

81208 P0409

Prepared by:

T. Miller

Thomas C. Miller

Record & Return To:

Attn: Betsy Keck
Century/Intercounty Title
PO Box 607
Pine Brook, NJ 07058

COUNTY OF HUNTERDON	
CONSIDERATION	344,400
REALTY TRANSFER FEE	1197.50
DATE	4-7-99
BY	<i>TM</i>

DEED

This Deed is made on *March 8*, 1999.

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 **Dennis J. Glacken and Mary M. Glacken,**
husband and wife

whose address is about to be 3 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 Three hundred forty four thousand four hundred and no/100---(\$344,400.00)---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. 32.17
() 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. 32.17 in Block 22 as shown on a map entitled "Final Plat for Highland Ridge", prepared by Brokaw De Riso Associates, Inc., dated March 15, 1996, and filed in the Office of the Clerk of Hunterdon County on July 15th, 1997, as Map No. 1258.

Being also known as Lot 32.17 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 Anthony J. Colorafi and Barbara Colorafi, husband and wife, dated July 29, 1997, which deed was recorded on July 31, 1997, in Deed Book 1170 at page 811 et seq. in the Office of the Clerk of Hunterdon County.

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

Further subdivision of Lot 32.17 in Block 22 is prohibited by the Union Township Planning Board.

Said premises being more particularly described on schedule A attached hereto and made a part hereof.

112596

B1208 P04 10



BROKAW FG

P.O. BOX 5199
PHONE: (908) 735-7750

CLINTON, NJ 08809-0199
FAX: (908) 735-7746

- CIVIL ENGINEERING
- LAND SURVEYING
- SITE ANALYSIS
- LAND PLANNING
- ENVIRONMENTAL ENGINEERING

GLACKEN

FROM

HIGHLAND RIDGE

BLOCK 22, LOT 32.17

TOWNSHIP OF UNION, HUNTERDON COUNTY, NJ

BEGINNING at a point, said point being a capped pin set and located 258.07 feet along the various courses of the northerly sideline of Carhart Court from its intersection with the easterly sideline of Everett Road and running thence:

- 1) Along the common line between Block 22, Lots 32.17 and 32.18, North 26 degrees 02 minutes 05 seconds East 348.81 feet to a capped pin set, thence;
- 2) Along the common line between Block 22, Lots 32.17 and 30.01 at first, then 30.03, South 50 degrees 16 minutes 43 seconds East 423.11 feet to a capped pin set, thence;
- 3) Along the common line between Block 22, Lots 32.17 and 32.16, South 61 degrees 39 minutes 32 seconds West 380.78 feet to capped pin set, thence;
- 4) Along the northerly sideline of Carhart Court, on a curve to the left having a radius of 325.00 feet, a length of 202.07 feet and whose chord bears North 46 degrees 09 minutes 11 seconds West 198.83 feet to the point and place of **BEGINNING**.

BEING known and designated as Lot 32.17 in Block 22 as shown on a certain map entitled in part "Final Plat for Highland Ridge," prepared by Brokaw DeRiso Associates, Inc. dated March 15, 1996 and revised through December 19, 1996 and labeled as Sheet 3 of 4, said map recorded in the Hunterdon County Clerk's Office on July 15, 1997 as Filed Map No. 1258.

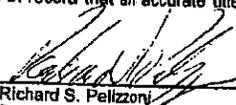
BEING further known as Lot 32.17 in Block 22 on the present tax maps of the Township of Union, Hunterdon County, and by street address of 3 Carhart Court, Hampton, NJ.

All bearings being in accordance with the meridian contained on Filed Map No. 1258. The tract or parcel contains a calculated area of 2.242 acres (105,662 SF) of land, more or less, as surveyed by Richard S. Pelizzoni, P.E., and P.L.S., NJ License No. 27892, for Brokaw FG, formerly Brokaw DeRiso Associates, Inc.

Subject to a Conservation Easement.

Subject to a 25 foot wide Drainage Easement.

Subject also to any other easement or restrictions of record that an accurate title search may disclose.


 Richard S. Pelizzoni
 Professional Engineer
 Professional Land Surveyor
 NJ License No. 27892

Schedule A

4431Glacken.dwg 1/28/99

FED. EX. ADDRESS: 33 RUFFELL ROAD, HAMPTON, NEW JERSEY 08827

B1208 P0412

MILLER, ROBERTSON and RODGERS, ESQS.

1645 Affidavit of Consideration
RTF-1 (Rev. 1/1/86)
6%

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

ALL-STATE Legal, A Division of
ALL-STATE International, Inc.
908-272-0500

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>247,400</u>
Realty Transfer Fee \$	<u>17,973.50</u>
Date <u>4-7-99</u>	By <u>[Signature]</u>

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

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

Deponent John A. Fallone 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 8, 1999

transferring real property identified as Block No. 22 Lot No. 32.17

located at 3 Carhart Court, Union Township, Hunterdon County, New Jersey

(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 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 \$ 344,400.00 and annexed hereto.

(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.)
 - Grantor(s) 62 yrs. of age or over. *
 - One or two-family residential premises.
 - Owned and occupied by grantor(s) at time of sale.
 - No joint owners other than spouse or other qualified exempt owners.
- 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.
 - No joint owners other than spouse or other qualified exempt owners.
- DISABLED (See Instruction # 8.)
 - Grantor(s) permanently and totally disabled. *
 - One or two-family residential premises.
 - Receiving disability payments.
 - 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.)
 - Affordable According to HUD Standards.
 - Meets Income Requirements of Region.
 - Reserved for Occupancy.
 - Subject to Resale Controls.
- D) NEW CONSTRUCTION (See Instruction # 9.)
 - Entirely new improvement.
 - Not previously used for any purpose.
 - Not previously occupied.

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 9th day of MARCH, 1999

Name of Deponent (Type Name Here)
John A. Fallone

Fallone at Highland Ridge, LLC
Name of Co. (Type Name Here)

1117 Rt #31 South, Suite 1
Lebanon, NJ 08833
Address of Deponent

1117 Rt #31 South, Suite 1
Lebanon, NJ 08833
Address of Grantor at Time of Sale

Mary M. Bennett
A Notary Public of New Jersey
MARY M. BENNETT
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires August 28, 2000

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds	
Instrument Number	<u>112546</u> County <u>Hunterdon</u>
Deed Number	<u>112546</u> Book Page
Deed Dated	<u>3-8-99</u> Date Recorded <u>4-7-99</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 partial exemption fees fee (N.J.A.C. 18:16 - 8.12)
TRIPPLICATE - Is your site copy.

END OF DOCUMENT

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