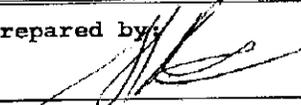


D E E D

Prepared by:   
SAM S. MATTHEWS, ESQ.

This Deed is made on April 2 2001

BETWEEN THE HAMLET AT HIDDEN MEADOWS, LLC

A Limited Liability Company

referred to as Grantor(s),  
whose address is 140 Sylvan Avenue, Englewood Cliffs, NJ 07632

AND NICHOLAS L. BOZZO and BETH N. BOZZO

Husband & Wife

whose address is about to be: 305 Hidden Meadow Lane, Union  
Township, NJ Hampton 08827

referred to as Grantee(s).

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 **Seven Hundred Thirty  
Five Thousand, Three Hundred Seventy Three and 23/100 Dollars**  
(\$735,373.23). The Grantor acknowledges receipt of this money.

**Tax Map Reference.** (N.J.S.A. 46:15-2.1) Municipality of  
Union Township - Block No. 28 Lot No. 19.03 - Account No.

**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:

SEE ATTACHED LAND DESCRIPTION

BEING the same premises conveyed to the said Hamlet at Hidden  
Meadow, LLC by Deed dated January 14, 2000 and recorded in the  
Hunterdon County Clerk's Office on January 21, 2000 in Deed Book  
1230, Page 856.



Instr# 8318807 Dorothy K. Tirpek  
Recorded/Filed ASB Hunterdon County Clerk  
06/06/2001 13:22 Bk 2010 Pg 869 #Pg 6 DEED

Consideration: 735373.23  
Realty Tax: 3152.50 D  
Fees: 28.00

**Metas and Bounds Description**  
**Block 28, Lot 19.03**  
**Union Township, Hunterdon County, New Jersey**

Beginning at an iron pin set for a corner in the easterly sideline of Hidden Meadow Lane (50' wide) where the same is intersected by the line dividing Block 28 Lot 19.03 and lands now or formerly Jonathan S. Cantor, Block 28 Lot 19.04, said point distant 506.39' measured southerly the various courses along the easterly sideline of Hidden Meadow Lane from its intersection with the southerly sideline of Main Street-Jutland (41.5' wide), and from said beginning point running;

thence (1) along the said dividing line, South 82°21'06" East 188.36' to an iron pin set for a corner, common also to lands now or formerly John Rokicki and Kathleen O'Donnell, Block 28 Lot 41;

thence (2) along the said lands, South 26°17'32" East 238.20' to an iron pin set for a corner, common also to lands now or formerly Jonathan S. Cantor, Block 28 Lot 19;

thence (3) along the said lands, South 14°13'21" East 461.23' to an iron pin set for a corner in the line of lands now or formerly Thomas and Deborah L. Nacc, Block 28 Lot 20.03;

thence (4) along the said lands, South 78°39'25" West 71.89' to an iron pin set for a corner, common also to lands now or formerly Jonathan S. Cantor, Block 28, Lot 19.02;

thence (5) along the said lands, North 33°09'47" West 455.33' to an iron pin set for a corner;

thence (6) still along the same, North 29°33'35" West 258.97' to an iron pin set for a corner in the cul-de-sac right of way line of Hidden Meadow Lane;

thence (7) along the said cul-de-sac right of way line, on a curve to the right having a radius of 25.00', an arc length of 2.65', a chord bearing and distance of North 44°05'24" East 2.65' to a concrete monument to be set at a point of reverse curvature;

thence (8) along the easterly sideline of Hidden Meadow Lane, on a curve to the left having a radius of 125.00', an arc length of 102.74', a chord bearing and distance of North 23°34'53" East 99.87' to the point and place of beginning.

Containing a calculated area of 3.000 acres.

Being Block 28 Lot 19.03 as shown on a map entitled "Final Plat for the Hamlet at Hidden Meadow Block 28 Lot 19 Tax Map Sht. 8, Union Township, Hunterdon County, New Jersey" prepared by J.M.H. Land Surveyors and filed in the Hunterdon County Clerk's office on April 5, 2001 as Map No. 8310829.

Subject to a conservation easement more particularly described as follows:

Beginning at an iron pin set at the most southeasterly corner of Block 28 Lot 19.03, located in the northerly line of lands now or formerly Thomas and Deborah L. Nacc, Block 28 Lot 20.03, also the terminus of course no. 3 described above for Block 28 Lot 19.03, and from said beginning point running;

**Meter and Bounds Description**

**Block 28, Lot 19.03**

**Union Township, Hunterdon County, New Jersey**

**Page 2**

thence (1) along Block 28 Lot 20.03, South 78°39'25" West 71.89' to an iron pin set for a corner, common also to lands now or formerly Jonathan S. Cantor, Block 28, Lot 19.02;

thence (2) along the said lands, North 33°09'47" West 455.33' to an iron pin set for a corner;

thence (3) still along the same, North 29°33'35" West 78.32' to a point;

thence (4) along a line passing through Block 28 Lot 19.03, North 35°59'41" East 39.26' to a point of curvature;

thence (5) still along the same, on a curve to the right having a radius of 50.00', an arc length of 53.62', a chord bearing and distance of North 66°43'51" East 51.08' to a point;

thence (6) still along the same, North 44°04'41" East 27.42' to a point;

thence (7) still along the same, North 56°20'01" East 37.53' to a point;

thence (8) still along the same, North 57°54'18" East 76.41' to a point in the westerly line of lands now or formerly John Rokicki and Kathleen O'Donnell, Block 28 Lot 41;

thence (9) along the said lands, South 26°17'32" East 135.09' to an iron pin set for a corner, common also to lands now or formerly Jonathan S. Cantor, Block 28 Lot 19;

thence (10) along the said lands, South 14°13'21" East 461.23' to the point and place of beginning.

Containing a calculated area of 90,894 square feet, or 2.087 acres.

Subject to a drainage easement more particularly described as follows:

Beginning at a point in the westerly line of Block 28 Lot 19.03, located in the line of lands now or formerly Jonathan S. Cantor, Block 28 Lot 19.02, said point distant North 29°33'35" West 59.56' measured along the said westerly line from an iron pin set for a corner at the terminus of course no. 5 described above for Block 28 Lot 19.03, and from said beginning point running;

thence (1) along the said westerly line, North 29°33'35" West 29.07' to a point;

thence (2) along a line passing through Block 28 Lot 19.03, South 60°37'12" East 59.78' to a point;

thence (3) still along the same, South 35°59'41" West 15.10' to a point;

thence (4) still along the same, North 60°37'12" West 33.14' to the point and place of beginning.

Containing a calculated area of 697 square feet, or 0.016 of an acre.

**Meters and Bounds Description**  
**Block 28, Lot 19.03**  
**Union Township, Hunterdon County, New Jersey**  
**Page 3**

Subject to stream encroachment lines as shown on the above referenced final plat.

Subject to freshwater wetlands boundary lines as verified by N.J.D.E.P. file no. 1025-94-0006.1.

The above description is in accordance with a map entitled "Final Location Survey for Block 28, Lot 19.03 Located in Union Township, Hunterdon County, New Jersey" prepared by Van Cleef Engineering Associates, Lebanon, New Jersey dated April 5, 2001.



Errol Melnick, Professional Land Surveyor  
New Jersey License No. 34013  
Van Cleef Engineering Associates

BM/rc  
4/05/01  
D-000111-028-1.1903.doc

**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 signed this Deed as of the date at the top of the first page.

Witnessed by:

THE HAMLET AT HIDDEN MEADOWS LLC



BY:  (Seal)

STATE OF NEW JERSEY, COUNTY OF

- SS;

I CERTIFY that on April 2, 2001

JONATHAN CANTOR

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 \$735,373.23 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).

  
\_\_\_\_\_  
SAM S. MATTHEWS  
Attorney-at-Law of New Jersey

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 BERGEN

| FOR RECORDER'S USE ONLY |            |
|-------------------------|------------|
| Consideration \$        | 735,373.23 |
| Realty Transfer Fee \$  | 3150.50 D* |
| Date                    | 6/16/01    |
| By                      | ASB        |

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

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

Deponent Jonathan Cantor, being duly sworn according to law upon his/her oath  
(Name)

deposes and says that he/she is the Managing Member in a deed dated April 2 2001  
(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)

transferring real property identified as Block No. 19.03 Lot No. 28

located at 305 Hidden Meadow Lane, Union Township, Hunterdon County  
(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 \$ \_\_\_\_\_

(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 2nd  
day of April 2001

[Signature]  
Sam S. Matthews  
Attorney at Law

[Signature]  
Name of Deponent (sign above line)  
Jonathan Cantor  
140 Sylvan Avenue  
Englewood Cliffs, NJ  
Address of Deponent

The Hamlet at  
Hidden Meadows, LLC  
Name of Grantor (type above line)  
140 Sylvan Avenue  
Englewood Cliffs, NJ  
Address of Grantor at Time of Sale

| FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds. |                |               |                  |
|--|----------------|---------------|------------------|
| Instrument Number  | <u>8318807</u> | County        | <u>Hunterdon</u> |
| Deed Number  | <u>8318807</u> | Book          |                  |
| Deed Dated   | <u>4/2/01</u>  | Date Recorded | <u>6/16/01</u>   |

IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HEREOF. This format 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 - White copy to be retained by County.  
DUPLICATE - Yellow copy to be forwarded by County to Div  
TRIPPLICATE - Pink copy is your file copy.



C. 18:16 - 8.12)

CONSERVATION EASEMENT  
11/13/06  
BK 2170 PG 639  
#20061113000081310

KYIAK & GIANOS  
**Deed**

**DEED**  
11/13/06  
BK 2170 PG 633  
#20061113000081300

This Deed is made on *February 1, 2001*  
**BETWEEN**

NICHOLAS L. BOZZO and BETH N. BOZZO, husband and wife,

whose post office address is

305 Hidden Meadow Lane, Hampton, NJ 08827,

referred to as the Grantor,  
**AND**

WILLIAM J. BOURQUE and STACEY BOURQUE, husband and wife,

whose post office address is

about to be 305 Hidden Meadow Lane, Hampton, NJ 08827,

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 EIGHT HUNDRED SIXTY THOUSAND AND 00/100-----(\$860,000.00)-----Dollars-----  
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. 28 Lot No. 19.03 Qualifier No. 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 lands and premises conveyed to Grantor(s) herein by Deed of The Hamlet at Hidden Meadows, LLC, a New Jersey Limited Liability Company dated April 2, 2001 and recorded June 6, 2001 in Deed Book 2010 at Page 869 in the Office of the Clerk of Hunterdon County.

This conveyance is made subject to municipal ordinances, state and federal law, easements and restrictions of record and such facts as an accurate survey may disclose.



Instr# 8531630 Dorothy K. Tirpok  
Recorded/Filed NF Hunterdon County Clerk  
02/04/2006 14:18 Bk 2114 Pg 528 #Pg 5 DEED

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

*William J. Gianos*  
WILLIAM J. GIANOS  
ATTORNEY AT LAW OF NEW JERSEY

Consideration: 860000.00  
Realty Tax: 7951.00 R  
Fees: 80.00

**RONALD L. HAFFLING & ASSOC., INC.,  
Professional Land Surveying**

DECLARATION  
11/29/06  
BK 2172 PG 177  
#20061129000100770

DRAINAGE EASEMENT  
11/13/06  
BK 2170 PG 647  
#20061113000081320

3 Gray Rock Road  
Clinton, New Jersey 08309

Phone (908) 735-2000  
Fax (908) 735-0742

Description of property situated at 305 Hidden Meadow Lane, Union Township, Hunterdon County, New Jersey.

Being known and designated as Lot 19.03 in Block 28 as shown on a certain map entitled "Final Plat for The Hamlet at Hidden Meadow, Block 28, Lot 19, Union Township, Hunterdon County New Jersey" dated July 1, 1998 and filed in the Hunterdon County Clerk's Office on April 5, 2001 as Map No. 8310829.

The above also being described as follows:

BEGINNING at a capped bar found on the Easterly right of way line of Hidden Meadow Lane, said found capped bar being located Southerly a distance of 506.39 feet from the point of intersection of the Easterly right of way line of Hidden Meadow Lane with the Southerly right of way line of Main Street - Jutland, if said right of way lines were extended; and running thence (1) along lands now or formerly of M. Ali and Laura Khatibzadeh, South 82 degrees 21 minutes 06 seconds East, a distance of 188.36 feet to a capped bar found; thence (2) along lands now or formerly of Jehane Rowlands, South 26 degrees 17 minutes 32 seconds East, a distance of 238.20 feet to a capped bar found; thence (3) along lands now or formerly of Michael D. and Barrie J. Beck, South 14 degrees 13 minutes 21 seconds East, a distance of 401.23 feet to a capped bar found; thence (4) along lands now or formerly of Thomas and Deborah L. Nace, South 78 degrees 39 minutes 25 seconds West, a distance of 71.89 feet to a capped bar found; thence (5) along lands now or formerly of Donald H. and Stephanie E. Joos, North 33 degrees 09 minutes 47 seconds West, a distance of 455.33 feet to a capped bar found; thence (6) continuing along same, North 29 degrees 33 minutes 23 seconds West, a distance of 258.96 feet to a capped bar found on the Easterly right of way line of Hidden Meadow Lane; thence (7) along the Easterly right of way line of Hidden Meadow Lane, by a curve to the right having a radius of 25.00 feet for an arc length of 2.65 feet whose chord bears North 44 degrees 05 minutes 24 seconds East, a distance of 2.65 feet to a concrete monument found on same; thence (8) continuing along same, by a curve to the left having a radius of 125.00 feet for an arc length of 102.74 feet whose chord bears North 23 degrees 34 minutes 53 seconds East, a distance of 99.87 feet to the point and place of BEGINNING and containing a calculated area of 3.000 acres more or less as surveyed by Ronald L. Haffling & Assoc., Inc. on January 20, 2005 as Job No. 6309.

Subject to a drainage easement located in the Westerly sector partly along Course No. 6 as described above and being the same as shown on Map No. 8310829.

Also subject to a stream encroachment line running through the Southerly portion of the above described tract land and being the same as shown on Map No. 8310829.

Also subject to another stream encroachment area running through or near the middle of the above described tract of land and being the same as shown on Map No. 8310829.

Also subject to wetlands limit areas running through the Southerly and near the middle of the above described tract of land and being the same as shown on Map No. 8310829.

Also subject to a 50 foot wide wetlands buffer running along the Northerly wetlands limit line running through the middle of the above described tract of land and being the same as shown on Map No. 8310829.

Also subject to a conservation easement running from Course No. 4 to the wetlands buffer line on the above described tract of land and being the same as shown on Map No. 8310829.

Also subject to easements and restrictions of record, if any.

Being known as Lot 19.03 in Block 28 as shown on Sheet No. 8.03 of the Union Township Tax Map.

*Ronald L. Haffling, P.L.S., P.P.*  
Ronald L. Haffling, P.L.S., P.P.  
New Jersey License No. 23941

*1/20/05*

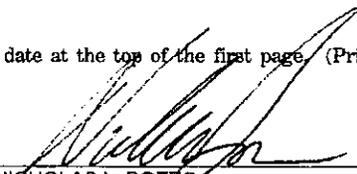
The street address of the Property is:

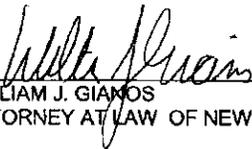
305 Hidden Meadow Lane, Hampton, NJ 08827

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.)

Witnessed By:

  
\_\_\_\_\_  
NICHOLAS L. BOZZO (Seal)

  
\_\_\_\_\_  
WILLIAM J. GIANOS  
ATTORNEY AT LAW OF NEW JERSEY

  
\_\_\_\_\_  
BETH N. BOZZO (Seal)

\_\_\_\_\_  
(Seal)

STATE OF NEW JERSEY, COUNTY OF HUNTERDON  
I CERTIFY that on January 25, 2005  
NICHOLAS L. BOZZO and BETH N. BOZZO

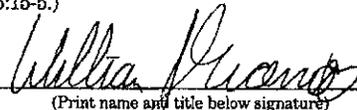
SS.

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 \$ 860,000.00 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:  
William J. Caldwell, Esq.  
P.O. Box 5185  
Clinton NJ 08809

  
\_\_\_\_\_  
(Print name and title below signature)  
WILLIAM J. GIANOS  
ATTORNEY AT LAW OF NEW JERSEY



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)

NICHOLAS L. BOZZO & BETH N. BOZZO

Current Resident Address:

Street: 305 Hidden Meadow Lane

City, Town, Post Office

State

Zip Code

Hampton

NJ

08827

**PROPERTY INFORMATION (Brief Property Description)**

Block(s)

Lot(s)

Qualifier

28

19.03

Street Address:

304 Hidden Meadow Lane

City, Town, Post Office

State

Zip Code

Hampton

NJ

08827

Seller's Percentage of Ownership

Consideration

Closing Date

100%

\$860,000.00

2-1-05

**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.

**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.

1-24-05  
Date

*[Signature]*  
Signature

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

1-24-05  
Date

*[Signature]*  
Signature

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



END OF DOCUMENT