

Prepared by: Steven L. Lang
STEVEN L. LANG ESQ.
John M. Dwyer

25

16/9.02.03

DEED

This Deed is made on January 17, _____, 2001.

BETWEEN

Steven L. Lang
whose address is 8 Melanie Manor, East Brunswick, New Jersey
referred to as the Grantor

AND

Frank Perkowsky
whose post office address is 440 Stamets Road, Milford, New Jersey
referred to as the Grantee. 08848

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

I. 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 TWO HUNDRED FIFTY FIVE THOUSAND and 00/1000-----\$255,000.00-----

The Grantor acknowledges receipt of this money.

2. Tax Map Reference (N.J.S.A. 46:15-1.1) Township of Unio, Hunterdon County, New Jersey, Block No 16, Lot No. 7.02 & 7.03

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.

Being the same premises conveyed to the Grantor by Deed from Robert Creveling, Single, dated April 7th, 1998 and recorded May 26th, 1998 in Deed Book 1187 at Page 830. page 1



Instr# 8305055 Dorothy K. Tirpok
Recorded/Filed LB Hunterdon County Clerk
02/06/2001 15:30 Bk 2002 Pg 764 #Pg 12 DEED

Consideration: 255000.00
Realty Tax: 1050.00 R
Fees: 42.00

GB GOLDENBAUM
BAIL ASSOCIATES, INC.
ENGINEERING • LAND SURVEYING • PLANNING
119 DOUGLAS STREET LAMBERTVILLE, N.J. 08530
Telephone: (609) 397-1505 Fax: (609) 397-1739

Kenneth E. Baill, PE, PP, LS
Radim Kucera, PE
Bruce A. Kruegel, LS

DESCRIPTION OF PROPERTY
UNION TOWNSHIP
HUNTERDON COUNTY, NEW JERSEY

January 12, 2001
LOT 7.02, BLOCK 16
PROJECT #97-28502

ALL THAT CERTAIN lot, tract, or parcel of land together with the buildings and improvements thereon and the privileges and appurtenances thereto appertaining, situate, lying, and being in the Township of Union, County of Hunterdon, State of New Jersey, being known and designated as Tax Lot 7.02, Block 16, and being more particularly bounded and described as follows:

BEGINNING at a point in the new northerly right-of-way line of County Route No. 579 (AKA Bloomsbury-Pittstown Road) (40 feet wide from the centerline of pavement), where the same intersects the northerly line of lands N/F of David and Virginia Hurford (Tax Lot 7, Block 16); said point being distant 41.66 feet measured on a bearing of N 45°46'21" W along said boundary line from the northeasterly corner of said lands N/F of Hurford all as shown on the hereinafter referenced filed map and running; thence -

- 1.) N 45°46'27" W, a distance of 1184.82 feet along the northerly line of said lands N/F of Hurford to a 5/8" rebar found marking the corner of same, also being a corner to lands N/F of Kathryn E. Jurgensen (Tax Lot 3, Block 16); thence -
- 2.) N 02°40'33" W, a distance of 127.70 feet along the southerly line of said lands N/F of Jurgensen to a 1" iron pipe set in stones found marking a corner of same; thence -
- 3.) N 81°17'50" E, a distance of 105.90 feet along the same to a point; thence -
- 4.) S 45°36'00" E, a distance of 1233.47 feet along the boundary line between the herein described lot and Lot 7.03 Block 16 as created on the hereinafter referenced filed map to an angle point; thence -

- 5.) S 12°54'49" E, a distance of 75.00 feet along the same to a point in the aforesaid new northerly right-of-way line of County Route No. 579; thence -
- 6.) S 77° 05'11" W, a distance of 151.55 feet along said line of County Route No. 579 to the POINT AND PLACE OF BEGINNING.

CONTAINING 5.0000 acres of land more or less.

TOGETHER with the easterly half of a 50' wide Driveway Easement lying within Lot 7.03 and being more particularly bounded and described as follows:

BEGINNING at a point in the aforesaid new northerly right-of-way line of County Route No. 579 where the same is intersected by the common boundary line between the herein described lot and Lot 7.03, Block 16, and running; thence -

1. N 12°54'49" W, a distance of 75.00 feet along said common boundary line to an angle point in the same; thence -
2. N 77°05'11" E, a distance of 25.00 feet through said Lot 7.03, Block 16 to a point within the same; thence -
3. S 12°54'49" E, 75.00 feet through the same to a point in the aforesaid new line of County Route No. 579; thence -
4. Southwesterly, along said line of County Route No. 579, on a curve to the left having a radius of 1463.12 feet, and an arc length of 14.03 feet to a point of tangency in the same; thence -
5. S 77°05'11" W, a distance of 10.97 feet along the same to a point in the same and the POINT AND PLACE OF BEGINNING.

DESCRIPTION OF PROPERTY
UNION TOWNSHIP
HUNTERDON COUNTY, NEW JERSEY

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LOT 7.02, BLOCK 16
PROJECT #97-28502

TOGETHER with a 20' x 100' Sight Triangle Easement more particularly described as:

BEGINNING where the third course of the above described easterly half of the Driveway Easement intersects said line of County Route No. 579, and running; thence -

1. N 12°54'49" W, a distance of 20 feet along said third course of the Driveway Easement to a point in the same returning to the beginning point of this sight triangle description and running; thence -
2. Northeasterly along said line of County Route No. 579, a distance of 100 feet to a point in the same; thence -
3. Westerly, 102 feet, more or less, through Lot 7.03, Block 16 to the end of the first course of this sight triangle description and there to close.

SUBJECT to the westerly half of a 50' wide Driveway Easement lying within the herein described lot being more particularly bounded and described as:

BEGINNING at a point in the aforesaid new northerly right-of-way line of County Route No. 579 where the same is intersected by the common boundary line between the herein described lot and Lot 7.03, Block 16, and running; thence -

1. N 12°54'49" W, a distance of 75.00 feet along said common boundary line to an angle point in the same; thence -
2. S 77°05'11" W, a distance of 25.00 feet through the above described lot to a point within the same; thence -
3. S 12°54'49" E, 75.00 feet through the same to a point in the aforesaid new line of County Route No. 579; thence -
4. N 77°05'11" E, 25.00 feet along said line of County Route No. 579, to a point in the same and the POINT AND PLACE OF BEGINNING. -

DESCRIPTION OF PROPERTY
UNION TOWNSHIP
HUNTERDON COUNTY, NEW JERSEY

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LOT 7.02, BLOCK 16
PROJECT #97-28502

SUBJECT TO a 20' x 100' Sight Triangle Easement more particularly described as:

BEGINNING where the third course of the above described westerly half of the Driveway Easement intersects said line of County Route No. 579, and running; thence -

1. N 12°54'49" W, a distance of 20 feet along said third course of the Driveway Easement to a point in the same returning to the beginning point of this sight triangle description and, running; thence -
2. S 77°05'11" W, a distance of 100 feet along said line of County Route No. 579 to a point in the same; thence -
3. N 65°46'35" E, a distance of 101.98 feet through the herein described lot to the end of the first course of this sight triangle description and there to close.

SUBJECT TO a Conservation Easement more particularly described as:

BEGINNING 432.00 along the first course of the above property description; thence -

- 1.) N 45°46'27" W, a distance of 794.48 feet along the northerly line of said lands N/F of Hurford to a 5/8" rebar found marking the corner of same, also being a corner to lands N/F of Kathryn E. Jurgensen (Tax Lot 3, Block 16); thence -
- 2.) N 02°40'33" W, a distance of 127.70 feet along the southerly line of said lands N/F of Jurgensen to a 1" iron pipe set in stones found marking a corner of same; thence -
- 3.) N 81°17'50" E, a distance of 105.90 feet along the same to a point; thence -
- 4.) S 45°36'00" E, a distance of 824.83 feet along the boundary line between the herein described lot and Lot 7.03 Block 16 as created on the hereinafter referenced filed map to an angle point; thence -

DESCRIPTION OF PROPERTY
UNION TOWNSHIP
HUNTERDON COUNTY, NEW JERSEY

PAGE 5
LOT 7.02, BLOCK 16
PROJECT #97-28502

5.) S 44°13'33" W, a distance of 169.24 feet through the above described lot, to the POINT AND PLACE OF BEGINNING.

SAID PROPERTY being known and designated as Lot 7.02, Block 16 on a plan filed in the Hunterdon County Clerk's Office on April 6, 1999 as Map No.1322 and entitled "Final Plat Prepared For Lots 7.02 and 7.01, Block 16, Union Township, Hunterdon County, New Jersey" prepared by Goldenbaum Baill Associates, Inc. 119 Douglas Street, Lambertville, New Jersey, dated August 17, 1998.

K. E. Baill

Kenneth E. Baill P.E., P.L.S. 30111
P.P. 04122

New Jersey Professional Engineer
New Jersey Professional Land Surveyor
New Jersey Professional Planner

GB GOLDENBAUM
BAIL ASSOCIATES, INC.
ENGINEERING • LAND SURVEYING • PLANNING
119 DOUGLAS STREET LAMBERTVILLE, N.J. 08530
Telephone: (609) 397-1505 Fax: (609) 397-1739

Kenneth E. Bail, PE, PP, LS
Radim Kucera, PE
Bruce A. Kruegel, LS

DESCRIPTION OF PROPERTY
UNION TOWNSHIP
HUNTERDON COUNTY, NEW JERSEY

January 12, 2001
LOT 7.03, BLOCK 16
PROJECT #97-28503

ALL THAT CERTAIN lot, tract, or parcel of land together with the buildings and improvements thereon and the privileges and appurtenances thereto appertaining, situate, lying, and being in the Township of Union, County of Hunterdon, State of New Jersey, being known and designated as Tax Lot 7.03, Block 16, and being more particularly bounded and described as follows:

BEGINNING at a point in the new northerly right-of-way line of County Route No. 579 (AKA Bloomsbury-Pittstown Road) (40 feet wide from the centerline of pavement), where the same is intersected by the boundary line between the herein described lot and Lot 7.02, Block 16 as laid out on the hereinafter referenced filed map and running; thence -

- 1.) N 12°54'49" W, a distance of 75.00 feet along the said boundary line between the herein described land and Lot 7.02, Block 16 to an angle point; thence -
- 2.) N 45°36'00" W, a distance of 1233.47 feet along the same to a point the southerly line of lands N/F of Kathryn E. Jurgensen (Tax Lot 3, Block 16); thence -
- 3.) N 81°17'50" E, a distance of 48.38 feet along said southerly line of lands N/F of Jurgensen to a corner of same, being also a corner to lands N/F of Richard and Ann Rekuc (Tax Lot 4.22, Block 16); thence -
- 4.) N 82°02'30" E, a distance of 164.76 feet along the southerly line of said lands N/F of Rekuc to a point in said line; thence -

- 5.) S 45°15'04" E, a distance of 1221.39 feet along the boundary line between the herein described lot and Lot 7.04, Block 16 as created on the hereinafter referenced filed map to an angle point; thence -
- 6.) S 05°52'11" E, a distance of 75.00 feet along the same to a point in the aforesaid new northerly right-of-way line of County Route No. 579; thence -
- 7.) Southwesterly, along a curve in said line of County Route 579, bearing to the left, having a radius of 1463.12 feet, an arc length of 179.88 feet, and a chord bearing and length of S 80° 36'30" W, 151.55 feet, to a point of tangency in the same; thence -
- 8.) S 77°05'11" W, a distance of 10.97 feet along the same to the POINT AND PLACE OF BEGINNING.

CONTAINING 5.0000 acres of land more or less.

TOGETHER with the westerly half of a 50' wide Driveway Easement lying within Lot 7.02, Block 16 and being more particularly bounded and described as:

BEGINNING at a point in the aforesaid new northerly right-of-way line of County Route No. 579 where the same is intersected by the common boundary line between the herein described lot and Lot 7.02, Block 16, and running; thence -

1. N 12°54'49" W, a distance of 75.00 feet along said common boundary line to an angle point in the same; thence -
2. S 77°05'11" W, a distance of 25.00 feet through said Lot 7.02, Block 16 to a point within the same; thence -
3. S 12°54'49" E, 75.00 feet through the same to a point in said line of County Route No. 579; thence -
4. N 77°05'11" E, a distance of 25.00 feet along the same to a point in the same and the POINT AND PLACE OF BEGINNING.

TOGETHER WITH a 20' x 100' Sight Triangle Easement more particularly described as:

BEGINNING where the third course of the above described westerly half of the Driveway Easement intersects said line of County Route No. 579, and running; thence -

1. N 12°54'49" W, a distance of 20 feet along said third course of the Driveway Easement to a point in the same returning to the beginning point of this sight triangle description and, running; thence -
2. S 77°05'11" W, a distance of 100 feet along said line of County Route No. 579, a distance of 100 feet to a point in the same; thence -
3. N 65°46'35" E, a distance of 101.98 feet, through Lot 7.02, Block 16 to the end of the first course of this sight triangle description and there to close.

SUBJECT TO the easterly half of a 50' wide Driveway Easement lying within the herein described lot and being more particularly bounded and described as:

BEGINNING at a point in the aforesaid new northerly right-of-way line of County Route No. 579 where the same is intersected by the boundary line between the herein described lot and Lot 7.02, Block 16, and running; thence -

1. N 12°54'49" W, a distance of 75.00 feet along said common boundary line to an angle point in the same; thence -
2. N 77°05'11" E, a distance of 25.00 feet through the above described lot to a point within the same; thence -
3. S 12°54'49" E, 75.00 feet through the same to a point in the aforesaid new line of County Route No. 579; thence -
4. Southwesterly, along said line of County Route No. 579 on a curve to the left a radius of 1463.12 feet, and an arc length of 14.03 feet to a point of tangency in the same thence -
5. S 77°05'11" W, a distance of 10.97 feet along the same to the POINT AND PLACE OF BEGINNING.

SUBJECT to a 20' x 100' Sight Triangle more particularly described as:

BEGINNING where the third course of the above described easterly half of the Driveway Easement intersects said line of County Route No. 579 and running; thence -

1. N 12°54'49" W, a distance of 20 feet along said third course of the Driveway Easement to a point in the same returning to the beginning point of this sight triangle description, and running; thence -
2. Northeasterly a distance of 100 feet along said line of County Route 579 to a point in the same; thence -
3. Westerly, a distance of 102 feet more or less through the herein described lot to the end of the first course of this sight triangle description and there to close.

SUBJECT to a conservation easement more particularly described as:

BEGINNING 409.67 feet along the second course of the above described property and running; thence -

- 1.) N 45°36'00" W, a distance of 823.13 feet along the same to a point the southerly line of lands N/F of Kathryn E. Jurgensen (Tax Lot 3, Block 16); thence -
- 2.) N 81°17'50" E, a distance of 48.38 feet along said southerly line of lands N/F of Jurgensen to a corner of same, being also a corner to lands N/F of Richard and Ann Rekuc (Tax Lot 4.22, Block 16); thence -
- 3.) N 82°02'20" E, a distance of 164.76 feet along the southerly line of said lands N/F of Rekuc to a point in said line; thence -
- 4.) S 45°15'04" E, a distance of 694.68 feet along the boundary line between the herein described lot and Lot 7.04, Block 16 as created on the hereinafter referenced filed map to an angle point; thence -
- 5.) S 44°13'33" W, a distance of 164.94 feet through the above described lot to the POINT AND PLACE OF BEGINNING.

DESCRIPTION OF PROPERTY
UNION TOWNSHIP
HUNTERDON COUNTY, NEW JERSEY

PAGE 5
LOT 7.03, BLOCK 16
PROJECT #97-28503

SAID PROPERTY being known and designated as Lot 7.03, Block 16 on a plan filed in the Hunterdon County Clerk's Office on April 6, 1999 as Map No.1322 and entitled "Final Plat Prepared For Lots 7.02 and 7.01, Block 16, Union Township, Hunterdon County, New Jersey" prepared by Goldenbaum Baill Associates, Inc. 119 Douglas Street, Lambertville, New Jersey, dated August 17, 1998.



Kenneth E. Baill P.E., P.L.S. 30111
P.P. 04122

New Jersey Professional Engineer
New Jersey Professional Land Surveyor
New Jersey Professional Planner

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 more particularly described as follows;

Being known and designated as Lot 7.02 and 7.03 in Block 16, as shown on a certain map entitled "Final Plat prepared for Lot 7.02 & 7.03 in Block 16, Sheet I, Union Township, Hunterdon County, New Jersey", filed in the Hunterdon County Clerk's Office on April 6, 1999 as Map No. 1322.

Prepared by: STEVEN L. LANG, ESQ.

(For Recorder's Use Only)

STEVEN L. LANG, ESQ.

STATE OF NEW JERSEY, COUNTY OF HUNTERDON SS:
I CERTIFY that on January 17, 2001

STEVEN L. LANG 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 Grantor in this Deed;
- (c) made this Deed for \$255,000.00 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); and
- (d) executed this Deed as the act of the entity.

Judith A. Bufis
Notary Public, State of New Jersey
Page 2

Judith A. Bufis
Notary Public of New Jersey
My Commission Expires August 18, 2005



END OF DOCUMENT

25

DEED

This Deed is made on March 1st, 2002
BETWEEN FRANK PERKOWSKY, JR., married

whose post office address is 440 Stamets Road, Milford, New Jersey 08848

referred to as the Grantor,
AND MOLASSES HILL, INC., a New Jersey Corporation

whose post office address is 440 Stamets Road, Milford, New Jersey 08848

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 LESS THAN ONE HUNDRED (\$100.00) 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. 16 Lot No. 7.03 Qualifier No.
Account No.

 No lot and block or account number is available on the date of this Deed. (Check if applicable.)

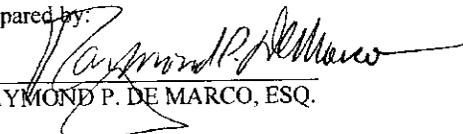
3. **Property.** The Property consists of the land and all the buildings and structures on the land in the Township of Union, County of Hunterdon and State of New Jersey
The legal description is:

 X Please see attached Legal Description annexed hereto and made a part hereof.
(Check if applicable.)

Being a part of the premises conveyed to the Grantor herein by Deed from Steven L. Lang dated January 17th, 2001 and recorded February 6th, 2001 in the Hunterdon County Clerk's Office in Deed Book 2002 at Page 764.

Although Grantor herein is a married person, he has never occupied the within property as a principal marital residence.

Consideration:	100.00
Realty Tax:	0.00 R
Fees:	50.00

Prepared by:

RAYMOND P. DE MARCO, ESQ.



Instr# 8358985
Recorded/Filed 03/19/2002 14:09
Dorothy K. Tirpock
ASB Hunterdon County Clerk
Pg 673 #Pg 5 DEED

16/7.03

LOT 7.03, BLOCK 16, UNION TOWNSHIP, HUNTERDON COUNTY, NEW JERSEY

ALL THAT CERTAIN lot, tract, or parcel of land together with the buildings and improvements thereon and the privileges and appurtenances thereto appertaining, situate, lying, and being in the Township of Union, County of Hunterdon, State of New Jersey, being known and designated as Tax Lot 7.03, Block 16, and being more particularly bounded and described as follows:

BEGINNING at a point in the new northerly right-of-way line of County Route No. 579 (AKA Bloomsbury-Pittstown Road) (40 feet wide from the centerline of pavement), where the same is intersected by the boundary line between the herein described lot and Lot 7.02, Block 16 as laid out on the hereinafter referenced filed map and running; thence

1. N 12 degrees 54 minutes 49 seconds W, a distance of 75.00 feet along the said boundary line between the herein described land and Lot 7.02, Block 16 to an angle point; thence
2. N 45 degrees 36 minutes 00 seconds W, a distance of 1233.47 feet along the same to a point the southerly line of lands N/F of Kathryn Jurgensen (Tax Lot 3, Block 16); thence
3. N 81 degrees 17 minutes 50 seconds E, a distance of 48.38 feet along said southerly line of lands N/F of Jurgensen to a corner of same, being also a corner to lands N/F of Richard and Ann Rekuc (Tax Lot 4.22, Block 16); thence
4. N 82 degrees 02 minutes 20 seconds E, a distance of 164.76 feet along the southerly line of said lands N/F of Rekuc to a point in said line; thence
5. S 45 degrees 15 minutes 04 seconds E, a distance of 1221.39 feet along the boundary line between the herein described lot and Lot 7.04, Block 16 as created on the hereinafter referenced filed map to an angle point; thence
6. S 05 degrees 52 minutes 11 seconds E, a distance of 75.00 feet along the same to a point in the aforesaid new northerly right-of-way line of County Route No. 579; thence
7. Southwesterly, along a curve in said line of County Route 579, bearing to the left, having a radius of 1463.12 feet, an arc length of 179.88 feet, and a chord bearing and length of S 80 degrees 36 minutes 30 seconds W, 179.77 feet, to a point of tangency in the same; thence
8. S 77 degrees 05 minutes 11 seconds W, a distance of 10.97 feet along the same to the POINT AND PLACE OF BEGINNING.

CONTAINING 5.0000 acres of land more or less.

TOGETHER with the westerly half of a 50' wide Driveway Easement lying within Lot 7.02, Block 16 and being more particularly bounded and described as:

BEGINNING at a point in the aforesaid new northerly right-of-way line of County Route No. 579 where the same is intersected by the common boundary line between the herein described lot and Lot 7.02, Block 16, and running; thence

1. N 12 degrees 54 minutes 49 seconds W, a distance of 75.00 feet along said common boundary line to an angle point in the same; thence
2. S 77 degrees 05 minutes 11 seconds W, a distance of 25.00 feet through said Lot 7.02, Block 16 to a point within the same; thence
3. S 12 degrees 54 minutes 49 seconds E, 75.00 feet through the same to a point in said line of County Route No. 579; thence
4. N 77 degrees 05 minutes 11 seconds E, a distance of 25.00 feet along the same to a point in the same and the POINT AND PLACE OF BEGINNING.

TOGETHER WITH a 20' x 100' sight Triangle Easement on lot 7.02 as shown on the herein referenced filed map.

SUBJECT TO the easterly half of a 50' wide Driveway Easement lying within the herein described lot and being more particularly bounded and described as:

BEGINNING at a point in the aforesaid new northerly right-of-way line of County Route No. 579 where the same is intersected by the boundary line between the herein described lot and Lot 7.02, Block 16, and running; thence

1. N 12 degrees 54 minutes 49 seconds W, a distance of 75.00 feet along said common boundary line to an angle point in the same; thence
2. N 77 degrees 05 minutes 11 seconds E, a distance of 25.00 feet through the above described lot to a point within the same; thence
3. S 12 degrees 54 minutes 49 seconds E, 75.00 feet through the same to a point in the aforesaid new line of County Route No. 579; thence
4. Southwesterly, along said line of County Route No. 579 on a curve to the left a radius of 1463.12 feet, and an arc length of 14.03 feet to a point of tangency in the same thence -
5. S 77 degrees 05 minutes 11 seconds W, a distance of 10.97 feet along the same to the POINT AND PLACE OF BEGINNING.

SUBJECT to a 20' x 100' Sight Triangle on lot 7.03 as shown on the herein referenced filed map.

SUBJECT to a conservation easement more particularly described as:

BEGINNING 409.67 feet along the second course of the above described property and running; thence

1. N 45 degrees 36 minutes 00 seconds W, a distance of 823.13 feet along the same to a point the southerly line of lands N/F of Kathryn Jurgensen (Tax Lot 3, Block 16); thence
2. N 81 degrees 17 minutes 50 seconds E, a distance of 48.38 feet along said southerly line of lands N/F of Jurgensen to a corner of same, being also a corner to lands N/F of Richard and Ann Rekuc (Tax Lot 4.22, Block 16); thence
3. N 82 degrees 02 minutes 20 seconds E, a distance of 164.76 feet along the southerly line of said lands N/F of Rekuc to a point in said line; thence
4. S 45 degrees 15 minutes 04 seconds E, a distance of 694.68 feet along the boundary line between the herein described lot and Lot 7.04, Block 16 as created on the hereinafter referenced filed map to an angle point; thence
5. S 44 degrees 13 minutes 33 seconds W, a distance of 164.94 feet through the above described lot to the POINT AND PLACE OF BEGINNING.

SAID PROPERTY being known and designated as Lot 7.03, Block 16 on a plan filed in the Hunterdon County Clerk's Office on April 6, 1999 as Map No. 1322 and entitled "Final Plat Prepared For Lots 7.02 and 7.01, Block 16, Union Township, Hunterdon County, New Jersey" prepared by Goldenbaum Bail Associates, Inc. 119 Douglas Street, Lambertville, New Jersey, dated August 17, 1998.

In accordance with a plan of survey prepared by Goldenbaum Bail Associates, Inc. dated February 27, 2002, Project #01-010.

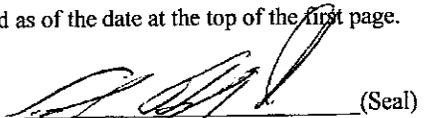
The street address of the Property is: 465 Route 579, Union Township, New Jersey

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:


RAYMOND P. DE MARCO, ESQ.

 (Seal)
FRANK PERKOWSKY, JR. (Seal)

STATE OF NEW JERSEY, COUNTY OF MIDDLESEX SS.

I CERTIFY that on March 15th, 2002

Frank Perkowsky, Jr.

personally came before me and stated to my satisfaction that this person (or if more than one, each person):

(a) was the make of this Deed;

(b) executed this Deed as his or her own act; and

(c) made this Deed for less than \$100.00 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.)


RAYMOND P. DE MARCO, ESQ.
Attorney at Law of New Jersey

RECORD AND RETURN TO:

WILLIAM T. COOPER, SR., ESQ.
Cooper & Cooper
25 West High Street
Somerville, New Jersey 08876

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 MIDDLESEX

FOR RECORDER'S USE ONLY	
Consideration \$ <u>less than 100</u>	
Realty Transfer Fee \$ <u>2</u>	
Date <u>3/19/02</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, 4 and 5 on reverse side.)

Deponent Frank Perkowsky, Jr., being duly sworn according to law upon his/her oath

deposes and says that he/she is the Grantor in a deed dated 3-1-2002

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

transferring real property identified as Block No. 16 Lot No. 7.03

located at 465 Route 579, 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 \$ 1.00

(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. CONSIDERATION LESS THAN \$100.00.

Grantor is conveying title to a corporation wholly owned by him, which will in turn, be transferred to a third party on a transaction subject to transfer taxes.

(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.)
- | | |
|---|---|
| <input type="checkbox"/> Grantor(s) 62 yrs. of age or over.* | <input type="checkbox"/> Owned and occupied by grantor(s) at time of sale. |
| <input type="checkbox"/> One- or two-family residential premises. | <input type="checkbox"/> Owners as joint tenants must all qualify except in the case of a spouse. |

- | | |
|---|---|
| B) BLIND (See Instruction #8.) | DISABLED (See Instruction #8.) |
| <input type="checkbox"/> Grantor(s) legally blind.* | <input type="checkbox"/> Grantor(s) permanently and totally disabled.* |
| <input type="checkbox"/> One- or two-family residential premises. | <input type="checkbox"/> One- or two-family residential premises. |
| <input type="checkbox"/> Owned and occupied by grantor(s) at time of sale. | <input type="checkbox"/> Receiving disability payments. |
| <input type="checkbox"/> No owners as joint tenants other than spouse or other qualified exempt owners. | <input type="checkbox"/> Owned and occupied by grantor(s) at time of sale. |
| | <input type="checkbox"/> Not gainfully employed. |
| | <input type="checkbox"/> 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.)
- | | |
|---|--|
| <input type="checkbox"/> Affordable According to HUD Standards. | <input type="checkbox"/> Reserved for Occupancy. |
| <input type="checkbox"/> Meets Income Requirements of Region. | <input type="checkbox"/> Subject to Resale Controls. |

- D) NEW CONSTRUCTION (See Instruction #9.)
- | | |
|---|---|
| <input type="checkbox"/> Entirely new improvement. | <input type="checkbox"/> Not previously occupied. |
| <input type="checkbox"/> Not previously used for any purpose. | |

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 1st day of March, 2002

[Signature]
Name of Deponent (sign above line)

Frank Perkowsky, Jr.
Name of Grantor (type above line)

440 Stamets Road
Milford, NJ
Address of Deponent

440 Stamets Road
Milford, NJ
Address of Grantor at Time of Sale

RAYMOND P. DE MARCO
Attorney at Law
of New Jersey

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds	
Instrument Number <u>8358985</u>	County <u>Hunterdon</u>
Deed Number <u>8358985</u>	Book _____ Page _____
Deed Dated <u>3/1/02</u>	Date Recorded <u>3/19/02</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



20070328000089030 1/4
03/28/2007 01:30:53 PM D
Bk: 2100 Pg: 113
Mary H. Meifi
Hunterdon County Clerk

DEED

25

Prepared by:
WTC

William T. Cooper, Sr., Esq.
Attorney at Law of New Jersey

This Deed is made on March 28, 2007

BETWEEN Gary T. Sanborn and Maura A. McCarthy-Sanborn, husband and wife,
whose address is 465 County Route 579, Milford, NJ 08848 referred to as the Grantor,

AND Craig T. Jones and Susan M. Jones, husband and wife,
whose post office address is about to be 465 County Route 579, Milford, NJ 08848 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 Six Hundred Fifty Seven Thousand AND no/100 (\$657,000.00) 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. 16 Lot No. 7.03 Account No.

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

Property. The property consists of the land and all the buildings and structures on the land in the Township of Union, P.O. Milford, County of Hunterdon and the State of NJ. The legal description is:

SET FORTH ON SCHEDULE A WHICH IS ATTACHED HERETO AND MADE A PART HEREOF.

BEING commonly known as 465 County Route 579, Milford, NJ 08848.

BEING the same premises conveyed to the Grantors herein by Deed from Molasses Hill, Inc., dated March 1, 2002 and recorded on March 19, 2002 in the Hunterdon County Clerk's Office in Deed Book 2032 at page 678 and by Corrective Deed recorded August 7, 2002 in Book 2044 at page 443.

*528w
657w 280.48*

16/7.03

SCHEDULE "A-3"**File Number:** TA65438

The land referred to in this Commitment is described as follows:

BEGINNING at a point in the new northerly right-of-way of County Route No. 579 (AKA Bloomsbury-Pittstown Road) (40 feet wide from the centerline of pavement), where the same is intersected by the boundary line between the herein described lot and Lot 7.02, Block 16 as laid out on the hereinafter referenced filed map and running, thence

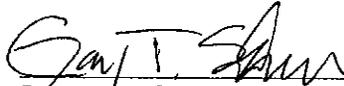
- 1) North 12 degrees 54 minutes 49 seconds West, a distance of 75.00 feet along the said boundary line between the herein described land and Lot 7.02 Block 16 to an angle point; thence
- 2) North 45 degrees 36 minutes 00 seconds West, a distance of 1233.47 feet along the same to a point the southerly line of lands N/F of Kathryn Jurgensen (Tax Lot 3, Block 16); thence
- 3) North 81 degrees 17 minutes 50 seconds East, a distance of 48.38 feet along said southerly line of lands N/F of Jurgensen to a corner of same, being also a corner to lands N/F of Richard and Ann Rekuc (Tax Lot 4.22, Block 16); thence
- 4) North 82 degrees 02 minutes 20 seconds East, a distance of 164.76 feet along the southerly line of said lands N/F of Rekuc to a point in said line; thence
- 5) South 45 degrees 15 minutes 04 seconds East, a distance of 1221.39 feet along the boundary line between the herein described lot and Lot 7.04, Block 16 as created on the hereinafter referenced filed map to an angle point; thence
- 6) South 05 degrees 52 minutes 11 seconds East, a distance of 75.00 feet along the same to a point in the aforesaid new northerly right of way line of County Route No. 579; thence
- 7) Southwesterly, along a curve in said line of County Route 579, bearing to the left, having a radius of 1463.12 feet, an arc length of 179.88 feet and a chord bearing and length of South 80 degrees 36 minutes 30 seconds West 179.77 feet, to the point of tangency in the same; thence
- 8) South 77 degrees 05 minutes 11 seconds West a distance of 10.97 feet along the same to the point and place of BEGINNING.

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:



 (Seal)
Gary T. Sanborn
 (Seal)
Maura A. McCarthy-Sanborn

STATE OF NORTH CAROLINA, COUNTY OF Mecklenburg SS.:

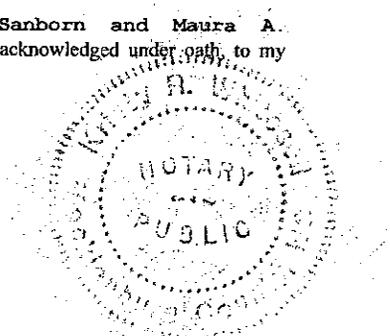
I CERTIFY that on March 14, 2007 Gary T. Sanborn and Maura A. McCarthy-Sanborn, husband and wife, personally came before me and acknowledged under oath to my satisfaction, that this person (or if more than one, each person):

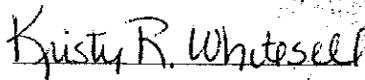
- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his or her act and deed; and
- (c) made this Deed for:

\$657,000.00

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.)





My Commission expires: 6/9/2010

RECORD AND RETURN TO:
WILLIAM N. SENGER, ESQ.
19 NORTH BRIDGE STREET
SOMERVILLE, NJ 08876

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

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

Name(s) GARY T. SANBORN AND MAURA A. McCARTHY-SANBORN
 Current Resident Address:
 Street 9900 WARWICKSHIRE LANE
 City, Town, Post Office: CHARLOTTE State NC Zip Code 28270

PROPERTY INFORMATION (Brief Property Description)

Block(s) 16 Lot(s) 7.03 Qualifier
 Street Address: 465 COUNTY ROUTE 579
 City, Town, Post Office: MILFORD State NJ Zip Code 08848

Seller's Percentage of Ownership 100% Consideration \$657,000.00 Closing Date

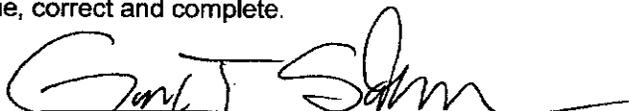
SELLER ASSURANCES (Check the Appropriate Box)

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 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.
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.

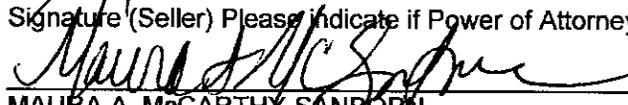
SELLER(S) DECLARATION

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.

3/16/07
 Date


 GARY T. SANBORN
 Signature (Seller) Please indicate if Power of Attorney or Attorney in Fact

3/16/07
 Date


 MAURA A. McCARTHY-SANBORN
 Signature (Seller) Please indicate if Power of Attorney or Attorney in Fact