

Deed

25

This Deed is made on
BETWEEN
Brian D. Marko
Husband & Wife
whose post office address is
16 Midvale Road, Pittstown, New Jersey

Kelly Marko

referred to as the Grantor,
AND Thomas J. Henn
Husband & Wife
whose post office address is
about to be 16 Midvale Dr., Pittstown, New Jersey 08867,

Susan P. Henn

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 **\$550,000.00**
Five Hundred Fifty Thousand Dollars and No Cents

The Grantor acknowledges receipt of this money.

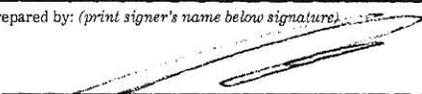
2. Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of **Pittstown**
Block No. **22** Lot No. **32.08** Qualifier No. Account No.
 No lot and block or account number is available on the date of this Deed. (Check Box if Applicable.)

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

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

22-1-32.08

7857

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

Richard Obuch, Esq.

(For Recorder's Use Only)



20081008000239840 1/4
10/08/2008 01:01:48 PM D
Bk: 2218 Pg: 855
Mary H. Melfi
Hunterdon County Clerk

LEGAL DESCRIPTION

All that certain tract or parcel of land, situated, lying and being in the Township Union in the County of Hunterdon and the State of New Jersey, more particularly described as follows:

Beginning at a point said point being a concrete monument set and located North 29 degrees 17 minutes 07 seconds East, 14.82 feet along the Easterly sideline of Carhart Court from its intersection with the Northerly sideline of Midvale Drive and running; thence

- 1) Along the Easterly sideline of Carhart Court North 29 degrees 17 minutes 07 seconds East, 153.66 feet to a capped pin set; thence
- 2) Along the common line between Block 22 Lots 32.06 and 32.09 South 60 degrees 34 minutes 51 seconds East, 407.66 feet to a capped pin set; thence
- 3) Along the common line between Block 22 Lots 32.08 and 32.07 South 48 degrees 42 minutes 33 seconds West, 210.58 feet to a capped pin set; thence
- 4) Along the Northerly sideline of Midvale Drive the following three courses on a curve to the left having a radius of 375.00 feet, length of 143.40 feet and whose chord bears North 49 degrees 05 minutes 14 seconds West, 142.53 feet to a concrete monument set at the point of tangency; thence
- 5) North 60 degrees 02 minutes 31 seconds West 183.22 feet to a concrete monument set at the point of curvature; thence
- 6) On a curve to the right having a radius of 15.00 feet, length of 23.39 feet and whose chord bears North 15 degrees 23 minutes 32 seconds West, 21.09 feet to the point and place of Beginning.

Being known and designated as Lot 32.08 in Block 22 as shown on a certain map entitled in part "Final Plat for Highland Ridge" prepared by Brokaw DeRiso Associates, Inc. dated 3/15/96 and revised through 12/19/96 and labeled as sheet 3 of 4, said map recorded in the Hunterdon County Clerks Office on 7/15/97 as Filed Map No. 258.

The above description is in accordance with a survey made by Glenn R. Kantorski, P.L.S., dated September 22, 2008.

FOR INFORMATIONAL PURPOSES ONLY: BEING known as Lot 32.08, Block 22 of the official Tax Map of the Township Union.

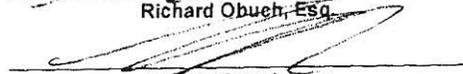
Also being the same property transferred by deed from Fallone at Highland Ridge, LLC to Brian D. Marko and Kelly Marko, husband and wife, dated May 5, 1999 and recorded May 6, 1999 in the Hunterdon County Clerk's/Register's Office in Book 1210, Page 340.

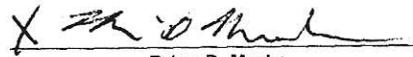
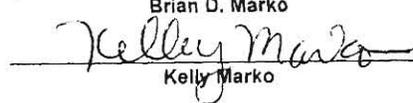
The street address of the Property is:
16 Midvale Road, Pittstown, New Jersey

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:


Richard Obuch, Esq.

Richard Obuch, Esq.

X  (Seal)
Brian D. Marko
 (Seal)
Kelly Marko

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

Brian D. Marko

Kelly Marko

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 \$ **550,000.00** 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:
William J. Gianos, Esq.
Rylak & Gianos
12 Lower Center St
P.O. Box 5365
Clinton, NJ 08809


Richard Obuch, Esq.
An Attorney at Law in 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)

Brian D. Marko and Kelly Makco

Current Resident Address:

Street: 16 Midvale Road

City, Town, Post Office

Pittstown

State

NJ

Zip Code

08867

PROPERTY INFORMATION (Brief Property Description)

Block(s)

22

Lot(s)

32.08

Qualifier

Street Address:

16 Midvale Road

City, Town, Post Office

Pittstown

State

NJ

Zip Code

08867

Seller's Percentage of Ownership

Consideration

\$ 550,000.00

Closing Date

10/6/08

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 read this declaration and to the best of my knowledge and belief, it is true, correct and complete.

10/6/08

Date

[Signature]

Signature

(Seller) Please indicate if Power of Att

10/6/08

Date

[Signature]

Signature

(Seller) Please indicate if Power of Att

20081008000239840 4/4
10/08/2008 01:01:48 PM D
Recording Fee: \$70.00
Tax Fee: \$4655.00
Consideration: \$550000.00
Buyers Fee: \$.00
ASB11