

New Construction Deed

This Deed is made on February 16, 2006

BETWEEN
PERRYVILLE ESTATES, L.L.C., a limited liability company,

incorporated in the state of New Jersey
having its principal office at
52 Cooks Cross Road, Pittstown, New Jersey 08867,

referred to as the Grantor,
AND
ROSEANNE ALBANESE, married,

whose post office address is
about to be 185 Main Street,
Union Township (Hampton Post Office),
New Jersey 08860, 08860-7

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 \$ 696,464.00.
SIX HUNDRED NINETY-SIX THOUSAND, FOUR HUNDRED SIXTY-FOUR & 0/100 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. **21.02** Lot No. **32.07** Qualifier No. Account No.
 No lot and block or account 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** County of **Hunterdon**
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 premises conveyed to the Grantor herein by Deed from KENNETH R. MILLIGAN and ALBERT D. RYLAK, co-administrators of the ESTATE OF ELMER MILLIGAN, deceased, dated April 6, 1999 and recorded in the Hunterdon County Clerk's office on April 19, 1999 in Deed Book 1209, page 26.

Subject to zoning ordinances, grants, easements, restrictions and covenants of record, if any, and such facts as an accurate survey would disclose.



tr# 8576523 Dorothy K. Tirpok
Recorded/Filed LB Hunterdon County Clerk
1/14/2006 12:35 Bk 2147 Pg 659 #Pg 5 DEED

Consideration: 696464.00
Realty Tax: 6207.90 D
Fees: 70.00

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

(For Recorder's Use Only)

ROBERT D. SPENGLER, ESQ.

**COMMITMENT
SCHEDULE C
(Description)**

Commitment Number: ST-19440M

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, and State of New Jersey:

BEING known and designated as Lot 32.07 in Block 21.02 as shown on a certain map entitled, "Final Map of Perryville Estates", which map was filed in the Hunterdon County Register's Office on February 2, 2000 as Map No. 1350.

Policy to insure description being more particularly described in accordance with a survey prepared by Templin Engineering Associates, dated December 12, 2005 as follows:

BEGINNING at a point on the southeasterly side line of Country Route No. 625 (33 feet from centerline), said point being the terminus of a curve return from the northeasterly side line of Main Street (50 feet wide); running thence

- (1) North 35 degrees 24 minutes 43 seconds East along said side line of County Route 625 a distance of 228.48 feet to a point for a corner; thence
- (2) North 87 degrees 45 minutes 20 seconds East along the division line with Lot 31 a distance of 204.46 feet to a point for a corner; thence
- (3) South 13 degrees 57 minutes 10 seconds East along the division line with Lots 29.28, 29.29 and 29.30 a distance of 587.68 feet to a point for a corner; thence
- (4) North 85 degrees 15 minutes 33 seconds West along the division line with Lot 32.06 a distance of 327.63 feet to a point for a corner on the Easterly side line of Main Street; thence
- (5) Along said side line of Main Street on a curve to the left having a radius of 350.00 feet an arc distance of 362.42 feet to a point of reverse curvature; thence
- (6) Along a curve return to the right having a radius of 25.00 feet an arc distance of 39.27 feet to the point and place of BEGINNING.

For Informational Purposes only: ALSO known as Lot 32.07 in Block 21.02 in the Township of Union Tax Map and more commonly known as 185 Main Street, Hampton, NJ.

The street address of the Property is:
185 Main Street, Union Township (Hampton Post Office), New Jersey 08860.

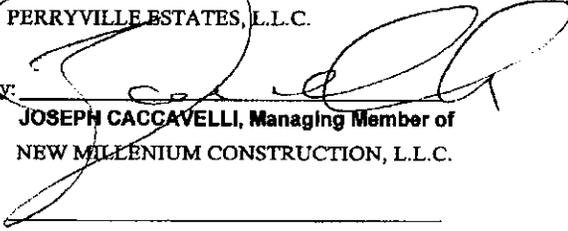
4. Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the Property. This promise is called a "Covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the Property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

5. Signatures. This Deed is signed and attested to by the Grantor's proper corporate officers as of the date at the top of the first page. (Print name below each signature.)

Witnessed or Attested by:



ROBERT D. SPENGLER, ESQ.

PERRYVILLE ESTATES, L.L.C.
By: 
**JOSEPH CACCAVELLI, Managing Member of
NEW MILLENIUM CONSTRUCTION, L.L.C.**

STATE OF NEW JERSEY, COUNTY OF HUNTERDON
I CERTIFY that on **February 16, 2006**
JOSEPH CACCAVELLI

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 the attached Deed;

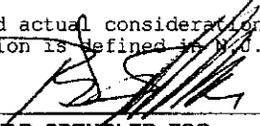
(b) was authorized to and did execute this Deed as **managing member**

of **PERRYVILLE ESTATES, L.L.C. and NEW MILLENIUM CONSTRUCTION, LLC**, the entity named in this Deed; and

(c) executed this Deed as the act of the entity.

(d) made this Deed for \$696,464.00 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:
Leonard Andriuzzi, Esq.
NEWMAN & ANDRIUZZI
P.O. Box 2547
Clifton, NJ 07015-2547



ROBERT D. SPENGLER, ESQ.

Attorney-at-Law of NJ
Print name and title below signature

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

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

To be recorded with Deed pursuant to P.L. 1968, c. 49, as amended by P.L. 1991, c. 308 (N.J.S.A. 46:15-5 et seq.)

STATE OF NEW JERSEY
COUNTY OF SOMERSET

SS:

FOR RECORDER'S USE ONLY	
Consideration \$	696,464.00
Realty Transfer Fee \$	6,207.90
Date	2-14-06
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 Perryville Estates, LLC by Joseph Caccavelli, being duly sworn according to law upon his/her oath
(Name) **Grantor** in a deed dated 2/ /2006
(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)

transferring real property identified as Block No. 21.02 Lot No. 32.07
located at In Union Township, Hunterdon County and also known as 185 Main Street, Union Township
(Street Address, Municipality, County) and annexed hereto.
(Hampton Post Office), New Jersey 08860,

(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 \$ 696,464.00

(3) FULL EXEMPTION FROM FEE Deponent claims that this deed transaction is fully exempt from the Realty Transfer Fee imposed by P.L. 1968, c. 49 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 P.L. 1975, c. 176 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.
 Owners as joint tenants must all qualify except in the case of a spouse.

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 owners as joint tenants 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 owners as joint tenants 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 P.L. 1968, c. 49.

Subscribed and sworn to before me this 10th day of February 2006

ROBERT D. SPENGLER, Atty-at-Law of NJ
Name of Deponent (Sign above line)
JOSEPH CACCAVELLI
52 Cooks Cross Rd.
Pittstown, NJ 08867
Address of Deponent

JOSEPH CACCAVELLI
Name of Grantor (Type above line)
Managing Member of New Millennium Construction, LLC
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>8576503</u>	County	<u>Hunterdon</u>
Deed Number	Book	Page	
Deed Dated	<u>2-10-06</u>	Date Recorded	<u>2-14-06</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 - To be retained by County.
DUPLICATE - To be forwarded by County to Division of Taxation on partial exemption from fee (N.J.A.C. 18:16 - 8.12)
TRIPPLICATE - Is your file copy.

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



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION
(C.55, P.L. 2004)

(Please Print or Type)

SELLER(S) INFORMATION (See Instructions, Page 2)

Name(s)

Perryville Estates, LLC

Current Resident Address:

Street: 52 Cooks Cross Rd.

City, Town, Post Office

State

Zip Code

Pittstown

NJ

08867

PROPERTY INFORMATION (Brief Property Description)

Block(s)

Lot(s)

Qualifier

21.02

32.07

Street Address:

185 Main St.

Union Twp.

City, Town, Post Office

State

Zip Code

(Hampton Post Office)

NJ

08860

Seller's Percentage of Ownership

Consideration

Closing Date

100%

\$1,696,464.00

2/ /2006

SELLER ASSURANCES (Check the Appropriate Box)

1. I am a resident taxpayer (individual, estate, or trust) 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 an 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 as 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.
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.

Feb. 10, 2006

Date

PERRYVILLE ESTATES, LLC

by:

JOSEPH CACCAVELLI Signature Managing Member
(Seller) Please Indicate if Power of Attorney or Attorney in Fact
of New Millennium Construction, L.L.C.

Date

Signature

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



END OF DOCUMENT