

Prepared by:

T. Miller

Thomas C. Miller

AA
now

Record & Return To:
Ryalk & Gianos, Esqs.
P.O.Box 5365
Clinton, NJ 08809

25
79/92.10

DEED

This Deed is made on *November 17, 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 **Matthew G. McDowell and Mary C. McDowell,**
husband and wife

whose address is about to be 4 Carhart Court, 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 ninety nine thousand fifty and no/100---(\$399,050.00)---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.32.10
() 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. 32.10 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 32.10 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.

COUNTY OF HUNTERDON
CONSIDERATION \$399,050
REALTY TRANSFER FEE
DATE 11/23/99 BY ASB

117133



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

MCDOWELL

FROM

HIGHLAND RIDGEBLOCK 22, LOT 32.10

TOWNSHIP OF UNION, HUNTERDON COUNTY, NEW JERSEY

BEGINNING at a point, said point being a capped pin set and located 396.07 feet along the various courses of the southerly sideline of Carhart Court from its intersection with the northerly sideline of Midvale Drive and running thence:

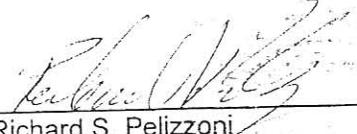
- 1) Along the southerly sideline of Carhart Court the following three courses on a curve to the right having a radius of 275.00 feet, a length of 238.82 feet and whose chord bears North 77 degrees 42 minutes 42 seconds East 231.39 feet to a concrete monument set, thence;
- 2) South 77 degrees 24 minutes 34 seconds East 101.30 feet to a concrete monument set, thence;
- 3) On a curve to the right having a radius of 275.00 feet, a length of 60.49 feet and whose chord bears South 71 degrees 06 minutes 29 seconds East 60.37 feet to a capped pin set, thence;
- 4) Along the common line between Block 22, Lots 32.10 and 32.11, South 26 degrees 26 minutes 36 seconds West 312.84 feet to a capped pin set, thence;
- 5) Along the common line between Block 22, Lots 32.10 and 32.09, North 41 degrees 41 minutes 47 seconds West 364.94 feet to the point and place of **BEGINNING**.

BEING known and designated as Lot 32.10 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 3 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 32.10 in Block 22 on the present tax maps of the Township of Union, Hunterdon County, and by street address of 4 Carhart Court, 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 1.513 acres (65,902 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 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. Fallone*
John A. Fallone, Manager

STATE OF NEW JERSEY, COUNTY OF HUNTERDON ss:

I certify that on *November 17, 1999*, John A. Fallone 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 \$399,050.00 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

RECORDED

Nov 22 2 41 PM '99

HUNTERDON COUNTY
DORTCH
CLERK

MARY M. BRUNT
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES AUGUST 20, 2004

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION OR
EXEMPTION
(c. 49, P.L. 1968)
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>399,050</u>		
Realty Transfer Fee \$	<u>1472.50</u>		<u>D</u>
Date <u>11/22/99</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 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 November 17 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. 32.10

located at 4 Carhart Court, 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 \$ 399,050.00

(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.) | <input type="checkbox"/> Owned and occupied by grantor(s) at time of sale. |
| <input type="checkbox"/> Grantor(s) 62 yrs. of age or over. * | <input type="checkbox"/> No joint owners other than spouse or other qualified exempt owners. |
| <input type="checkbox"/> One or two-family residential premises. | |
| 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 joint owners 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 joint owners 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"/> Reserved for Occupancy. |
| <input type="checkbox"/> Affordable According to HUD Standards. | <input type="checkbox"/> Subject to Resale Controls. |
| <input type="checkbox"/> Meets Income Requirements of Region. | |

- | | |
|--|--|
| D) NEW CONSTRUCTION (See Instruction # 9.) | <input checked="" type="checkbox"/> Not previously occupied. |
| <input checked="" type="checkbox"/> Entirely new improvement. | |
| <input checked="" 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 c. 49, P.L. 1968.

Subscribed and sworn to before me this 17th day of November, 1999

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

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

[Signature]
A Notary Public of New Jersey.

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

1117 Rt #31 South, Suite 1
Lebanon, NJ 08833
Address of Grantor at Time of Sale

MARY M. BRUNT
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES AUGUST 29, 2004

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds			
Instrument Number	<u>117133</u>	County	<u>Hunterdon</u>
Deed Number	<u>117133</u>	Book	Page
Deed Dated	<u>11/17/99</u>	Date Recorded	<u>11/22/99</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.
TRIPLICATE - Is your file copy.

END OF DOCUMENT

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