

Block 22 Lot 31.09

Prepared by:  
Thomas C. Miller

Record & Return To:  
Busch & Busch, LLP  
215 North Center Drive  
North Brunswick, NJ 08902

# DEED

This Deed is made on March 9, 2001.

**BETWEEN** **Fallone at Highland Ridge, L.L.C.**  
A New Jersey Limited Liability Company

whose address is 1117 Route #31 South, Suite #1, Lebanon, New Jersey, 08833, referred to as the Grantor,

**AND** **Mohammad Tahir and Dilshad Tahir, husband and wife**

whose address is about to be 9 Carhart Court, Pittstown, New Jersey, 08867, referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

**Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of Five hundred thousand eight hundred sixty and no/100---(\$500,860.00)---Dollars. The Grantor acknowledges receipt of this money.

**Tax Map Reference.** (N.J.S.A. 46:15-2.1) Municipality of Union Township Block No. 22 Lot No. 31.09  
( ) No property tax identification is available on the date of this deed. (Check box if applicable.)

**Property.** This 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:

Being known and designated as Lot No. 31.09 in Block 22 as shown on a map entitled "Final Plat for Lake View Estates", prepared by James J. Mantz dated February 8<sup>th</sup>, 1999 and filed in the Office of the Clerk of Hunterdon County on September 15<sup>th</sup>, 1999, as Map No. 1332.

Being also known as Lot 31.09 in Block 22 as shown on the Tax Map of the Township of Union.

Being a part of the same premises conveyed to the Grantor herein by Deed of Henry Lewis, married, dated November 23<sup>rd</sup>, 1999, which deed was recorded on November 29<sup>th</sup>, 1999, in Deed Book 1226 at page 720 et seq. in the Office of the Clerk of Hunterdon County.

Union Township Planning Board Resolution requires notification to all owners of subject property of the adjacent commercial use zone which could allow 24 hour a day operations and a rifle range.

Subject to easements, restrictions and reservations of record, if any.



Consideration: 500860.00  
Realty Tax: 1980.00 D  
Fees: 24.00

Instr# 8308432 Dorothy K. Tirpok  
Recorded/Filed ASB Hunterdon County Clerk  
03/14/2001 14:19 Bk 2004 Pg 934 #Pg 4 DEED

## LEGAL DESCRIPTION

ALL that certain lot, parcel or tract of land, situate and lying in the Township of Union, County of Hunterdon and State of New Jersey being more particularly described as follows:

BEGINNING at an iron pin set at the southeasterly corner of lot 32.15 in the northerly sideline of Carhart Court, a 40' wide right of way; thence

- (1) North  $00^{\circ} 46' 00''$  East along the easterly line of lots 32.15 and 32.16 a distance of 574.59' to an iron pipe found at an easterly corner of lot 32.16 in the southerly line of lot 30.03; thence
- (2) South  $50^{\circ} 16' 43''$  East along a portion of the southerly line of lot 30.03 a distance of 192.89' to an iron pin set at the northwesterly corner of lot 31.10; thence
- (3) South  $00^{\circ} 46' 00''$  West along the westerly line of lot 31.10 a distance of 430.10 feet to an iron pin set at the southwest corner of lot 31.10 in the northerly sideline of Carhart Court; thence
- (4) along the northerly sideline of Carhart Court along a curve to the left having a radius of 300.00 feet an arc length of 40.38 feet to an iron pin set at a point of tangency; thence
- (5) South  $80^{\circ} 56' 25''$  West along the northerly sideline of Carhart Court a distance of 111.50 feet to the point and place of beginning.

Based upon a survey by James J. Mantz, P.E. and L.S. dated 2/19/01.

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot 31.09 in Block 22 on the Township of Union Tax Map.

**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).

**Signatures.** The Grantor signs this Deed as of the date at the top of the first page.

Witnessed by:

Fallone at Highland Ridge  
A Limited Liability Company

Mary M. Brunt

By [Signature]  
John A. Fallone, Manager

STATE OF NEW JERSEY, COUNTY OF HUNTERDON SS.:

I CERTIFY, that on the 9<sup>th</sup> day of MARCH 2001, John A. Fallone personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) was the maker of the attached Deed;
- (b) was authorized to and did execute this Deed as Manager of Fallone at Highland Ridge, LLC, , the entity named in this Deed;
- (c) this Deed was made for \$500,860.00, 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.)

Mary M. Brunt  
A Notary Public of New Jersey

MARY M. BRUNT  
NOTARY PUBLIC OF NEW JERSEY  
MY COMMISSION EXPIRES AUGUST 20, 2004

STATE OF NEW JERSEY  
AFFIDAVIT OF CONSIDERATION OR  
EXEMPTION  
(c. 49, P.L. 1968)

or  
PARTIAL EXEMPTION  
(c. 176, P.L. 1975)

To Be Recorded With Deed Pursuant to c. 49, P.L. 1968, as amended by c. 225, P.L. 1985 (N.J.S.A. 46:15-5 et seq.)

STATE OF NEW JERSEY  
COUNTY OF Hunterdon

SS.

FOR RECORDER'S USE ONLY	
Consideration \$	<u>500,860</u>
Realty Transfer Fee \$	<u>1928</u>
Date	<u>3/14/01</u> By <u>HRB</u>

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

**(1) PARTY OR LEGAL REPRESENTATIVE** (See Instructions #3, 4 and 5 on reverse side.)

Deponent John A. Fallone (Name), being duly sworn according to law upon his/her oath

deposes and says that he/she is the Manager of Fallone at Highland Ridge, L.L.C., Grantor in a deed dated March 9 2001  
(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)

transferring real property identified as Block No. 22 Lot No. 31,09

located at 9 Carhart Court, Union Township, Hunterdon County, New Jersey  
(Street Address, Municipality, County)

and annexed hereto.

**(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 \$ 500,860.00

**(3) FULL EXEMPTION FROM FEE** Deponent claims that this deed transaction is fully exempt from the Realty Transfer Fee imposed by c.49, P.L. 1968, for the following reason(s): Explain in detail. (See Instruction #7.) Mere reference to exemption symbol is not sufficient.

**(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 increased portion of the Realty Transfer Fee imposed by c. 176, P. L. 1975 for the following reason(s):

A) **SENIOR CITIZEN** (See Instruction #8.)  Owned and occupied by grantor(s) at time of sale.

Grantor(s) 62 yrs. of age or over. \*

One or two-family residential premises.  No joint owners other than spouse or other qualified exempt owners.

B) **BLIND** (See Instruction #8.) **DISABLED** (See Instruction #8.)

Grantor(s) legally blind. \*

Grantor(s) permanently and totally disabled. \*

One- or two-family residential premises.  One- or two-family residential premises.

Owned and occupied by grantor(s) at time of sale.  Receiving disability payments.

No joint owners other than spouse or other qualified exempt owners.  Owned and occupied by grantor(s) at time of sale.

Not gainfully employed.

No joint owners other than spouse or other qualified exempt owners.

\* IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANTOR NEED QUALIFY.

C) **LOW AND MODERATE INCOME HOUSING** (See Instruction #8.)  Reserved for Occupancy.

Affordable According to HUD Standards.  Subject to Resale Controls.

Meets Income Requirements of Region.

D) **NEW CONSTRUCTION** (See Instruction #9.)  Not previously occupied.

Entirely new improvement.

Not previously used for any purpose.

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.

Subscribed and sworn to before me this 7<sup>th</sup> day of March, 2001

[Signature]  
Name of Deponent (sign above line)  
John A. Fallone

Fallone at Highland Ridge, L.L.C.  
Name of Grantor (type above line)

[Signature]  
A Notary Public of New Jersey

1117 Route #31 South, Ste #1  
Lebanon, NJ 08833  
Address of Deponent

1117 Route #31 South, Ste #1  
Lebanon, NJ 08833  
Address of Grantor at Time of Sale

**MARY M. BRUNT**  
NOTARY PUBLIC OF NEW JERSEY  
MY COMMISSION EXPIRES AUGUST 23, 2004

FOR OFFICIAL USE ONLY (This space for use of County Clerk or Register of Deeds)	
Instrument Number	<u>8308432</u> County <u>Hunterdon</u>
Deed Number	<u>8308432</u> Book Page
Deed Dated	<u>3/14/01</u> Date Recorded <u>3/14/01</u>

IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HEREOF. 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 without the approval of the Director.

ORIGINAL - To be retained by County.  
DUPLICATE - To be forwarded by County to Division of Taxation on Property Transfer Tax form (N.J.A.C. 18:16 - 8.12)  
TRIPLICATE - Is your file copy.

ORIGINAL AND COPY MUST BE SUBMITTED WITH DEED TO COUNTY RECORDING OFFICER