Consideration: 685000.00
Realty Tax: 6086.00 R
Fees: 80.00

DEED

25

Prepared by:

Kevin M. Kilcommons, Esq.

Instr# 8567836 Dorothy K. Tirpok
Recorded/Filed ASB Hunterdon County Clerk
11/22/2005 10:30 Bk 2140 Pg 886 #Pg 5 DEED

22/32.11

This Deed is made on November 17, 2005, between

Michael A. Carr and Sheryl L. Carr, husband and wife

whose address is 6 Carhart Court, Pittstown, New Jersey 08867 referred to as the **Grantor**,

and

Mark S. Grygon and Lauri Grygon, husband and wife

whose address is about to be 6 Carhart Court, Pittstown, New Jersey 08867 referred to as the **Grantee**.

The words "Grantor" and "Grantee" shall mean all Grantors and 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 SIX HUNDRED EIGHTY FIVE THOUSAND DOLLARS($685,000.00) The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of the Township of Union; Block 22, Lot 32.11, Hunterdon County, New Jersey, a/k/a 6 Carhart Court, Pittstown, NJ 08867.

Property. The property consists of the land and all the buildings and structures on the land in the Township of Union, County of Hunterdon, State of New Jersey, as hereinafter described in Schedule "A" which is annexed hereto and incorporated herein by reference.

Being the same premises conveyed to Michael A. Carr and Sheryl L. Carr, husband and wife, by Deed from Fallone at Highland Ridge, a New Jersey Limited Liability Company, dated October 9, 1998, recorded on October 13, 1998 in the Hunterdon County Clerk's Office in Deed Book 1197, page 537.

Subject to covenants, easements and restrictions of record and local zoning ordinances.

COMMONWEALTH LAND TITLE INSURANCE COMPANY OF NEW JERSEY

TITLE INSURANCE COMMITMENT

File Number: C513558

SCHEDULE A
LEGAL DESCRIPTION

NOTE FOR INFORMATION: Tax Lot **32.11,** Tax Block 22 in the **Township** of **Union,** County of **Hunterdon, State of New Jersey.**

BEGINNING at a point, said point being a capped pin set and located 796.68 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 on a curve to the right having a radius of 275.00 feet, a length of 291.22 feet and whose chord bears South 34 degrees 28 minutes 10 seconds East 277.80 feet to a concrete monument set, thence;

2) Still along the same South 04 degrees 07 minutes 55 seconds East 87.36 feet to a capped pin set, thence;

3) Along the common line between Block 22, Lots 32.11 and 32.12, South 85 degrees 52 minutes 05 seconds West 255.01 feet to a capped pin set, thence;

4) Along the common line between Block 22, Lots 32.11 and 32.09, North 41 degrees 41 minutes 47 seconds West 72.88 feet to a capped pin set, thence;

5) Along the common line between Block 22, Lots 32.11 and 32.10, North 26 degrees 26 minutes 36 seconds East 312.84 feet to the point and place of **BEGINNING.**

BEING known and designated as Lot 32.11 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.

Issued by:

Cortes and Hay, Inc

NJ Telephone: (908) 782-8850 Fax: (908) 782-1998

PA Telephone: (610)258-6208 Fax: (610)258-4380

www.corteshay.com **email: info@corteshay.com**

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 or Attested by:

Kevin M. Kilcommons
Attorney at Law
State of New Jersey

Michael A. Carr

Sheryl L. Carr

THE STATE OF NEW JERSEY
COUNTY OF HUNTERDON ss.:

I certify that on November 7, 2005, Michael A. Carr and Sheryl L. Carr, personally came before me and acknowledged under oath, to my satisfaction, that each person:

(a) is named in and personally signed this Deed;
(b) signed, sealed and delivered this Deed as his/her act and deed; and
(c) made this Deed for $685,000.00 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.)

Kevin M. Kilcommons
Attorney at Law
State of New Jersey

DEED

Dated: November 17, 2005

Michael A. Carr & Sheryl L. Carr, h/w
Grantor,

TO

Mark S. Grygon and Lauri Grygon, h/w

Grantee.

Record and Return to:
Dilts & Koester.
George M. Dilts, Esq.
167 Main Street
Flemington, NJ 08822

GIT/REP-3
(5-05)

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): Michael A. Carr & Sheryl L. Carr

Current Resident Address:

Street: 527 Rt. 579

City, Town, Post Office: Hamptan State: NJ Zip Code: 08827

PROPERTY INFORMATION (Brief Property Description)

Block(s): 22 Lot(s): 32.11 Qualifier:

Street Address: 6 Carhart Court

City, Town, Post Office: Pittstown State: NJ Zip Code: 08827

Seller's Percentage of Ownership: 100% Consideration: $685,000.00 Closing Date: 11/17/05

SELLER ASSURANCES (Check the Appropriate Box)

MC 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 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.

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 interstate 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.

X 11/17/05 — Date — Signature (Seller) Please indicate if Power of Attorney or Attorney in Fact

X 11/17/05 — Date — Signature (Seller) Please indicate if Power of Attorney or Attorney in Fact

END OF DOCUMENT