

Deed

This Deed is made on 9/30/04
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.)

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



netr# 8526881 Dorothy K. Tirpok
recorded/Filed ASB Hunterdon County Clerk
12/20/2004 14:59 Bk 2110 Pg 911 #Pg 7 DEED

Consideration: 800000.00
Realty Tax: 0.00 B
Fees: 100.00

Prepared by: (print signer's name below signature)

DAVID S. BUNEVICH

(For Recorder's Use Only)





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;

1. 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.

Handwritten signature: MK 8.2.04

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;

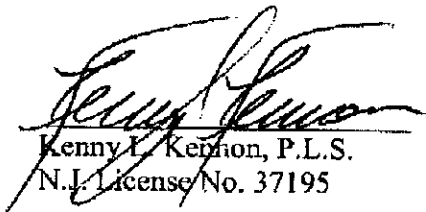
1. North 05 degrees 06 minutes 35 seconds West 211.67 feet to a concrete monument set in the westerly projection of the northerly line of said Lot 22, Block 11; thence,
2. Along said westerly projection South 89 degrees 54 minutes 05 seconds East 20.08 feet to a concrete monument set in the westerly 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.

8-2-04
Date


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

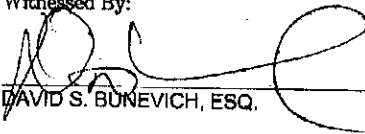
The street address of the Property is:
64-66 Route 173 W. Hampton, New Jersey 08827

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:


DAVID S. BUNEVICH, ESQ.


CLAUDIA L. WETTELAND (Seal)

(Seal)

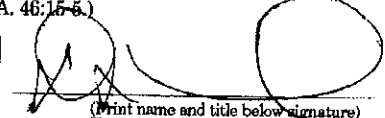
STATE OF NEW JERSEY
I CERTIFY that on 9/30/04, COUNTY OF HUNTERDON
CLAUDIA L. WETTELAND

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


(Print name and title below signature)
DAVID S. BUNEVICH, ESQ.
An Attorney at Law of N.J.

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION

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

To Be Recorded With Deed Pursuant to c. 49, P.L. 1968 as amended by c. 308, P.L. 1991 (N.J.S.A. 49:15-5 et seq.)

STATE OF NEW JERSEY

COUNTY OF HUNTERDON } SS.

FOR RECORDER'S USE ONLY	
Consideration \$	800,000
RTF paid by seller \$	2
Date	12/20/04
By	ASB

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

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3, 4 and 5 attached)

Deponent, CLAUDIA L. WETTELAND, being duly sworn according to law upon his/her oath deposes and says

that he/she is the deponent in a deed dated _____

(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)

transferring real property identified as Block No. 11 Lot No. 24.02

located at 64-66 Route 173 W. Union Township Hunterdon County and annexed hereto.

(Street Address, Municipality, County)

(2) CONSIDERATION (See Instruction #6)

Deponent states that, with respect to deed hereto annexed, the actual amount of money and the monetary value of any other thing of value constituting the entire compensation paid or to be paid for the transfer of title to the lands, tenements or other realty, including the remaining amount of any prior mortgage to which the transfer is subject or which is to be assumed and agreed to be paid by the grantee and any other lien or encumbrance thereon not paid, satisfied or removed in connection with the transfer of title is \$ 800,000.00

(3) FULL EXEMPTION FROM FEE

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by c. 49, P.L. 1968, as amended through c. 66, P.L. 2004 for the following reason(s). Explain in detail. (See Instruction #7.) Mere reference to exemption symbol is not sufficient.

(b) conveyed to the State of New Jersey

(4) PARTIAL EXEMPTION FROM FEE

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. (See Instructions #8 and #9.)

Deponent claims that this deed transaction is exempt from the State portion of the Basic fee imposed by c. 176, P.L. 1976; c. 113, P.L. 2004; and c. 66, P.L. 2004 for the following reason(s): _____

A. SENIOR CITIZEN (See Instruction #8)

- Grantor(s) 62 years of age or over.*
- One- or two-family residential premises.
- Resident of the State of New Jersey.
- Owned and occupied by grantor(s) at time of sale.
- Owners as joint tenants must all qualify.

B. BLIND (See Instruction #8)

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

DISABLED (See Instruction #8)

- Grantor(s) permanently and totally disabled.*
- Receiving disability payments.*
- Not gainfully employed.*
- One- or two-family residential premises.
- Owned and occupied by grantor(s) at time of sale.
- Owners as joint tenants must all qualify.
- Resident of the State of New Jersey.

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

C. LOW AND MODERATE INCOME HOUSING (See Instruction #8)

- Affordable According to HUD Standards.
- Reserved for Occupancy.
- Meets Income Requirements of Region.
- Subject to Resale Controls.

(5) NEW CONSTRUCTION (See Instruction #9) - Affidavit must be executed by Grantor

- 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 the County Clerk or Register of Deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of c. 49, P.L. 1968, as amended through c. 66, P.L. 2004.

Subscribed and sworn to before me this 30 day of Sept 2004
(Signature)
Notary Public

(Signature) FAIRMOUNT EAST INVESTMENTS LLC
Signature of Deponent Name of Grantor
CLAUDIA L WETTELAND
PO Box 672 Oldwick NJ 08858 PO Box 672 Oldwick NJ 08858
Address of Deponent Address of Grantor at Time of Sale

Name/Company of Settlement Officer

DAVID S. BUNEVICH
Attorney-at-Law
P.O. Box 473
Oldwick, N.J. 08858

FOR OFFICIAL USE ONLY	
Instrument Number	82261001
Deed Number	Hunterdon
Deed Dated	9/30/04
Book	
Page	
Date Recorded	12/20/04

IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ATTACHED. This form is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered or amended without the approval of the Director.

State of New Jersey

Seller's Residency Certification/Exemption

(C.55, P.L. 2004)

(Please Print or Type)

SELLER(S) INFORMATION (If Multiple Sellers, Each Seller Must Complete a Certification):

Name(s) FAIRMOUNT EAST INVESTMENTS LLC

Street Address: PO Box 672

City, Town, Post Office Oldwick State NJ Zip Code 08858

Home Phone _____ Business Phone _____

PROPERTY INFORMATION (Brief Property Description):

Block(s) 11 Lot(s) 24.02 Qualifier _____

Street Address: 64-66 Route 173 W Union Township NJ 08827

City, Town, Post Office Hampton State NJ Zip Code 08827

Seller's Percentage of Ownership 100% Consideration 800,000.00 Closing Date _____

SELLER ASSURANCES (Check the Appropriate Box):

1. I am a resident taxpayer 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 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.

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.

9/30/04
Date

Date

By: *Claudia L. Wetzeland*
Signature **CLAUDIA L. WETZELAND**
(Seller) Please indicate if Power of Attorney or Attorney in Fact
FAIRMOUNT EAST INVESTMENTS, LLC

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



Deed

This Deed is made on 9/30/04
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.)

3. **Property.** The Property consists of the land and all the buildings and structures on the land in the Township of Union and State of New Jersey. The legal description is:
 Please see attached Legal Description annexed hereto and made a part hereof (check box if applicable).

BEING THE SAME PREMISES CONVEYED TO GRANITOR 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



nrtr# 8528681 Dorothy K. Tirpok
recorded/Filed ASB Hunterdon County Clerk
12/20/2004 14:59 Bk 2110 Pg 911 #Pg 7 DEED

Consideration: 800000.00
Realty Tax: 0.00 E
Fees: 100.00

Prepared by: (print signer's name below signature)

DAVID S. BUNEVICH

(For Recorder's Use Only)



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;

1. 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.

MR B.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;

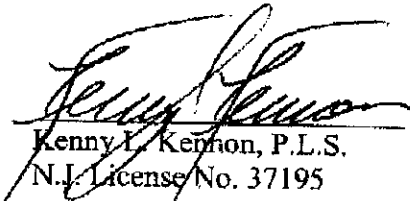
1. North 05 degrees 06 minutes 35 seconds West 211.67 feet to a concrete monument set in the westerly projection of the northerly line of said Lot 22, Block 11; thence,
2. Along said westerly projection South 89 degrees 54 minutes 05 seconds East 20.08 feet to a concrete monument set in the westerly 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

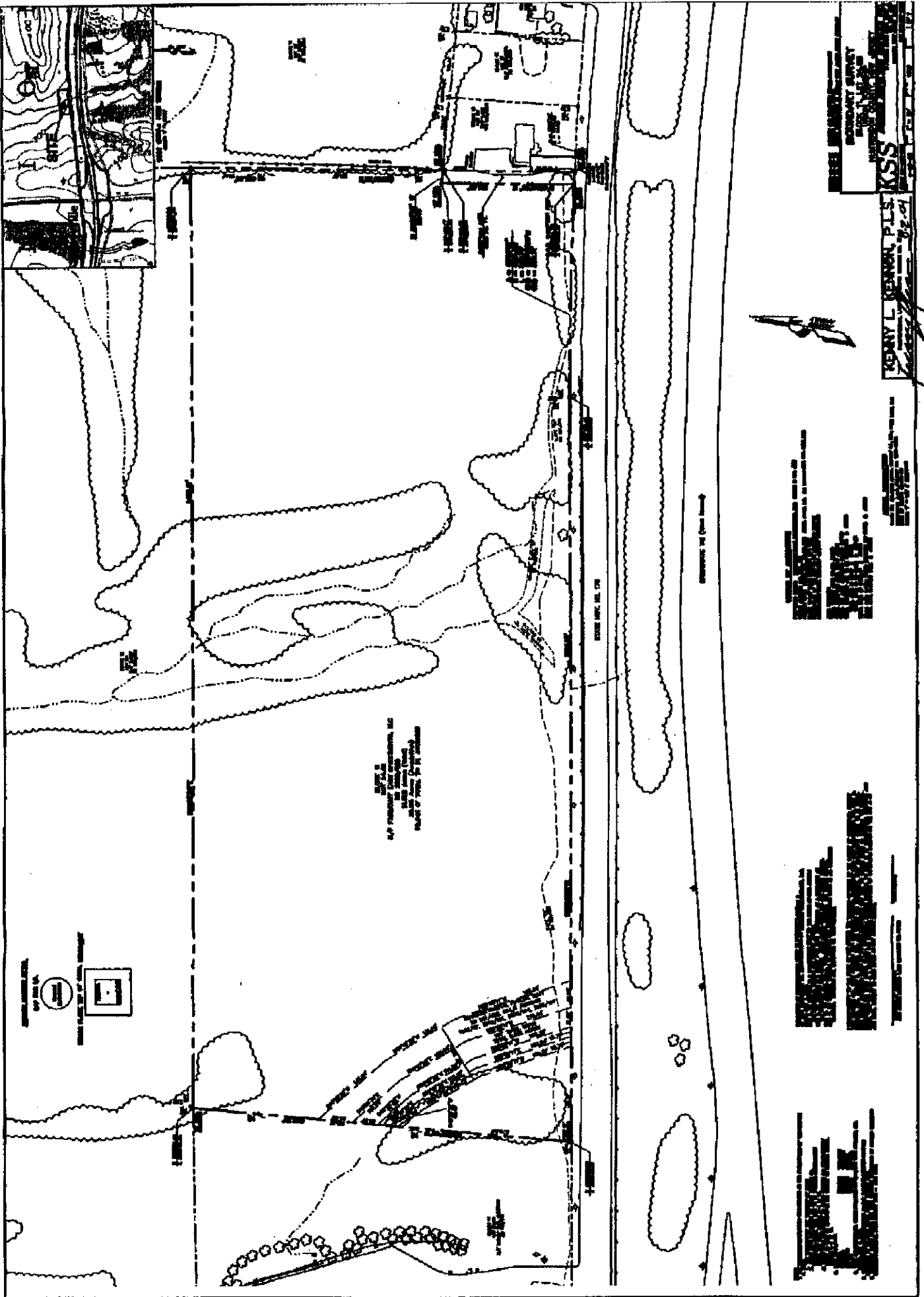
Containing within the bounds of said exception, 0.097 acre, more or less.

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.

8-2-04
Date


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




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

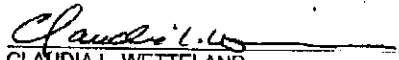
4. **Promises by Grantor.** The Grantor promises that the Grantor has done no act to encumber the Property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the Property (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:


DAVID S. BUNEVICH, ESQ.


CLAUDIA L. WETTELAND (Seal)

(Seal)

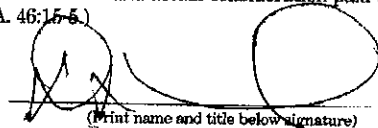
STATE OF NEW JERSEY
I CERTIFY that on 9/30/04
CLAUDIA L. WETTELAND, COUNTY OF HUNTERDON

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. 46:15-5.)

RECORD AND RETURN TO:
RANDALL L. PEASE, DAG
STATE OF NEW JERSEY
DEPARTMENT OF LAW & PUBLIC SAFETY
PO BOX 093, TRENTON, NJ 08625


(Print name and title below signature)
DAVID S. BUNEVICH, ESQ.
An Attorney at Law of N.J.



STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION

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

To Be Recorded With Deed Pursuant to c. 49, P.L. 1968 as amended by c. 308, P.L. 1991 (N.J.S.A. 48:15-5 et seq.)

STATE OF NEW JERSEY

COUNTY OF HUNTERDON } SS.

FOR RECORDER'S USE ONLY	
Consideration \$	800,000
RTF paid by seller \$	2
Date	12/20/04
By	ASB

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

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3, 4 and 5 attached)

Deponent, CLAUDIA L. WETTELAND, being duly sworn according to law upon his/her oath deposes and says that he/she is the deponent in a deed dated _____
(Name)
(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)
transferring real property identified as Block No. 11 Lot No. 24.02
located at 64-66 Route 173 W. Union Township Hunterdon County annexed hereto.
(Street Address, Municipality, County)

(2) CONSIDERATION (See Instruction #6)

Deponent states that, with respect to deed hereto annexed, the actual amount of money and the monetary value of any other thing of value constituting the entire compensation paid or to be paid for the transfer of title to the lands, tenements or other realty, including the remaining amount of any prior mortgage to which the transfer is subject or which is to be assumed and agreed to be paid by the grantee and any other lien or encumbrance thereon not paid, satisfied or removed in connection with the transfer of title is \$ 800,000.00

(3) FULL EXEMPTION FROM FEE

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by c. 49, P.L. 1968, as amended through c. 66, P.L. 2004 for the following reason(s). Explain in detail. (See Instruction #7.) Mere reference to exemption symbol is not sufficient.

(b) conveyed to the State of New Jersey

(4) PARTIAL EXEMPTION FROM FEE

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. (See Instructions #8 and #9.)

Deponent claims that this deed transaction is exempt from the State 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 following reason(s): _____

A. SENIOR CITIZEN (See Instruction #8)

- Grantor(s) 62 years of age or over.*
- One- or two-family residential premises.
- Resident of the State of New Jersey.

- Owned and occupied by grantor(s) at time of sale.
- Owners as joint tenants must all qualify.

B. BLIND (See Instruction #8)

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

DISABLED (See Instruction #8)

- Grantor(s) permanently and totally disabled.*
- Receiving disability payments.*
- Not gainfully employed.*
- One- or two-family residential premises.
- Owned and occupied by grantor(s) at time of sale.
- Owners as joint tenants must all qualify.
- Resident of the State of New Jersey.

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

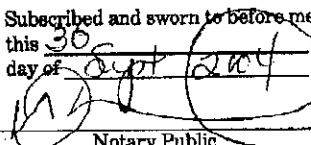
C. LOW AND MODERATE INCOME HOUSING (See Instruction #8)

- Affordable According to HUD Standards.
- Reserved for Occupancy.
- Meets Income Requirements of Region.
- Subject to Resale Controls.

(5) NEW CONSTRUCTION (See Instruction #9) - Affidavit must be executed by Grantor

- 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 the County Clerk or Register of Deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of c. 49, P.L. 1968, as amended through c. 66, P.L. 2004.

Subscribed and sworn to before me this 30 day of Sept 2004

Notary Public

Claudia L. Wetzeland FAIRMOUNT EAST INVESTMENTS LLC
Signature of Deponent Name of Grantor
CLAUDIA L WETTELAND
PO Box 672 Oldwick NJ 08858 PO Box 672 Oldwick NJ 08858
Address of Deponent Address of Grantor at Time of Sale

Name/Company of Settlement Officer

DAVID S. BUNEVICH
Attorney-at-Law
P.O. Box 473
Oldwick, N.J. 08858

FOR OFFICIAL USE ONLY	
Instrument Number	85261001
Deed Number	
Deed Dated	9/30/04
County	Hunterdon
Book	
Page	
Date Recorded	12/20/04

IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ATTACHED. This form is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered or amended without the approval of the Director.

State of New Jersey

Seller's Residency Certification/Exemption

(C.55, P.L. 2004)

(Please Print or Type)

SELLER(S) INFORMATION (If Multiple Sellers, Each Seller Must Complete a Certification):

Name(s) FAIRMOUNT EAST INVESTMENTS LLC

Street Address: PO Box 672

City, Town, Post Office Oldwick State NJ Zip Code 08858

Home Phone _____ Business Phone _____

PROPERTY INFORMATION (Brief Property Description):

Block(s) 11 Lot(s) 24.02 Qualifier _____

Street Address: 64-66 Route 173 W Union Township NJ 08827

City, Town, Post Office Hampton State NJ Zip Code 08827

Seller's Percentage of Ownership 100% Consideration 800,000.00 Closing Date _____

SELLER ASSURANCES (Check the Appropriate Box):

- 1. I am a resident taxpayer 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 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.

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.

9/30/04
Date

By: *Claudia L. Wetzeland*
Signature **CLAUDIA L. WETZELAND**
(Seller) Please indicate if Power of Attorney or Attorney in Fact
FAIRMOUNT EAST INVESTMENTS, LLC

Date

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

