, Division of Tax the Director.	DAVIT, PLEASE READ ation in the Department of	THE INSTRUC the Tressery, as	TIONS ATTAG	CHED. aw, and may	not be altered or amended

State of New Jersey

Seller's Residency Certification/Exemption

(C.55, P.L. 2004)

Name	(s)	INFORMATION (If Multiple Sellers, Each Seller Mus FAIRMOUNT EAST INVESTMENTS LLC	it Complete a Cer	rtification):		
Street	Addres	ss: PO Box 672				
		ost Office Oldwick				
		Business				
PROF	ERTY	INFORMATION (Brief Property Description): 11 Lot(s) 24.02		ier		
		s: 64-66 Moute 173 W Union Township N				
City, T	own, Po	ost Office Hampton	State_NJ	Zip Code _ 08827		
Seller's	s Percer	ntage of Ownership 100% Consideration	800,000.00	Closing Date		
SELL	er ass	SURANCES (Check the Appropriate Box):				
1.		I am a resident taxpayer of the State of New Jersey pur resident gross income tax return and pay any applicable this property.	suant to N.J.S.A. taxes on any gair	54A:1-1 et seq. and will file a n or income from the disposition of		
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 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.				
The und of Taxat	ersigne ion and	ECLARATION: d understands that this declaration and its contents may be that any false statement contained herein could be punish are examined this declaration and, to the best of my knowledge of the best of the best of my knowledge of the best of th	edisclosed or proed by fine, imprisedge and belief, it	onment, or both. I furthermore t is true, correct and complete.		
	Da	Ate Signature (Seller) Please indicate if Power of Att	erney or Attorney in F	Pact		

1647 – Seller's Residency Certificatic GIT/REP-3 Rev. 7/04 P8/04



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This Deed is made on BETWEEN FAIRMOUNT EAST INVESTMENTS, LLC

whose post office address is PO Box 672

Oldwick, New Jersey 08858 referred to as the Grantor,

AND

THE STATE OF NEW JERSEY, DEPARTMENT OF ENVIRONMENTAL PROTECTION

whose post office address is 401 East Street Trenton, New Jersey 08625 referred to as the Grantee. The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

1. Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of ---\$800,000.00 (Eight Hundred Thousand Dollars and 00/100)--The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of Union Township

Block No. 11 Lot No. 24.02 Account No.

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

The Property consists of the land and all the buildings and structures on the land in 3. Property.

the Township

of Union

County of Hunterdon

and State of New Jersey. The legal description is:

X Please see attached Legal Description annexed hereto and made a part hereof (check box if applicable).

BEING THE SAME PREMISES CONVEYED TO GRANTOR BY DEED from Spruce Run Associates, A Partnership, dated September 13, 2003 recorded with the Clerk of Hunterdon County on January 26, 2004 in deed book 2080 page 928.

ALL IN ACCORD WITH A SURVEY prepared by KSS Kennon Surveying Services, Inc. dated August 2, 2004



8526681 iecorded/Filed

Dorothy K. Tirpok ASB Hunterdon County Clerk 12/20/2004 14:59 Bk 2110 Pg 911 #Pg 7 DEED Consideration:

Realty Tax: Fees:

8000000.00 0.00 B 100.00

ed *by:* (print signer's name below-signature)

(For Recorder's Use Only)

DAVID S. BUNEVICH



P.O. Box 4477, 5 Powder Horn Drive, Suite #4

Warren, New Jersey 07059

Phone: 732-564-1818

Fax: 732-564-9999

DESCRIPTION OF PROPERTY

Union Township Hunterdon County Lands N/F Fairmount East Investments, LLC 08/02/04 Block 11, Part of Lot 24.02

All that certain tract or parcel of land known as Lot 24.02, Block 11 in Union Township, County of Hunterdon, New Jersey, bounded and described as follows:

Beginning at the intersection of the northerly line of State Highway No. 173 (set 84 feet northerly of a Baseline between station 326+20 +/- to station 344+70 +/- as shown on a map entitled "New Jersey State Highway Department, GENERAL PROPERTY PARCEL MAP, Route 28 1927 Section 30, Bethlehem-Union Township Line to N.J. Women's Reformatory" sheet 5 of 10 dated May 1951) with the easterly line of Lot 24.03, Block 11, being lands n/f Hilltop Fuel Company, DB 741, Pg 751 (said beginning point now evidenced by an iron pin found and having NJPCS NAD83 values N 657,068.96 feet and E 362,779.57 feet), and from said beginning point and in the same bearing system running, thence;

- Along said easterly line North 00 degrees 37 minutes 45 seconds West 603.76 feet to a
 concrete monument set in the southerly line of Lot 24, Block 11 lands n/f NJDEP, DB 889,
 Pg 178; thence,
- 2. Along said southerly line North 83 degrees 58 minutes 38 seconds East 1490.21 feet to an iron pin and cap set in the westerly line of Lot 23, Block 11 lands n/f NJDEP DB 878, Pg 664; thence,
- 3. Along said westerly line and its southerly projection thereof, being along the westerly line of Lot 22, said Block 11 lands n/f Lane, DB 919, Pg 1064, South 05 degrees 06 minutes 35 seconds East 611.14 feet to the northerly line of the aforementioned State Highway No. 173 (passing over a concrete monument set 210.65 feet from the terminus of this course); thence
- 4. Along said northerly line along a curve to the left having a radius of 6084.00 feet, an arc length of 332.75 feet, a central angle of 03 degrees 08 minutes 01 seconds whose chord bears South 85 degrees 32 minutes 06 seconds West 332.71 feet; thence,
- 5. Continuing along said northerly line South 83 degrees 58 minutes 05 seconds West 1184.65 feet to the POINT OF BEGINNING.

Containing within said bounds, 20.912 acres, more or less.

WK 8.204

EXCEPTING from the above described Lot 24.02, Block 11, the following area of driveway encroachment and adverse use by Lot 22, Block 11, described as follows:

All that certain tract or parcel of land known as a southeasterly part of Lot 24.02, Block 11 in Union Township, County of Hunterdon, New Jersey, bounded and described as follows:

Beginning at a point in the northerly line of State Highway No. 173 being distant westerly from its intersection with the westerly line of Lot 22, Block 11 lands n/f Lane DB 919, Pg 1064 of the Hunterdon County records, along a curve to the left having a radius of 6084.00 feet, an arc length of 20.02 feet, a central angle of 00 degrees 11 minutes 19 seconds whose chord bears South 87 degrees 11 minutes 46 seconds West 20.02 feet (said beginning point now evidenced by a set concrete monument having NJPCS NAD83 values N 657,219.35 feet and E 364,289.37 feet), and from said beginning point and in the same bearing system running, thence;

- 1. North 05 degrees 06 minutes 35 seconds West 211.67 feet to a concrete monument set in the westerly projection of the northerly line of said Lot 22, Block 11; thence,
- Along said westerly projection South 89 degrees 54 minutes 05 seconds East 20.08 feet to a
 concrete monument set in the westerly line of Lot 23, said Block 11 lands n/f NJDEP
 DB 878, Pg 664 being the northwesterly corner of said Lot 22; thence,
- 3. Along the westerly line of said Lot 22 South 05 degrees 06 minutes 35 seconds 210.65 feet to a concrete monument set in the northerly line of the aforementioned Route 173; thence,
- 4. Along said northerly line along a curve to the left having a radius of 6084.00 feet, an arc length of 20.02 feet, a central angle of 00 degrees 11 minutes 19 seconds whose chord bears South 87 degrees 11 minutes 46 seconds West 20.02 feet to the POINT OF BEGINNING of the herein described Exception Parcel

Containing within the bounds of said exception, 0.097 acre, more or less.

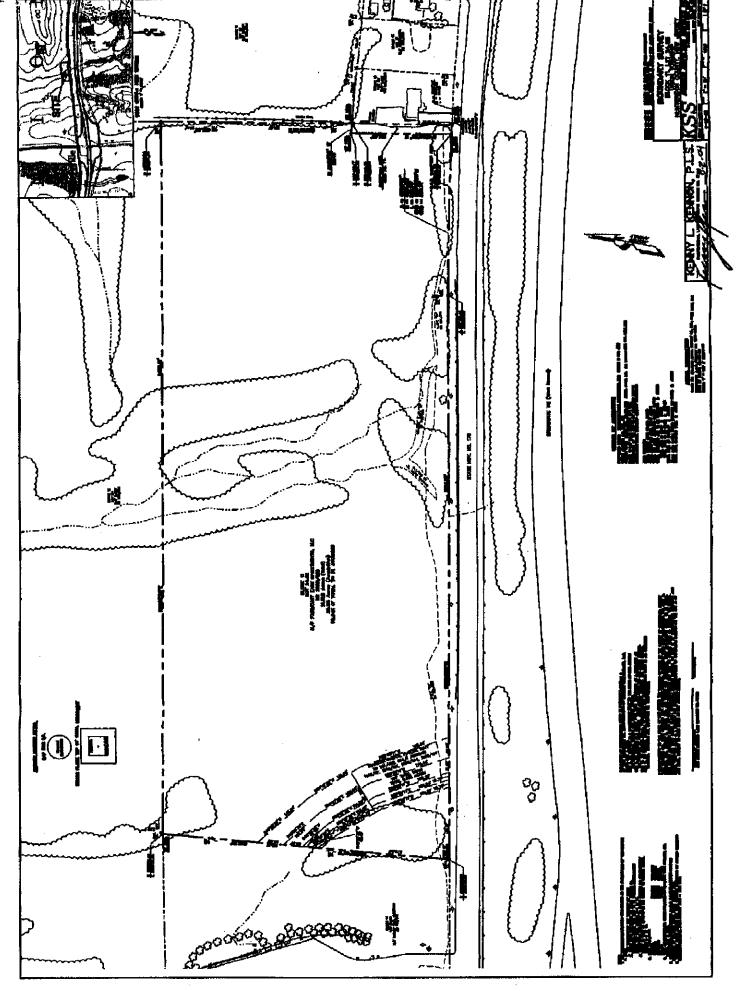
The net area being conveyed is 99.54% of Lot 24.02, Block 11 containing 20.815 acres, more or less.

The above description was written pursuant to a survey of property designated as Block 11, Lot 24.02, on the municipal tax map of Union Township, County of Hunterdon, State of New Jersey. Said survey was prepared by Kennon Surveying Services Inc., 5 Powder Horn Drive, Warren, New Jersey 07059, September 12, 2002, revised through July 22, 2004 and is marked as Project No. 1505.

Date

8.2-04

N.J. License No. 37195



The street address of the Property is: 64-66 Route 173 W. Hampton, New Jersey 08827

- 4. Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the Property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the Property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).
- 5. Signatures, The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature). FAIRMOUNT EAST INVESTMENTS LLC

Witnessed By: (Seal) (Seal) DAVID'S. BUNEVICH, ESQ.

STATE OF NEW JERSI I CERTIFY that on CLAUDIA L. WETTELAND

, COUNTY OF HUNTERDON

personally came before me and stated to my satisfaction that this person (or if more than one, each person):

(a) was the maker of this Deed;

(b) executed this Deed as his or her own act; and,

(c) made this Deed for \$ 00.000,008

transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)

as the full and actual consideration paid or to be paid for the

RECORD AND RETURN TO:

RANDALL L. PEASE, DAG STATE OF NEW JERSEY

DEPARTMENT OF LAW & PUBLIC SAFETY

PO BOX 093, TRENTON, NJ 08625

(Frint name and title below signature)

DAVID S. BUNEVICH, ESQ. An Attorney at Law of N.J.

103 - Deed - Bargain and Sale Cov. to Grantor's Act - Ind. to Ind. or Corp. Plain Language 9511-1



NC1645 - Affidavit of Consideration RTF-1 (Rev. 8/2004) P8/04

STATE OF NEW JERSEY AFFIDAVIT OF CONSIDERATION

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www.selegal.com 800.222.0510 Page 1

(c. 49, P.L. 1968; as amended by through c. 96, P.L. 2004)

(c. 49, P.L. 1968; as amended by through c. 96, P.L. 2004)

(c. 49, P.L. 1968; as amended by c. 308, P.L. 1991 (N.J.S.A. 48:15-5 et aeq.)

	To Be Recorded With Deed Pursu	ant to c. 49, P.L. 1908 as act	
STATE OF NE	W JERSEY	,	FOR RECORDER'S USE ONLY
	HUNTERDON	}ss.	Consideration \$ 800, 500
COUNTY OF	INTITUTE		Date 12 20 04 By 4812
			* Use symbol "C" to indicate that fee is exclusively for county use.
(1) PARTY OR	LEGAL REPRESENTATI	VE (See Instruction	s #3, 4 and 5 attached)
Deponent,	CLAUDIA L. WETTELAN		sworn according to law upon his/her oath deposes and says
that he/she is th	e deponent		in a deed dated
r@teto.s	thether Grantor, Grantee, Legal Representative of property identified as Bloc	k No.	LOUNO, 24102
located at	64-66 Route 173 W.	Union Township	Hunterdon County and annexed hereto.
in contains	(See Instruction #	e-ma, Municipality, County)	
D	me states that with respect	to deed hereto annex	red, the actual amount of money and the monetary value of
	f value constitution the	entire compensation	paid or to be paid for the transfer of title to the lands, by prior mortgage to which the transfer is subject or which the transfer is subject or which the prior mortgage to which the transfer is subject or which the prior mort poid settinged or
is to be assume	ed and agreed to be paid by	y the grantee and any	y other hen or encumbrance thereon not paid, satisfied of
removed in con	nection with the transfer of	title is \$ <u>800,000</u> .	00
(8) FULL EXE	MPTION FROM FEE		a a b to the Francisco of the a 49 PI
D		ansaction is fully exer	mpt from the Realty Transfer Fee imposed by c. 49, P.L. reason(s). Explain in detail. (See Instruction #7.) Mere
reference to ex	emption symbol is not suffici	ient.	
	(b) conveyed to the	sTate of New J	
(4) PARTIAL I	EXEMPTION FROM FEE	NOTE: All boxes	s below apply to grantor(s) only. ALL BOXES IN APPROPRIATE BE CHECKED. Failurs to do so will void claim for partial sassuption.
		(See Instructions #8	
Deponent clain	ns that this deed transaction	is exempt from the S	tate portion of the Basic fee imposed by c. 176, P.L. 1975; c.
113, P.L. 2004;	and c. 66, P.L. 2004 for the f	ollowing reason(s):	
	CYCLE III III III III III III III III III I	#01	
	CITIZEN (See Instruction of or(s) 62 years of age or over		Owned and occupied by grantor(s) at time of sale.
	or two-family residential pre		Owners as joint tenants must all qualify.
	ent of the State of New Jers		
	ee Instruction #8)		DISABLED (See Instruction #8) Grantor(s) permanently and totally disabled.*
	or(s) legally blind.* or two-family residential pre	mises.	Receiving disability payments.*
	d and occupied by grantor(s)		Not gainfully employed.*
	rs as joint tenants must all o		One- or two-family residential premises.
Resid	ent of the State of New Jers	ey.	Owned and occupied by grantor(s) at time of sale.
	•		Owners as joint tenants must all qualify.
		W ASSESSED A NEW ON A PERSON	Resident of the State of New Jersey. D QUALIFY IF OWNED AS TENANTS BY THE ENTIRETY
C. LOW A	OF HUSBAND AND WIFE, ONL VD MODERATE INCOME	Y ONE GRANTOR NEEL CHOUSING (See Ins	
	rdable According to HUD S		Reserved for Occupancy.
Mee	ts Income Requirements of	Region.	Subject to Resale Controls.
	STRUCTION (See Instruct	ion #9) – Affidavit m	just be executed by Grantor
	rely new improvement.		Not previously occupied. "NEW CONSTRUCTION" printed clearly at the top of
☐ Not	previously used for any pur	pose.	the first page of the deed.
Deponent mal	es this Affidavit to induce	the County Clerk or	Register of Deeds to record the deed and accept the fee
submitted here	with in accordance with the	provisions of c. 49, P.	L. 1968, as amended through c. 66, P.L. 2004.
	d and sworn to before me	Claude	FAIRMOUNT EAST INVESTMENTS LLC Decoment Name of Grantor
this <u>JO</u> day of(Sunt Long	CLAUDIA I W	
		PO Box 672 O	ldwikkNJ 08858 PO Box 672 Oldwick NJ 08858
11/2	Notary Public	Address of	Deponent Address of Grantor at Time of Sale
	Indiaty Fuone		
) —e		Name/Company of Settlement Officer
DAV	D S. BUNEVICH		FOR OFFICIAL USE ONLY
1	torney-at-Law O.O. Box 473	Instrument Number Deed Number	Book Page
Old _/	vick, N.J. 08858	Deed Dated	9/30/04 Date Recorded 12/20/04
This form is preser	ibed by the Director, Division of T	PFIDAVIT, PLEASE REA	AD THE INSTRUCTIONS ATTACHED. of the Treasury, as required by law, and may not be altered or amended.
without the approve	d of the Director.		

State of New Jersey

Seller's Residency Certification/Exemption (C.55, P.L. 2004)

(Please Print or 1	Гуре)				
SELLER(S) I Name(s)	NFORMATION (If Multiple Sel FAIRMOUNT EAST INVESTMEN)	lers, Each Seller Must C IS <i>LLC</i>	Complete a Cert	ification):	
Street Address	x PO Box 672			75-41 max. 40),	
City, Town, Po	st Office Oldwick		State NJ	Zip Code 08858	
Home Phone_		Business P	hone	· · · · · · · · · · · · · · · · · · ·	
PROPERTY Block(s)	NFORMATION (Brief Propert) 11 Lot(s)	Description): 24.02	Qualifie	er	
Street Address	: 64-66 Route 173 W	Union TOwnship NJ (08827		
City, Town, Po	st Office Hampton	<u> </u>	State_NJ	Zip Code 08827	
Seller's Percen	tage of Ownership 100%	Consideration	800,000.00	Closing Date	
1.	this property. The real property being sold or to feeting 121 of the federal Interest I am a mortgagor conveying the foreclosure with no additional conseller, transferor or transferee in	State of New Jersey pursure and pay any applicable to transferred is used exclusional Revenue Code of 1980 mortgaged property to a mortgaged property of a mortgaged property to a mortgaged property	exes on any gain ively as my princ 6, 26 U.S.C. s. 12 mortgagee in for of the United Sta I Mortgage Asso ge Association, o	or income from the disposition of cipal residence within the meaning 21. reclosure or in a transfer in lieu of tes of America, an agency or ciation, the Federal Home Loan r a private mortgage insurance	
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.				
The undersigne of Taxation and	that any false statement containe ave examined this declaration and By: Signat	d herein could be punished	d by fine, impris dge and belief, it c. C. C. ELAND mey or Attorney in I	t is true, correct and complete.	
D	ate Signat (Seller)	ure Please indicate if Power of Attor	ney or Attorney in I	Fact	

1647 - Seller's Residency Certificatic GIT/REP-3 Rev. 7/04 P8/04



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