

Deed

25

This Deed is made on May 11, 2005  
BETWEEN  
Renato Massimo and Denise Massimo  
Husband & Wife  
whose post office address is  
13 Midvale Drive  
Pittstown, NJ 08867

67.82

referred to as the Grantor,  
AND Steven Greenfield and Brenda Greenfield  
Husband & Wife  
whose post office address is  
about to be:  
13 Midvale Drive  
Pittstown, NJ 08867  
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 **\$630,000.00 Six Hundred Thirty Thousand Dollars and No Cents**

The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of **Union**  
Block No. **22.02** Lot No. **16** 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 grantors by deed from Fallone at Highland Ridge, LLC a New Jersey Limited Liability Company, dated 8/14/1998, recorded 8/18/1998, in the Hunterdon County Clerk's Office, Book 1193, Page 660.

22.02/16



Consideration: 630000.00  
Realty Tax: 5503.00 R  
Fees: 70.00

Instr# 8543679 Dorothy K. Tirpok  
Recorded/Filed ASB Hunterdon County Clerk  
05/18/2005 14:05 Bk 2122 Pg 838 #Pg 4 DEED

Prepared by: (print signer's name below signature)  
  
Ernest A. Renda, Esq.

(For Recorder's Use Only)

**Schedule C - Land Description**

ALL THAT CERTAIN land and premises situate, lying and being in the TOWNSHIP of UNION, COUNTY of HUNTERDON, and State of New Jersey. The legal description being more particularly described as follows: BEGINNING at a point, said point being a capped pin set and located 1,264.58 feet along the various courses of the Westerly sideline of Midvale Drive from its intersection with the Northerly sideline of Race Street and running thence;

1) Along the common line between Block 22.02, Lots 16 and 15, South 82 degrees 02 minutes 54 seconds West 299.18 feet to a capped pin set, thence;

2) Along the common line between Block 22.02, Lots 16 and 17, North 04 degrees 56 minutes 04 seconds West 376.89 feet to a capped pin set in the Westerly sideline of Midvale Drive, thence;

3) Along the Westerly sideline of Midvale Drive, South 60 degrees 02 minutes 31 seconds East 195.22 feet to a capped pin set, thence;

4) Still along the same on a curve to the right having a radius of 325.00 feet, a length of 295.46 feet and whose chord bears South 33 degrees 59 minutes 53 seconds East 285.39 feet to the point and place of BEGINNING.

BEING known and designated as Lot 16 in Block 22.01 as shown on a certain map entitled in part "Final Plat for Highland Ridge", prepared by Brokaw DeRiso Associates, Inc. Dated March 15, 1996 and revised through December 19, 1996 and labeled as Sheet 3 of 4 said map recorded in the Hunterdon County Clerk's Office on July 15, 1997 as Filed Map No. 1258. Subsequent to the filing of this map, the Union Township Tax Assessor changed the block designation from 22.01 to 22.02.

BEING Lot 16, Block 22.02 on the Tax Map of the Township of Union.

COMMONLY KNOWN as 13 Midvale Drive, Union Township, New Jersey.

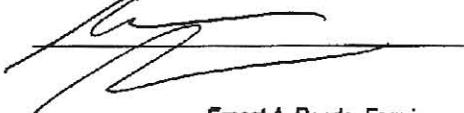
The street address of the Property is:

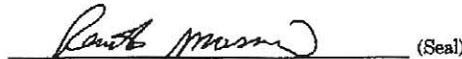
13 Midvale Drive  
Pittstown, NJ 08867

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:

  
\_\_\_\_\_  
Ernest A. Renda, Esquire  
Attorney-at-Law  
State of New Jersey

  
\_\_\_\_\_  
Renato Massimo (Seal)

  
\_\_\_\_\_  
Denise Massimo (Seal)

STATE OF NEW JERSEY, COUNTY OF SOMERSET

SS:

I CERTIFY that on May 11, 2005

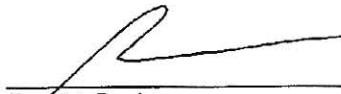
**Renato Massimo and Denise Massimo**

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; and,
- (b) executed this Deed as his or her own act; and
- (c) made this Deed for \$ **630,000.00** 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:  
Robert McNally, Esq.

1066 Route 22 West  
1st Floor  
Bridgewater, NJ 08807

  
\_\_\_\_\_  
Ernest A. Renda  
Attorney at Law, State of New Jersey  
Print name and title below signature

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) Renato Massimo

Current Resident Address 591 County Route 579

City, Town, Post Office Hampton State NJ Zip Code 08827

**PROPERTY INFORMATION (Brief Property Description):**

Block(s) 22.02 Lot(s) 16 Qualifier \_\_\_\_\_

Street Address 13 Midvale Avenue

City, Town, Post Office Pittstown State NJ Zip Code 08867

Seller's Percentage of Ownership 50% Consideration \$315,000.00 Closing Date 5/12/05

**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.

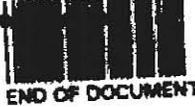
**SELLER(S) DECLARATION:**

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.

\_\_\_\_\_  
Date  
5/11/2005  
Date

\_\_\_\_\_  
Signature  
(Seller) Please indicate if Power of Attorney or Attorney in Fact  
Renato Massimo  
Signature Renato Massimo  
(Seller) Please indicate if Power of Attorney or Attorney in Fact

1647 - Seller's Residency Certification  
GIT/REP-3  
Rev. 11/04 P1/05



Powered by  
HotDocs®

Printed by ALL-STATE LEGAL®  
A Division of ALL-STATE International, Inc.  
www.aslegal.com 800.222.0510 Page 1