

22-25,08  
29

BOOK 914 PAGE 944

**DEED**

This Deed is made on September 30, 1984

BETWEEN LLOYD W. POSEY and PATRICIA A. POSEY, his Wife

whose address is RD#1, Box 54,  
Patrick Drive, Pittstown, New Jersey 08867  
referred to as the Grantor.

AND

BRUCE J. SWEITZER and THERESA M. SWEITZER, his wife

whose post office address is about to be Patrick Drive, Pittstown, New Jersey  
08867 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 One Hundred Twenty Thousand and 00/100.....(\$120,000.00)  
The Grantor acknowledges receipt of this money.

**Tax Map Reference.** (N.J.S.A. 46:15-2.1) Municipality of Union Township  
Block No. 22 Lot No. 25-8 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 Municipality of Union Township  
County of Hunterdon and State of New Jersey. The legal description is:

BEING known and designated as Lot 25-8 Block 22 on map entitled "Final Map Major Subdivision Hickory Brook Union Township, Hunterdon County, New Jersey, dated November 12, 1980 and filed in the Hunterdon County Clerk's Office on November 26, 1980, map #636.

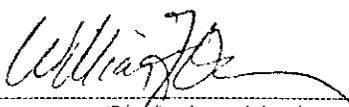
BEING the premises commonly known as Patrick Drive, Pittstown, New Jersey 08867.

BEING the same premises conveyed to LLOYD W. POSEY and PATRICIA A. POSEY, his Wife, by Deed from FALLONE CONSTRUCTION, INC., dated May 13, 1982, and recorded May 18, 1982, in Deed Book 880, Page 467 of the Hunterdon County Clerk's Office.

SUBJECT to zoning ordinances, easements, and restrictions of record, if any, and such facts as an accurate survey or inspection of the premises would disclose.

COUNTY OF HUNTERDON  
CONVEYANCE 120,000.00  
REALTY TRANSFER FEE 450.00  
DATE 1-21-85 BY

31661

Prepared by:   
(N.J.S.A. 46:15-13) (Print signer's name below signature)

WILLIAM F. O'CONNOR

**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:

*Lloyd W. Posey* (Seal)  
LLOYD W. POSEY  
*Patricia A. Posey* (Seal)  
PATRICIA A. POSEY

*Marcia Warga*  
MARCIA WARGA  
A Notary Public of New Jersey  
My Commission Expires Oct. 22, 1985  
A Notary Public of New Jersey

STATE OF NEW JERSEY, COUNTY OF Hunterdon

SS.:

RECORDED

JAN 21 11 30 AM '85

I CERTIFY that on September 30, 1984,

HUNTERDON COUNTY  
DOROTHY ERPOK  
personally came before me

LLOYD W. POSEY and PATRICIA A. POSEY,  
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 \$ 120,000.00 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.) I certify that my commission has not expired and that I am such officer duly authorized to take acknowledgments as witness my hand and official seal.

*Marcia Warga*  
MARCIA WARGA  
A Notary Public of New Jersey  
My Commission Expires Oct. 22, 1985  
A Notary Public of New Jersey

END OF DOCUMENT

COUNTY OF HUNTERDON	
CONSIDERATION	204,900.-
REALTY TRANSFER FEE	287.50
DATE	10-2-99 BY [Signature]

# Deed

25

This Deed is made on May 28 1999  
BETWEEN

BRUCE J. SWEITZER AND THERESA M. SWEITZER, HUSBAND AND WIFE

whose post office address is

12 Patrick Drive, Pittstown, NJ 08867

referred to as the Grantor,  
AND

MICHAEL F. ROBERTS AND MAUREEN T. McCABE, both single

whose post office address is

about to be 12 Patrick 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 Two Hundred Four Thousand Nine Hundred (\$204,900.00) Dollars and No/100 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. 22 Lot No. 25.08 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 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 lands and premises conveyed to the Grantors herein by Deed from Lloyd W. Posey and Patricia A. Posey, his wife by Deed dated September 30, 1984 and recorded in the Hunterdon County Clerk's Office on January 21, 1985 in Deed Book 914 Page 944.

Subject to easements, restrictions of record and such facts as an accurate survey may disclose.

RECORD

2/25/08  
B1. 22  
LST 25.08

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

*William J. Gianos*

William J. Gianos, Esq., An Attorney at Law of New Jersey

(For Recorder's Use Only)

## OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Prepared by the office of TITLE LINES • 37 Dumont Road • Far Hills New Jersey 07931 (908) 234-2620

Reference  
TL 36933

EXHIBIT ATownship of Union, County of Hunterdon, State of New Jersey

BEGINNING at a corner in the easterly side line of Patrick Drive, said corner being a common corner to lands of Lot 25-9 of Block 22, as shown on Filed Map entitled "Final Map, Major Subdivision, Hickory Brook, Union Township, Hunterdon County, New Jersey" being Sheet 2 of 2, filed in the Hunterdon County Clerk's Office on November 26, 1980 in Map File 636, and running thence

- 1) Along line of lands of Carol B. Weiner, North 75° 33' 54" East 344.70 feet to a corner to the same; thence
- 2) Along line of lands of Joseph Bertram Milligan, South 01° 46' 00" West 383.00 feet to a corner in the same; thence
- 3) Along line of lands of Robert and Sandra Gulick, North 66° 50' 29" West 359.42 feet to a corner in the aforementioned easterly side line of Patrick Drive; thence
- 4) Along said easterly side line on a curve to the left with a radius of 200.00 feet and an arc length of 160.00 feet to the place of BEGINNING.

BEING known and designated as Lot 25-8 in Block 22 on a certain map entitled "Final Map, Major Subdivision, Hickory Brook, Union Twp., Hunterdon Co., New Jersey" which map was filed in the Hunterdon County Clerk's Office on November 26, 1980 as Map 636.

The above description being in accordance with a survey made by George A. Sniffin, P.L.S. dated April 13, 1999.

BEING also known and designated as Lot 25.08 in Block 22 on the official Tax Map of the Township of Union.

Schedule A of this Commitment consists of 2 page(s)

This commitment is invalid unless the Insuring Provisions and Schedules A and B are attached.

The street address of the Property is:  
12 Patrick Drive, Pittstown, NJ 08867

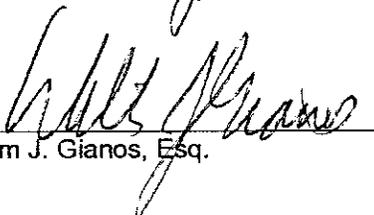
4. **Promises by Grantor.** The Grantor promises that the Grantor has done no act to encumber the Property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the Property (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: \_\_\_\_\_ (Seal)

  
\_\_\_\_\_  
William J. Gianos, Esq.

  
\_\_\_\_\_  
Bruce J. Sweitzer (Seal)

  
\_\_\_\_\_  
William J. Gianos, Esq.

  
\_\_\_\_\_  
Theresa M. Sweitzer (Seal)

JUN 2 3 51 PM '99

STATE OF NEW JERSEY, COUNTY OF HUNTERDON  
I CERTIFY that on May 28 1999  
Bruce J. Sweitzer and Theresa M. Sweitzer, husband and wife

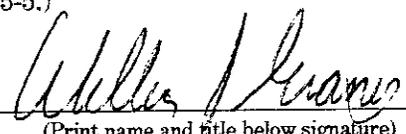
HUNTERDON COUNTY SS.  
DORTHY K. TIRPOK  
CLERK

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 \$ 204,900.00 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:  
Howard Apgar, Esq.  
PO Box 5191  
Clinton, NJ 08809

  
\_\_\_\_\_  
(Print name and title below signature)  
William J. Gianos, Esq., An Attorney at Law of  
New Jersey

B1212 P0008

1645 - Affidavit of Consideration  
RTF-1 (Rev. 1/1/86)  
8/96

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

ALL-STATE Legal, A Division of  
ALL-STATE International, Inc.  
908-272-0800

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 HUNTERDON

SS.

FOR RECORDER'S USE ONLY	
Consideration \$	209,000
Realty Transfer Fee \$	287.50 A *
Date	6-2-99
By	nr

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

**(1) PARTY OR LEGAL REPRESENTATIVE**

(See Instructions #3, 4 and 5 on reverse side.)

Deponent BRUCE J. SWEITZER

(Name)

, being duly sworn according to law upon his/her oath

deposes and says that he/she is the GRANTOR

(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.) in a deed dated 5/ /99

transferring real property identified as Block No. 22

Lot No. 25.08

located at 12 Patrick Drive, Pittstown, NJ 08867, Union Township, Hunterdon County, NJ

(Street Address, Municipality, County)

**(2) CONSIDERATION**

(See Instruction #6.)

and annexed hereto.

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 \$ 200,000.00

**(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):

- 1) **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.

- 3) **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.

- 2) **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.

- 1) **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  
on 28  
day of May, 1999

Bruce J. Sweitzer  
Name of Deponent (sign above line)  
Bruce J. Sweitzer

Bruce J. Sweitzer  
Name of Grantor (type above line)

William J. Gianos, Esq., An  
Attorney at Law of New Jersey

12 Patrick Drive  
Pittstown, NJ 08867  
Address of Deponent

12 Patrick Drive  
Pittstown, NJ 08867  
Address of Grantor at Time of Sale

FOR OFFICIAL USE ONLY	
Instrument Number	113512
Deed Number	113512 Book
Deed Dated	5-28-99
	Date Recorded 6-2-99
	County <u>Hunterdon</u>
	Page

IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HEREOF. This form 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)

**END OF DOCUMENT**

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

# Deed

This Deed is made on June 5, 2008

25

**BETWEEN** MICHAEL F. ROBERTS and MAUREEN ROBERTS, husband and wife

whose post office address is 12 Patrick Drive, Pittstown, New Jersey 08867,

referred to as the Grantor,

**AND** CRAIG S. ENGELHARDT and <sup>ANNA V.</sup> ~~ANNA~~ B. KUCHIN,

whose post office address is about to be 12 Patrick Drive, Pittstown, New Jersey 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 THREE HUNDRED SIXTY-TWO THOUSAND FIVE HUNDRED AND 00/100..... Dollars (\$362,500.00)

The Grantor acknowledges receipt of this money.

2. **Tax Map Reference** (N.J.S.A. 46.15-1.1) Municipality of the Township of Union  
Block No. 22 Lot No. 25.08 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 building 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 part hereof.  
(Check Box if Applicable)

Being the same lands and premises conveyed to grantor(s) herein by Deed of Bruce J. Sweitzer and Theresa M. Sweitzer, husband and wife, dated May 28, 1999 and recorded June 2, 1999 in Deed Book 1212 at Page 5 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.



20080611000147110 1/4  
06/11/2008 02:10:51 PM D  
Bk: 2211 Pg: 533  
Mary H. Melfi  
Hunterdon County Clerk

76-35

Prepared by (Print signer's name below signature)  
*William J. Gianos*  
WILLIAM J. GIANOS, Attorney at Law of New Jersey

(For Recorders Use Only)



BEGINNING at a point on the easterly side line of Patrick Drive, said point being distant 1377.23 feet along various courses from the point of curvature leading into the easterly side line of Race Street,

Thence (1) along lands now or formerly Carol B. Weiner, North 75 degrees 33 minutes 54 seconds East 344.70 feet to appoint;

Thence (2) along lands now or formerly Joseph Bertram Milligan, South 01 degrees 46 minutes 00 seconds West 383.00 feet to a point;

Thence (3) along lands now or formerly Robert & Sandra Gulick, North 66 degrees 50 minutes 29 seconds West 359.42 feet to a point on the easterly side line of Patrick Drive;

Thence (4) along said side line, curving to the left, radius 200.00 feet an arc length of 160.00 feet to the point and place of BEGINNING.

Being also known as Lot 25-8, Block 22 as shown on a certain map entitled " Final Map, Major Subdivision, Hickory Brook, Township of Union, Hunterdon County, New Jersey ", filed November 26, 1980 as map #636. Being in accordance with a survey by Parker Engineering & Surveying, PC, Somerville, NJ, dated May 14, 2008.

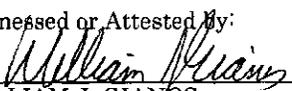
For informational purposes only known as Lot 25.08, Block 22 as shown on the Tax Map of the Township of Union.

The street address of the Property is: 12 Patrick Drive, Pittstown, New Jersey 08867.

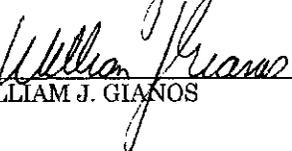
4. Promises by Grantor The Grantor promises that the Grantor has done no act to encumber the Property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which effect the Property (such 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 or Attested By:

  
WILLIAM J. GIANOS

  
MICHAEL F. ROBERTS

  
WILLIAM J. GIANOS

  
MAUREEN T. ROBERTS

STATE OF NEW JERSEY, COUNTY OF HUNTERDON SS:

I CERTIFY that on June 5, 2008 Michael F. Roberts and Maureen T. Roberts personally came before me and stated to my satisfaction that :

- (a) was the maker of this Deed; and,
- (b) executed this Deed as his or her own act; and
- (c) made this Deed for \$362,500.00 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.)

  
WILLIAM J. GIANOS  
ATTORNEY AT LAW OF NEW JERSEY

Record & Return:  
Darin D. Pinto, Esq.  
376 South Avenue E  
Westfield NJ 07090



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

20080611000147110 4/4  
06/11/2008 02:10:51 PM D  
Recording Fee: \$70.00  
Tax Fee: \$2855.00  
Consideration: \$362500.00  
Buyers Fee: \$.00  
MS11

(Please Print or Type)

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

Name(s)  
MICHAEL F. ROBERTS & MAUREEN ROBERTS, husband and wife

Current Resident Address:

Street: 12 Patrick Drive

City, Town, Post Office

State

Zip Code

Pittstown

NJ

08867

**PROPERTY INFORMATION (Brief Property Description)**

Block(s)	Lot(s)	Qualifier
22	25.08	

Street Address:

12 Patrick Drive

City, Town, Post Office

State

Zip Code

Pittstown

NJ

08867

Seller's Percentage of Ownership

Consideration

Closing Date

100%

\$362,500.00

6/6/2008

**SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to NON-residents)**

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 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 (see instructions).  
 No non-like kind property received.
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.

6/5/08  
Date

*Maureen Roberts*  
Signature

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

6/5/08  
Date

*Michael F. Roberts*  
Signature

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