

0121153365

COUNTY OF HUNTERDON	
CONSIDERATION	320,465
REALTY TRANSFER FEE	12,725.00
DATE	05-20-99
BY	TM

Prepared by:  
*Thomas C. Miller*  
 01217 P0244  
 Thomas C. Miller

Record & Return To:  
 Rylak & Gianos, Esqs.  
 P.O. Box 5365  
 Clinton, NJ 08809

COUNTY OF HUNTERDON	
CONSIDERATION	320,465.00
REALTY TRANSFER FEE	12,725.00
DATE	05-20-99
BY	TM

RE-RECORDED  
**DEED**

This Deed is made on May 20, 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** **Michael Chen and Donna R. Chen,**  
 husband and wife

whose address is about to be 18 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 twenty thousand four hundred sixty five and no/100---(\$320,465.00)--- 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. 20  
 ( ) 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. 20 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 20 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 20 in Block 22.02 is prohibited by the Union Township Planning Board.

This Deed is being rerecorded to reflect Lot 20, Block 22.01 as the correct Lot and Block and to include the annexed "Revised Schedule C".

114803  
 13350

0

B1217 PU245

TITLE INSURANCE COMMITMENT

COMMITMENT NO.: ST-10539

REVISED SCHEDULE C

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of Union, County of Hunterdon, State of New Jersey:

BEING known and designated as Lot 20 in Block 22.01 as shown on a certain map entitled, "Final Plat for Highland Ridge", which map was filed in the Hunterdon County Clerk's Office on July 15, 1997 as Map No. 1258.

Policy to insure description being more particularly described in accordance with a survey prepared by Brokaw FG, L.S., dated April 30, 1999 as follows:

BEGINNING at a point, said point being a capped pin set and located North 20 degrees 02 minutes 31 seconds West 15.18 feet along the northerly line of Midvale Drive from its intersection with the westerly sideline of Carhart Court and running thence

- 1) along the northerly sideline of Midvale Drive, North 60 degrees 02 minutes 31 seconds West a distance of 153.78 feet to a capped pin set; thence
- 2) leaving said sideline, North 05 degrees 53 minutes 06 seconds East a distance of 468.27 feet to a capped pin set; thence
- 3) South 39 degrees 21 minutes 25 seconds East a distance of 381.27 feet to a capped pin set, in the westerly sideline of Carhart Court; thence
- 4) along said sideline of Carhart Court on a curve to the left having a radius of 325.00 feet an arc length of 10.43 feet to a capped pin set; thence
- 5) still along same, South 29 degrees 17 minutes 07 seconds West a distance of 267.28 feet to a capped pin set; thence
- 6) on a curve to the right, leading into the northerly sideline of Midvale Drive, having a radius of 15.00 feet an arc length of 23.74 feet to the point and place of BEGINNING.

For informational purposes only, the above described premises are further known and designated as Tax Lot 20 in Block 22.02, as shown on the current tax map of the Township of Union.

B1217 P0356 B1217 P0246



**BROKAW FG**

P.O. BOX 5192  
19081 735 7750

CLINTON, NJ 08809-0192  
FAX 19081 735-7746

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

**CHEN**  
**FROM**  
**HIGHLAND RIDGE**  
**BLOCK 22.02, LOT 20**

**TOWNSHIP OF UNION, HUNTERDON COUNTY, NEW JERSEY**

**BEGINNING** at a point, said point being a capped pin set and located North 80 degrees 02 minutes 31 seconds West 15.18 feet along the northerly sideline of Midvale Drive from its intersection with the westerly sideline of Carhart Court and running thence:

- 1) Along the northerly sideline of Midvale Drive North 80 degrees 02 minutes 31 seconds West 153.78 feet to a capped pin set, thence;
- 2) Along the common line between Block 22.02, Lots 20 and 18, North 05 degrees 53 minutes 06 seconds East 468.27 feet to a capped pin set, thence;
- 3) Along the common line between Block 22.02, Lots 20 and 21, South 39 degrees 21 minutes 25 seconds East 381.27 feet to a capped pin set at the westerly sideline of Carhart Court, thence;
- 4) Along the westerly sideline of Carhart Court on a curve to the left having a radius of 325.00 feet, a length of 10.43 feet and whose chord bears South 30 degrees 12 minutes 16 seconds West 10.43 feet to a capped pin set, thence;
- 5) ~~Still~~ along the same, South 29 degrees 17 minutes 07 seconds West 267.28 feet to a capped pin set, thence;
- 6) Along the northerly sideline of Midvale Drive on a curve to the right having a radius of 15.00 feet, a length of 23.74 feet and whose chord bears South 74 degrees 37 minutes 18 seconds West 21.34 feet to the point and place of **BEGINNING**.

**BEING** known and designated as Lot 20 in Block 22.02 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 16, 1997 as Filed Map No. 1258. Subsequent to the filing of the map, the Union Township Tax Assessor changed the block designation from 22.01 to 22.02.

**BEING** further known as Lot 20 in Block 22.02 on the present tax maps of the Township of Union, Hunterdon County, and by street address of 18 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 2.022 acres (88,056 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 30 foot by 100 foot Sight Easement

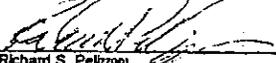
Subject to a of a 25 foot wide Drainage Easement.

Subject to a Conservation Easement.

Subject to a Detention Basin 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

766/Chen des 4/26/99

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



B1211 P0368

MILLER, ROBERTSON and RODGERS, EGOS.

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

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

ALL-STATE Legal Services Division of  
ALL-STATE International, Inc.  
708-775-6999

B1217 P0248

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. 1983 (N.J.S.A. 46:15-5 et seq.)

STATE OF NEW JERSEY  
COUNTY OF Hunterdon

SS.

FOR RECORDER'S USE ONLY	
Consideration \$	390,465.00
Realty Transfer Fee \$	677.50
Date	05-21-99
BY	JB

\* 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 May 20, 1999

transferring real property identified as Block No. 22.02 Lot No. 20

located at 18 Midvale Drive, Union Township, Hunterdon County, New Jersey

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 consideration 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 \$ 320,465.00

**(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.)
  - 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.
- 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 20<sup>th</sup> day of May, 1999

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

Fallone at Highland Ridge, LLC  
Name of Grantor (Type Above Line)

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. Bruny  
A Notary Public of New Jersey  
NOTARY PUBLIC OF NEW JERSEY  
MY COMMISSION EXPIRES AUGUST 20, 1999

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds	
Instrument Number	113350 County <u>Hunterdon</u>
Deed Number	113350 Book Page
Deed Dated	05-20-99 Date Recorded <u>05-21-99</u>

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

IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HERE OF. 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 in partial exemption from fee (N.J.A.C. 18:16-4.12)  
TRIPLICATE - 1 a year file copy.

**END OF DOCUMENT**