

B1211 P0702

Prepared by:

*T. Chubb*

Thomas C. Miller

Record & Return To:

Robert P. Williams, Esq.  
90 Washington Valley Road  
Bedminster, NJ 07921

# DEED

25

This Deed is made on *May 12*, 1999.

BETWEEN

**Fallone at Highland Ridge, L.L.C.**

A New Jersey Limited Liability Company

whose address is 1117 Route #31 South, Suite #1, Lebanon, New Jersey, 08833, referred to as the Grantor,

AND

**Michael J. Zarrelli and Teresa M. Zarrelli,  
husband and wife**

whose address is about to be 4 Midvale 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 Three hundred fifteen thousand five hundred ten and no/100---(\$315,510.00)--- 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. 22 Lot No. 32.02  
( ) No property tax identification is available on the date of this deed. (Check box if applicable.)

**Property.** This 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:

Being known and designated as Lot No. 32.02 in Block 22 as shown on a map entitled "Final Plat for Highland Ridge", prepared by Brokaw De Riso Associates, Inc., dated March 15, 1996, and filed in the Office of the Clerk of Hunterdon County on July 15th, 1997, as Map No. 1258.

Being also known as Lot 32.02 in Block 22 as shown on the Tax Map of the Township of Union.

Being a part of the same premises conveyed to the Grantor herein by Deed of Anthony J. Colorafi and Barbara Colorafi, husband and wife, dated July 29, 1997, which deed was recorded on July 31, 1997, in Deed Book 1170 at page 811 et seq. in the Office of the Clerk of Hunterdon County.

Subject to easements, restrictions and reservations of record, if any.

Further subdivision of Lot 32.02 in Block 22 is prohibited by the Union Township Planning Board.

COUNTY OF HUNTERDON  
CONSIDERATION 315,510.00  
PROPERTY TAX REFERENCE 1053-00  
DATE 5-27-99 BY TCM

113434

22/32.02



BROKAW FG

P.O. BOX 5192  
(908) 735-7750

CLINTON, NJ 08809-0192  
FAX (908) 735-7746

- CIVIL ENGINEERING
- LAND SURVEYING
- SITE ANALYSIS
- LAND PLANNING
- ENVIRONMENTAL ENGINEERING

ZARRELLIFROMHIGHLAND RIDGEBLOCK 22, LOT 32.02

## TOWNSHIP OF UNION, HUNTERDON COUNTY, NEW JERSEY

**BEGINNING** at a point, said point being a capped pin set and located 245.47 feet along the various courses of the easterly sideline of Midvale Drive from its intersection with the northerly sideline of Race Street and running thence:

- 1) Along the easterly sideline of Midvale Drive, North 01 degrees 01 minutes 05 seconds West 49.54 feet to a concrete monument set, thence;
- 2) Still along the same on a curve to the left having a radius of 325.00 feet, a length of 110.59 feet and whose chord bears North 10 degrees 45 minutes 59 seconds West 110.06 feet to a capped pin set, thence;
- 3) Along the common line between Block 22, Lots 32.02 and 32.03, North 62 degrees 46 minutes 46 seconds East 347.85 feet to a capped pin set, thence;
- 4) Along the common line between Block 22, Lots 32.02 and 31, South 00 degrees 46 minutes 00 seconds West 311.74 feet to a capped pin set, thence;
- 5) Along the common line between Block 22, Lots 32.02 and 32.01, South 88 degrees 58 minutes 55 seconds West 283.76 feet to the point and place of **BEGINNING**.

**BEING** known and designated as Lot 32.02 in Block 22 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 2 of 4, said map recorded in the Hunterdon County Clerk's Office on July 15, 1997 as Filed Map No. 1258.

**BEING** further known as Lot 32.02 in Block 22 on the present tax maps of the Township of Union, Hunterdon County, and by street address of 4 Midvale Drive, Hampton, NJ.

All bearings being in accordance with the meridian contained on Filed Map No. 1258. The tract or parcel contains a calculated area of 1.595 acres (69,490 SF) of land, more or less, as surveyed by Richard S. Pelizzoni, P.E., and P.L.S., NJ License No. 27892, for Brokaw FG, formerly Brokaw DeRiso Associates, Inc.

Subject to a Conservation Easement.

Subject also to any other easement or restrictions of record that an accurate title search may disclose.

  
Richard S. Pelizzoni  
Professional Engineer  
Professional Land Surveyor  
NJ License No. 27892

**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:

Fallone at Highland Ridge  
A Limited Liability Company

Mary M. Brunt

By John A. Fallon  
John A. Fallon, Manager

STATE OF NEW JERSEY, COUNTY OF HUNTERDON ss:

I certify that on May 12, 1999, John A. Fallon 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) executed this deed as his or her own act; and
- (c) made this Deed for \$315,510.00 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.)

Mary M. Brunt  
A Notary Public of New Jersey

MARY M. BRUNT  
NOTARY PUBLIC OF NEW JERSEY  
MY COMMISSION EXPIRES AUGUST 20, 1999

RECORDED

MAY 27 3 19 PM '99

HUNTERDON COUNTY  
DORTHY K. TIRPOK  
CLERK

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 \$	<u>315,510.00</u>
Realty Transfer Fee \$	<u>1055.00 D *</u>
Date <u>5-27-99</u>	By <u>M.B.J.</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 John A. Fallone (Name), being duly sworn according to law upon his/her oath

deposes and says that he/she is the Manager of Fallone at Highland Ridge. L.L.C., Grantor in a deed dated May 12, 1999  
(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)

transferring real property identified as Block No. 22 Lot No. 32.02

located at 4 Midvale Drive, Union Township, Hunterdon County, New Jersey  
(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 \$ 315,510.00

(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):

- A) **SENIOR CITIZEN** (See Instruction # 8.)  
 Grantor(s) 62 yrs. of age or over. \*  
 One or two-family residential premises.
- 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 joint owners other than spouse or other qualified exempt owners.
- C) **LOW AND MODERATE INCOME HOUSING** (See Instruction # 8.)  
 Affordable According to HUD Standards.  
 Meets Income Requirements of Region.
- D) **NEW CONSTRUCTION** (See Instruction # 9.)  
 Entirely new improvement.  
 Not previously used for any purpose.
- DISABLED** (See Instruction # 8.)  
 Owned and occupied by grantor(s) at time of sale.  
 No joint owners other than spouse or other qualified exempt owners.  
 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.

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 this 12<sup>th</sup> day of May, 1999

Mary M. Brunt  
A Notary Public of New Jersey

MARY M. BRUNT

NOTARY PUBLIC OF NEW JERSEY  
COMMISSION EXPIRES AUGUST 29, 1999

John A. Fallone  
Name of Deponent (sign above line)  
John A. Fallone

1117 Rt #31 South, Suite 1  
Lebanon, NJ 08833  
Address of Deponent

Fallone at Highland Ridge, LLC  
Name of Grantor (type above line)

1117 Rt #31 South, Suite 1  
Lebanon, NJ 08833  
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>113434</u> County <u>Hunterdon</u>
Deed Number	<u>113434</u> Book _____ Page _____
Deed Dated	<u>5-12-99</u> Date Recorded <u>5-27-99</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.

END OF DOCUMENT

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

DEED

Prepared By:

~~Robert P. Williams, Esq.~~

THIS DEED is made on November , 2004

BETWEEN MICHAEL J. ZARRELLI & TERESA M. ZARRELLI, H/W  
whose address is 4 MIDVALE DRIVE, PITTSTOWN, NJ 08867

referred to as the GRANTORS

AND ASHEQUEUDDIN AHMED & SALMA CHAUBURY, H/W,

whose address is about to be 4 MIDVALE DRIVE, PITTSTOWN, NJ  
08867

referred to as the GRANTEES.

TRANSFER OF OWNERSHIP. The grantors grant and convey (transfer ownership of) the property described below to the Grantee. This transfer is made for the sum of FIVE HUNDRED SIXTY FIVE THOUSAND & NO/100 ----- (\$565,000)-----DOLLARS.

The Grantors acknowledge receipt of this money.

TAX MAP REFERENCE. (N.J.S.A. 46:15-1.1) Municipality of UNION TOWNSHIP.

Block No. 22 Lot No. 32.02

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: Attached hereto as a Schedule.

TITLE RECITAL. BEING the same premises conveyed to the Grantors by Deed from Fallone at Highland Ridge, L.L.C., a New Jersey Limited Liability Company, dated May 12, 1999, and recorded May 27, 1999, in the Hunterdon County Clerk's Office in Deed Book 1211 page 702.



Instr# 8521309 Dorothy K. Tirpok  
Recorded/Filed NF Hunterdon County Clerk  
11/08/2004 10:40 Bk 2107 Pg 436 #Pg 4 DEED

Consideration: 565000.00  
Realty Tax: 4814.00 R  
Fees: 70.00

*for same not permitted until 9/04 - retro - new 2005 values adjusted.*

22/32.02

# EXHIBIT A

THE FOLLOWING REAL PROPERTY LOCATED IN THE CITY OF LAMBERTVILLE, THE COUNTY OF HUNTERDON, STATE OF NEW JERSEY.  
BEGINNING AT A POINT IN THE CENTERLINE OF LAMBERTVILLE-HOPEWELL ROAD (COUNTY ROUTE #518), SAID POINT BEING LOCATED SOUTH 64 DEG 18 MIN WEST ALONG SAID CENTERLINE OF LAMBERTVILLE-HOPEWELL ROAD FOR A DISTANCE OF 150.00 FEET FROM THE SOUTHWESTERLY CORNER OF LANDS NOW OR FORMERLY OF H.W. WYKES AND FROM SAID POINT OF BEGINNING; THENCE  
1) ALONG THE WESTERLY LINE OF LANDS NOW OR FORMERLY OF WILLIAM CORBOY ET, UX, NORTH 13 DEG 43 MIN WEST PASSING OVER AN IRON BAR WITH CAP SET ON LINE OF 34.00 FEET FROM A TOTAL DISTANCE OF 300.00 FEET TO AN IRON PIPE FOUND; THENCE  
2) ALONG THE NORTHERLY LINE OF SAID LANDS OF CORBOY, NOAH 64 DEG 18 MIN EAST FOR A DISTANCE OF 150.00 FEET TO A CORNER AND POINT IN THE WESTERLY LINE OF LANDS NOW OR FORMERLY OF FRANZ NAGY, ET UX; THENCE  
3) ALONG SAID WESTERLY LINE OF LANDS OF NAGY AND ALONG LANDS NOW OR FORMERLY OF JAMES LAWSON, NORTH 13 DEG 43 MIN WEST FOR A DISTANCE OF 150.00 FEET TO AN IRON PIPE FOUND; THENCE  
4) ALONG A SOUTHERLY LINE OF LANDS NOW OR FORMERLY OF NATHAN MILLNER, ET AL, SOUTH 64 DEG 18 MIN WEST, FOR A DISTANCE OF 300.00 FEET TO A CORNER; THENCE  
5) ALONG AN EASTERLY LINE OF LANDS OF MILLNER, SOUTH 13 DEG 43 MIN EAST, PASSING OVER AN IRON BAR WITH CAP SET 34.00 FEET FROM THE END OF THIS COURSE, A TOTAL DISTANCE OF 450.00 FEET TO THE CENTERLINE OF LAMBERTVILLE-HOPEWELL ROAD; THENCE  
6) ALONG THE CENTERLINE OF LAMBERTVILLE-HOPEWELL ROAD, NOAH 64 DEG 18 MIN EAST, A DISTANCE OF 150.00 FEET TO THE POINT AND PLACE OF BEGINNING.





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

(Please Print or Type)

**SELLER(S) INFORMATION (If Multiple Sellers, Each Seller Must Complete a Certification)**

Name(s) MICHAEL J ZARRELLI & TERESA M. ZARRELLI

Current Resident Address:

Street: 4 Midvale Drive NJ 08867

City, Town, Post Office Union Twp. (Horseshoe City) State Zip Code

Home Phone \_\_\_\_\_ Business Phone \_\_\_\_\_

( ) ( )

**PROPERTY INFORMATION (Brief Property Description)**

Block(s)	Lot(s)	Qualifier
<u>22</u>	<u>32.02</u>	
Street Address: <u>4 Midvale Drive (Union) Pittstown</u> <u>NJ</u> <u>08867</u>		
City, Town, Post Office <u>100%</u> <u># 565,000</u> <u>11-1-04</u>		
Seller's Percentage of Ownership	Consideration	Closing Date

**SELLER ASSURANCES (Check the Appropriate Box)**

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.

**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.

10-30-04 Date

[Signature] Signature  
(Seller) Please indicate if Power of Attorney or Att

10-30-04 Date

[Signature] Signature  
(Seller) Please indicate if Power of Attorney or Attorney In Fact

