

B1210 P0056

Prepared by:

*T. Miller*

Thomas C. Miller

Record & Return To:  
M. Eleanor Surdacki, Esq.  
401 Broadway  
Bayonne, NJ 07002-3629

COUNTY OF HUNTERDON  
CONSIDERATION 300,000.00  
REALTY TRANSFER FEE 975.00  
DATE 05-02-99 BY ALB

# DEED

This Deed is made on *April 30*, 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** **Kenneth Jablonski and Dolores Jablonski,**  
husband and wife

whose address is about to be 7 Midvale Drive, 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 thousand and no/100---(\$300,000.00)---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. 22:02 Lot No. 13  
( ) 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. 13 in Block 22.01 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 13 in Block 22.02 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 13 in Block 22.02 is prohibited by the Union Township Planning Board.

113017

B1210 P0057



**BROKAW FG**

**BFO**

P.O. BOX 5192  
(908) 735-7760

CLINTON, NJ 08809-0192  
FAX (908) 735-7746

CIVIL ENGINEERING  
LAND SURVEYING  
SITE ANALYSIS  
LAND PLANNING  
ENVIRONMENTAL  
ENGINEERING

**JABLONSKI**

**FROM**

**HIGHLAND RIDGE**

**BLOCK 22.02, LOT 13**

**TOWNSHIP OF UNION, HUNTERDON COUNTY, NJ**

**BEGINNING** at a point, said point being a capped pin set and located 892.41 feet along the various courses of the westerly sideline of Midvale Drive from its intersection with the northerly sideline of Race Street and running thence:

- 1) Along the common line between Block 22.02, Lots 13 and 12, South 59 degrees 25 minutes 37 seconds West 648.42 feet to a capped pin set, thence;
- 2) Along the common line between Block 22.02, Lot 13 and Block 22, Lot 33, at first, then Lots 33.01 and 34.01, North 09 degrees 56 minutes 14 seconds West 311.80 feet to a capped pin set, thence;
- 3) Along a common line between Block 22.02, Lots 13 and 14 North 78 degrees 05 minutes 49 seconds East 586.50 feet to a capped pin set, thence;
- 4) Along the westerly sideline of Midvale Drive on a curve to the left having a radius of 325.00 feet, a length of 105.90 feet and whose chord bears South 21 degrees 14 minutes 17 seconds East 105.44 feet to the point and place of **BEGINNING**.

**BEING** known and designated as Lot 13 in Block 22.01 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 2 of 4 said map recorded in the Hunterdon County Clerk's Office on July 15, 1997 as Filed Map No. 1258. Subsequent to the filing of this map, the Union Township Tax Assessor changed the block designation from 22.01 to 22.02.

**BEING** further known as Lot 13 in Block 22.02 on the present tax maps of the Township of Union, Hunterdon County, and by street address of 7 Midvale Drive, 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 2.865 acres (124,808 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.

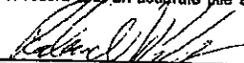
Subject to a portion of a 25' wide Drainage Easement.

Subject to a portion of a Detention Basin Easement.

Subject to a Conservation Easement.

Subject to a Wetlands Line.

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

44304610nsk.dca 4/5/99

FED EX ADDRESS: 33 RUPELL ROAD, HAMPTON, NJ 08827

B1210-P0058

**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. Brent

By J. A. Fallone  
John A. Fallone, Manager

STATE OF NEW JERSEY, COUNTY OF HUNTERDON ss:

I certify that on April 30, 1999, John A. Fallone personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of the attached deed;
- (b) executed this deed as his or her own act; and
- (c) made this Deed for \$300,000.00 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.)

RECORDED

MAY 3 3 26 PM '99

HUNTERDON COUNTY  
DORTHY K. TIRPOK  
CLERK

Mary M. Brent  
A Notary Public of New Jersey

MARY M. BRENT  
NOTARY PUBLIC OF NEW JERSEY  
MY COMMISSION EXPIRES AUGUST 20, 1999

MILLER, ROBERTSON and RODGERS, ESQS.

81210 P0059

1642 - Affidavit of Consideration  
RTF-1 (Rev. 11/86)  
2/96

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

ALL-STATE Legal, A Division of  
ALL-STATE @ International, Inc.  
908-272-0800

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 \$	300,000.00
Realty Transfer Fee \$	975.00
Date	05-03-99
By	JA

\* 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 Apr. 13, 1999

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

transferring real property identified as Block No. 22.02 L of No. 13

located at 7 Midvale Drive, Union Township, Hunterdon County, New Jersey

(Street Address, Municipality, County)

add enclosed 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 \$ 300,000.00

(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.) Here 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.

(See Instruction # 8.)

- Reserved for Occupancy.
- Subject to Raffle 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 30 day of April, 1999

*[Signature]*  
A Notary Public of New Jersey  
SHALL BE BOUND  
NOTARY PUBLIC OF NEW JERSEY  
MY COMMISSION EXPIRES ON 02/01/2000

*[Signature]*  
Name of Deponent (Print Name)  
John A. Fallone

Fallone at Highland Ridge, LLC  
Name of Grantee (Type other than)

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

FOR OFFICIAL USE ONLY	
Instrument Number	<u>113017</u>
County	<u>Hunterdon</u>
Deed Number	<u>113017</u>
Book	
Page	
Deed Dated	<u>04-30-99</u>
Date Recorded	<u>05-03-99</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.  
TRIPPLICATE - Is your ELO copy.

END OF DOCUMENT

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



20080709000169710 1/4  
 07/09/2008 03:20:50 PM D  
 Bk: 2213 Pg: 37  
 Mary H. Meili  
 Hunterdon County Clerk

**DEED**

Block 22.02 lot 13

Prepared by:

Steven H. Fleischer, Esq.

This Deed is made on **June 30, 2008**

**BETWEEN: Kenneth Jablonski and Dolores Jablonski, married**

whose address is: **7 Midvale Drive, Pittstown, New Jersey 08867**

referred to as the Grantor,

**AND: Gabriel I. Moreno and Pamela D. Moreno, married**

whose post office address is about to be: **7 Midvale Drive, 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 fifteen thousand ---- (\$515,000.00) - dollars**. The Grantor acknowledges receipt of this money.

<b>Tax Map Reference.</b> (N.J.S.A. 46:15-2.1) Municipality of <b>Township of Union</b>	Account No.
Block No. <b>22.02</b>	Qualifier.
Lot No. <b>13</b>	

[<X>] No property tax identification number is available on the date of this deed. (Check box if applicable)

**Property.** The 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 the State of New Jersey**. The legal description is:

Being known as **Lot 13, Block 22.02 on the official tax map of the Township of Union.**

The Property is sold subject to easements, grants, rights of way, restrictions of record, zoning ordinances and such state of facts as an accurate survey would reveal.

See description attached hereto and made a part hereof as schedule "A".

Being the same premises conveyed to the grantors by Deed from Fallone at Highland Ridge, LLC dated April 30, 1999 and recorded May 3, 1999 in Deed Book 1210, page 56 records for Hunterdon County, New Jersey.

Notwithstanding anything contained herein to the contrary, it is the intention of the grantor herein to convey only those premises as described by Deed from Fallone at Highland Ridge, LLC dated April 30, 1999 and recorded May 3, 1999 in Deed Book 1210, page 56 records for Hunterdon County, New Jersey.

## SCHEDULE A

Being Lot 13 in Block 22.02 as shown on map entitled "Final Plat for Highland Ridge" prepared by Brokaw De Riso Associates, Inc., dated March 15, 1996, revised to December 19, 1996, and filed in Hunterdon County clerks office on July 15, 1997 as map no. 1258 and being further described as follows:

Beginning at a capped iron pin found in the westerly right-of-way line of Midvale Drive, said point being 892.41 feet measured northerly along said right-of-way line from its intersection with the northerly right-of-way line of Race Street, thence;

1. leaving Midvale Drive and running along lot 12 block 22.02 South  $59^{\circ} 25' 37''$  West, 648.42 feet to a capped iron pin found in line of lot 33 block 22, thence;
2. running along lots 33, 33.01 and 34.01 block 22 North  $9^{\circ} 56' 14''$  West, 311.80 feet to a corner of lot 14 block 22.02, thence;
3. running along lot 14 block 22.02 North  $78^{\circ} 05' 49''$  East, 586.50 feet to a capped iron pin found in the westerly right-of-way line of Midvale Drive, thence;
4. running along the westerly right-of-way line of Midvale Drive on a curve to the left having a radius of 325.00 feet, an arc length of 105.90 feet, a delta of  $18^{\circ} 40' 13''$  and a chord of South  $21^{\circ} 14' 17''$  East, 105.44 feet to the point of beginning.

Containing 124,808 square feet or 2.865 acres of land.

Subject to the following easements as shown on Filed Map no. 1258:

1. a portion of a 25 foot wide Drainage Easement
2. a portion of a Detention Basin Easement
3. a Conservation Easement, also subject to wetlands contained within the Conservation Easement as shown or filed Map no. 1258

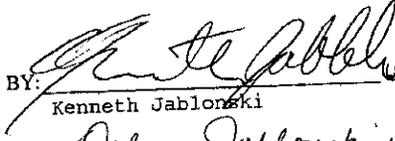
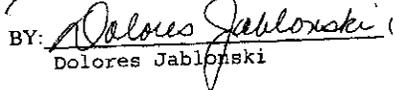
Prepared in accordance with a survey dated June 17, 2008 by Apgar Associates, Engineers, Land Surveyors, and Planners, Far Hills, New Jersey.

The street address of property is: 7 Midvale Drive, Pittstown, New Jersey 08867

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:

BY:  (seal)  
Kenneth Jablonski  
BY:  (seal)  
Dolores Jablonski

  
Steven H. Fleischer, Esq.  
A New Jersey Attorney at Law

STATE OF NEW JERSEY, COUNTY OF SOMERSET

ss:

I CERTIFY that on June 30, 2008  
Kenneth Jablonski and Dolores Jablonski, married, personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):  
(a) is named in and personally signed this Deed;  
(b) signed, sealed and delivered this Deed as his or her act and deed; and  
(c) made this Deed for: \$515,000.00, 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.)

  
Steven H. Fleischer, Esq.  
A New Jersey Attorney at Law

Record & Return To:  
Jill Gropper, Esq.  
Cohn, Bracaglia & Gropper  
275 East Main Street  
PO Box 1094  
Somerville, New Jersey 08876

#12088

**SELLER**  
**SELLER'S RESIDENCY CERTIFICATION/EXEMPTION**  
(c.55,P.L. 2004)

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

Name: Kenneth Jablonski and Dolores Jablonski  
Current Resident Address: 730 Fourth Street  
123 Hockenbury Drive

20080709000169710 4/4  
07/09/2008 03:20:50 PM D  
Recording Fee: \$70.00  
Tax Fee: \$4319.00  
Consideration: \$515000.00  
Buyers Fee: \$.00  
NF11

City, Town, Post Office	State	Zip Code
Secaucus	NJ	07094
Glen Gardner	NJ	08826

PROPERTY INFORMATION (Brief Property Description)

Block(s)	Lot(s)	Qualifier
22.02	13	

Street Address: 7 Midvale Drive

City, Town, Post Office	State	Zip Code
Pittstown	NJ	08867

Seller's Percentage of Ownership	Consideration	Closing Date
100%	\$515,000.00	6/30/08

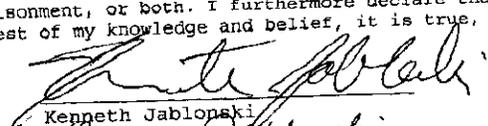
**SELLER ASSURANCES (Check the Appropriate Box)**

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.
7.  The gain from the sale will not be recognized for Federal income tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION). If such section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale.
- No non-like kind property received.
8.  Transfer by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this state.

**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.

Date: June 30, 2008

  
Kenneth Jablonski  
Dolores Jablonski