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Prepared By: Amanda L. Mulvaney
Amanda L. Mulvaney, Esq.

**DEED
(NEW CONSTRUCTION)**

THIS DEED is made on January 3, 2008,

BETWEEN: TOLL LAND IV LIMITED PARTNERSHIP, a New Jersey Limited Partnership, **By TOLL LAND CORP. NO. 10**, a Delaware corporation, It's General Partner, having its principal office at: c/o Toll Brothers, Inc., 250 Gibraltar Road, Horsham, PA 19044, referred to as the GRANTOR.

11/8.19

AND: LONGYING GAO and XIAOLI GAO, husband and wife,
whose post office address is about to be: **85 Albert Drive, Clinton, NJ 08809,**

referred to as the GRANTEE.

The word "Grantee" shall mean 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 NINETY-NINE THOUSAND and 00/100-----(\$799,000.00)-----DOLLARS.**
The Grantor acknowledges receipt of this money.

TAX MAP REFERENCE. (N.J.S.A. 46:15-1.1) Municipality: Township of Union
Block No. 11 Lot No. **8.19** 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 as follows:

BEING known and designated as **Lot 8.19 , Block 11**, as it appears on a map entitled: "Final Plat, Lookout Pointe, Union Township, Hunterdon County, New Jersey, Sheets 1-4", dated December 7, 2001 and revised to October 31, 2005, prepared by Eastern States Engineering and filed in the Hunterdon County Clerk's Office on February 23, 2006 as Instrument No. 8577543.

Further described in accordance with Schedule "A" attached hereto.

SUBJECT to, without limitation, a conservation easement on that part of the property as delineated and described on Schedule "B" attached hereto in which the following activities are prohibited:

Open space or conservation deed restricted areas cannot be re-subdivided and no additional disturbance can be provided within these areas beyond what is proposed within the construction plans and these plans.

The conservation deed restriction open space located on individual lots will be owned and maintained by the individual property owners.

No temporary or permanent structures can be located within conservation deed restriction open space except for what is proposed within these subdivision plans. The only additional improvements allowed to be construction within the conservation deed restriction open space by individual property owners is planting of vegetation, fences, and dry laid stone, brick or wood chip garden paths and walkways.


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01/14/2008 10:39:18 AM D
Bk: 2202 Pg: 259
Mary H. Meli
Hunterdon County Clerk

00215872-1



Fidelity National Title Insurance Company

SCHEDULE C (Legal Description)

Commitment No.: 660-24416

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:

BEGINNING at a point in the northerly sideline of Albert Drive, 50 feet wide, where said sideline is intersected by the division line between Lot 8.18 and Lot 8.19 in Block 11 as shown on a map entitled "Final Plat, Lookout Pointe", sheets 1-4, revised 10/31/05, prepared by Eastern States Engineering, and filed in the Hunterdon County Clerk's Office on 2/23/06 as Instrument No. 8577543, and running thence

(1) Along said division line between Lot 8.18 and Lot 8.19 in Block 11, North 03 degrees 15 minutes 29 seconds West 231.78 feet; thence along a division line between Lot 4 and Lot 8.19 Block 11 the following two courses:

(2) North 88 degrees 56 minutes 21 seconds East 120.78 feet; thence

(3) North 89 degrees 07 minutes 01 seconds East 17.21 feet; thence

(4) Along the division line between Lot 8.19 and Lot 8.20 Block 11, South 03 degrees 15 minutes 29 seconds East 226.44 feet to the aforementioned northerly sideline of Albert Drive; thence

(5) Along said sideline, South 86 degrees 44 minutes 31 seconds West 137.88 feet to the point of BEGINNING.

The above description is in accordance with a survey made by ESE Consultants, Inc. dated December 13, 2007.

Note for information: Being Lot 8.19, Block 11 on the tax map.

Within each performance subdivision lot, all areas outside of the net buildable area shall remain as a conservation deed restriction open space easement. (See Subdivision Lot Area Table on "Final Plat, Lookout Pointe, Union Township, Hunterdon County, New Jersey, Sheets 1-4", dated December 7, 2001 and revised to October 31, 2005, prepared by Eastern States Engineering and filed in the Hunterdon County Clerk's Office on February 23, 2006 as Instrument No. 8577543.)

BEING commonly known and designated as 85 Albert Drive, Clinton, NJ 08809.

BEING also known as TBI Lot No. 013 (Lookout Pointe).

BEING the same premises conveyed to TOLL NJ IV LIMITED PARTNERSHIP, a New Jersey Limited Partnership, by Deed from Alpheus H. Albert and Catherine K. Albert, his wife, dated December 10, 2002 and recorded December 16, 2002 in Deed Book 2053, Page 750 of the Hunterdon County Clerk's Office.

SUBJECT to easements, restrictions and zoning ordinances of record, including the Terms, Conditions, Easements and Restrictions as set forth in the Declaration of Covenants, Conditions and Restrictions of Lookout Pointe Community Association, Inc.

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. This Deed is signed and attested to by the Grantor's proper representative as of the date at the top of the first page. Its corporate seal is affixed.

Attest: TOLL LAND IV LIMITED PARTNERSHIP,
a New Jersey Limited Partnership
By TOLL LAND CORP. NO. 10,
A Delaware Corporation, It's General Partner

By Beverly Vargo
Name: BEVERLY VARGO
Authorized Representative

By Kathryn L. Yates
Name: KATHRYN L. YATES
Authorized Representative

COMMONWEALTH OF PENNSYLVANIA):
) SS.:
COUNTY OF MONTGOMERY)

I CERTIFY that on December 26, 2007, Kathryn L. Yates personally came before me and acknowledged under oath to my satisfaction, that this person:

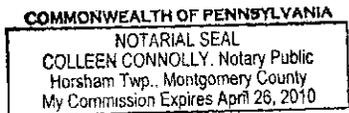
- (a) was the maker of the within Deed;
- (b) was authorized to and did execute this Deed as an Authorized Representative of TOLL LAND CORP. NO. 10, A Delaware corporation, General Partner of TOLL LAND IV LIMITED PARTNERSHIP, a New Jersey Limited Partnership, the Grantor named in this Deed;
- (c) executed this Deed as the act of the entity named herein; and
- (d) made this Deed for \$ 799,000.00 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.)

Colleen Connolly
(Notary)

Record & Return to:

00215872-1

FIDELITY NATIONAL TITLE
Two Tower Center Blvd.-12th Floor
East Brunswick, NJ 08816



(Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

COMMONWEALTH OF PENNSYLVANIA

COUNTY Montgomery

SS. County Municipal Code

1025

MUNICIPALITY OF PROPERTY LOCATION Union Township

FOR RECORDER'S USE ONLY	
Consideration	\$ <u>799,000.00</u>
RTF paid by seller	\$ <u>7294.40</u>
Date	<u>1/14/08</u> By <u>ASB</u>

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

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)
 Deponent, Kathryn L. Yates for Toll Land IV Limited Partnership, being duly sworn according to law upon his/her oath, deposes and says that he/she is the Legal Representative in a deed dated January 3, 2008 transferring (Grantor, Legal Representative, Corporate Officer, Officer of This Company, Lending Institution, etc.)
 real property identified as Block number 11 Lot number 8.19 located at 85 Albert Drive, Union Township, Hunterdon Co., NJ and annexed thereto.
 (Street Address, Town)

(2) CONSIDERATION \$ 799,000.00 (See Instructions #1 and #5 on reverse side)

(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A COMMERCIAL PROPERTY TRANSACTIONS:
(See Instructions #5A and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation

\$ _____ + _____ % = \$ _____

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (See Instruction #8 on reverse side)
 Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 65, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(5) PARTIAL EXEMPTION FROM FEE (See Instruction #8 on reverse side)
 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. Deponent claims that this deed transaction is exempt from State portions of the Basic Fee, Supplemental Fee, and General Purpose Fee, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 65, P.L. 2004 for the following reason(s):

A. SENIOR CITIZEN Grantor(s) 62 years of age or over. * (See Instruction #9 on reverse side for A or B)
 B. BLIND PERSON Grantor(s) legally blind or;
 DISABLED PERSON Grantor(s) permanently and totally disabled Receiving disability payments Not gainfully employed*

Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:
 Owned and occupied by grantor(s) at time of sale. Resident of State of New Jersey.
 One or two-family residential premises. Owners as joint tenants must all qualify.

*IN THE CASE OF HUSBAND AND WIFE/CIVIL UNION PARTNERS, ONLY ONE GRANTOR NEEDS TO QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (See Instruction #9 on reverse side)
 Affordable according to H.U.D. standards. Reserved for occupancy.
 Meets income requirements of region. Subject to resale controls.

(6) NEW CONSTRUCTION (See Instructions #2, #10 and #12 on reverse side)
 Entirely new improvement. Not previously occupied.
 Not previously used for any purpose. "NEW CONSTRUCTION" printed clearly at the top of the first page of the deed.

(7) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this 28 day of December, 2007

Colleen Connolly
 COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL
 COLLEEN CONNOLLY, Notary Public
 Horsham Twp., Montgomery County
 My Commission Expires April 28, 2010

Kathryn L. Yates LAND IV LTD PARTNERHSIP
 Signature of Deponent Grantor Name
250 Gibraltar Road 250 Gibraltar Road
Horsham, PA 19044 Horsham, PA 19044
 Deponent Address Grantor Address at Time of Sale

XXX-XXX-XXXX
 Last 3 digits in Grantor's Social Security Number Name/Company of Settlement Officer
 Instrument Number _____ FOR OFFICIAL USE ONLY
 Deed Number _____ County _____
 Deed Dated 1/3/08 Book 208 Page 259
 Date Recorded 1/14/08

STATE OF NEW JERSEY - DIVISION OF TAXATION
 PO BOX 281
 TRENTON, NJ 08646-0281
 ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at: www.state.nj.us/treasury/taxation/rtfdocaltax.htm.