

Prepared by: Cathleen H. Giuliana
Cathleen H. Giuliana, Esq.

DEED

THIS DEED is made as of the 30th day of June, 2011,

BETWEEN

PHILIPPE E. BAUMANN, whose address is 880 Fifth Avenue, New York, New York 10021-4951, referred to as GRANTOR,

AND

ROGER R. BAUMANN and ANDREA BAUMANN LUSTIG, as Tenants-in-Common, whose addresses are 1056 Fifth Avenue, Apt. 15 D/E, New York, New York 10028 and 35 East 75th Street, New York, New York 10021, respectively, collectively referred to as 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 real property described below to the Grantee for the sum of TEN (\$10.00) Dollars. The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Township of Union, Block No. 11, Lot No. 3.02, Account No.: _____

_____ No property tax identification number is available on the date of the deed.
(Check if applicable)

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:

Beginning at an iron corner to land of the State of New Jersey, said corner being in the existing lane leading to Van Syckles Corner Road, said corner being located on a bearing of South 16° 17' 33" East, a distance of one thousand four hundred seventy-nine and ninety-six one-hundredths feet (1479.96') from an iron in said public road known as Van Syckles Corner Road, and running; thence



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Mary H. Melfi
Hunterdon County Clerk

1. Along land of the State of New Jersey, South 73° 26' 54" West, a distance of four hundred sixty-seven and twenty-eight one-hundredths feet (467.28) to an iron corner to the same; thence
2. Along the same, South 22° 49' 30" East, a distance of five hundred ninety-seven and forty-two and one-hundredths feet (597.42') to a concrete monument corner to the same, corner also to other land of State of New Jersey (Spruce Run Reservoir); thence
3. Along said Spruce Run Reservoir Land, South 33° 48' 02" East, a distance of nine hundred six and sixteen one-hundredths feet (906.16') to a concrete monument to the same; thence
4. Along the same, North 33° 58' 17" East, a distance of six hundred seventy-nine and eight-tenths feet (679.80') to a concrete monument corner to the same; thence
5. Still along Spruce Run Reservoir land, North 23° 26' 11" West, a distance of seven hundred twenty-six and seventy-five one-hundredths feet (726.75') to a concrete monument corner to the same; thence
6. Along the same, North 1° 48' 37" East, a distance of three hundred twenty-one and ninety-four one-hundredths feet (321.94') to a concrete monument corner to the same; thence
7. Along land previously deeded by Philippe E. and Barbara Baumann, husband and wife, South 73° 26' 54" West, a distance of four hundred five and seventy-two one-hundredths feet (405.72') to the place of beginning and containing twenty and seven hundred seventy-five one-thousandths acres (20.775 A).

Pursuant to a survey of property of Philippe E. Baumann and Barbara Baumann, his wife, known and designated as Block 11, portion of Lot 3 on the Union Township Tax Map, prepared by Bohren and Bohren Engineering Associates, Inc., 32 Church Street, Flemington, New Jersey 08822, dated August, 1976 and revised by mesne revisions to October 5, 1978.

BEING, and intended to be the same premises referred to in that certain Conservation Easement between Philippe E. Baumann and Barbara Baumann, his wife, and The State of New Jersey, Department of Environmental Protection, dated March 22, 1979 and recorded January 4, 1980 in the Hunterdon County Clerk's Office in Deed Book 852, Page 819.

BEING a portion of the same premises conveyed to Philippe E. Baumann and Barbara Baumann, husband and wife, by Deed from Philippe E. Baumann and Barbara Baumann, as Tenants in Common, dated December 21, 1971 and recorded December 23, 1971 in the Hunterdon County Clerk's Office in Deed Book 752, Page 104.

Together with a perpetual and exclusive easement and right-of-way over and across an existing lane or driveway, reserved in that certain Deed made by Philippe E. Baumann and Barbara Baumann, his wife, to The State of New Jersey, Department of Environmental Protection, dated September 15, 1979 and recorded January 4, 1980 in the Hunterdon County Clerk's Office in Deed Book 852, Page 831, being described as follows:

BEGINNING at an iron spike in land of the State of New Jersey in the public road known locally as Van Syckles Corner Road, said spike being located 142 feet Easterly of the center of Henderson Road formerly Black Brook Road, thence along a line of land of the State of New Jersey and approximately along the center of the existing lane, South 16° 17' 33" East a distance of 25.34 feet to the side line of Van Syckles Corner Road and running thence:

1. South 81° 08' 15" West along the southerly line of Van Syckles Corner Road a distance of 7.5 feet to a point; thence
2. South 16° 17' 33" East a distance of 1454.62 feet to a point at the boundary of Parcel I as shown on survey by Bohren and Bohren Engineering Associates, Inc. dated August, 1976 and revised by mesne revisions to October 5, 1978; thence
3. North 73° 26' 54" East, along said lands of Parcel I, a distance of 15.0 feet to a point along the boundary line of Parcel II as shown on survey by Bohren and Bohren Engineering Associates, Inc. dated August, 1976 and revised by mesne revisions to October 5, 1978; thence
4. North 16° 17' 33" West a distance of 1149.96 feet to a point; thence
5. North 84° 50' 50" East 7.5 feet to a point; thence
6. North 16° 17' 33" West 300 feet to the place and point of beginning.

Containing .4477 acres more or less.

Barbara Baumann died a resident of the County of New York and State of New York on August 4, 2005.

Subject to restrictions, easements, covenants, and agreements of record, if any, municipal zoning ordinances, and such state of facts as an accurate survey might disclose, including but not limited to that certain Conservation Easement dated March 22, 1979 and recorded in the Hunterdon County Clerk's Office in Book 852, Page 819.

Promises by Grantor. The Grantor promises that 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).

IN WITNESS WHEREOF, Grantor has signed this Deed on the day and year first above written.

WITNESS:

Carol W. Beier

GRANTOR:

Philippe E. Baumann
Philippe E. Baumann

ACKNOWLEDGMENT

STATE OF New York, COUNTY OF New York SS:

I certify that on June 30, 2011, Philippe E. Baumann personally came before me and acknowledged under oath, to my satisfaction, that:

- (a) he is named in and personally signed this Deed;
- (b) he signed, sealed and delivered this Deed as his act and deed; and
- (c) this Deed was made for \$10.00 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.)

Carol W. Beier
Notary Public

Record and Return to:

Riker, Danzig, Scherer, Hyland & Perretti LLP
Headquarters Plaza
One Speedwell Avenue
Morristown, NJ 07962-1981

CAROL W. BEIER
Notary Public, State of New York
No. 010 No. 81-4838625
Qualified in New York County
Commission Expires January 31, 19

4149802.2

2014

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER
(Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY } SS. County Municipal Code
COUNTY NEW YORK } 1025
Municipality of Property Location: Twp. of Union

FOR RECORDER'S USE ONLY
Consideration \$ 10,000
RTF paid by seller \$ 0
Date 7/19/2011 By mas
† Use symbol "C" to indicate that fee is exclusively for county use.

(1) **PARTY OR LEGAL REPRESENTATIVE** (Instructions 3 and 4 attached)
Deponent, Philippe E. Baumann, being duly sworn according to law upon his/her oath deposes
and says that he/she is the Grantor in a deed dated June 30, 2011
(Grantor, Legal Representative, Corporate Officer, Officer of This Co., Lending Institution, etc.)
transferring real property identified as Block No. 11 Lot No. 3.02 located at
111-113 Van Syckles Road, Twp. of Union, New Jersey and annexed thereto.
(Street Address, Town)

(2) **CONSIDERATION: \$10.00** (Instructions 1 and 5) no prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A is required.
(3A) **REQUIRED CALCULATION of Equalized Valuation for all Class 4A (Commercial) Property Transactions:**
(Instructions 5A and 7)

Total Assessed Valuation ÷ Director's Ratio = Equalized Assessed Valuation
\$ _____ ÷ _____ % = \$ _____

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized value.

(4) **FULL EXEMPTION FROM FEE:** (Instruction 8)
Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to the exemption symbol is insufficient. Explain in detail. **(i) Conveyance is between parent and child.**

(5) **PARTIAL EXEMPTION FROM FEE:** (Instruction 9) **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.
Deponent claims that this deed transaction is exempt from the State's portion of the Basic Fee, Supplemental Fee and General Purpose Fee, as applicable, imposed by C. 176, P.L. 1975; C. 113, P.L. 2004 and C. 66, P.L. 2004 for the following reason(s):

- A. **SENIOR CITIZEN** (Instruction 9)
 - Grantor(s) 62 years of age or over.*
 - Owned and occupied by grantor(s) at time of sale.
 - One- or two-family residential premises.
 - Resident of the State of New Jersey.
 - Owners as joint tenants must all qualify.
- B. **BLIND PERSON** (Instruction 9)
 - Grantor(s) legally blind.*
 - Owned and occupied by grantor(s) at time of sale.
 - One- or two-family residential premises.
 - Resident of the State of New Jersey.
 - Owners as joint tenants must all qualify.
- DISABLED PERSON** (Instruction 9)
 - Grantor(s) permanently and totally disabled.*
 - Grantor(s) receiving disability payments.*
 - Grantor(s) not gainfully employed.*
 - Owned and occupied by grantor(s) at time of sale.
 - One- or two-family residential premises.
 - Resident of the State of New Jersey.
 - Owners as joint tenants must all qualify.
- C. **LOW AND MODERATE INCOME HOUSING** (Instruction 9)
 - Affordable according to HUD standards.
 - Meets income requirements of region.
 - Reserved for occupancy.
 - Subject to resale controls.

(6) **NEW CONSTRUCTION** (Instructions 2, 10 and 12)
 Entirely new improvement. Not previously occupied.
 Not previously used for any purpose. "New Construction" printed clearly at top of the first page of the deed.

(7) **RELATED LEGAL ENTITIES TO LEGAL ENTITIES** (Instructions 5, 12 and 14)
 No prior mortgage assumed or to which property is subject at time of sale.
 No contributions to capital by either grantor or grantee legal entity.
 No stock or money exchanged by or between grantor or grantee legal entities.

(8) 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 Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this 30th day of June, 2011
Notary Public
Carol B...
Signature of Deponent: Philippe E. Baumann Grantor Name
Philippe E. Baumann, 880 Fifth Ave., NY, NY 10021-4951 Deponent Address
880 Fifth Ave., NY, NY 10021-4951 Grantor Address at Time of Sale
Last 3 digits in Grantor's Soc. Sec. No. XXX-XX-X Name/Company of Settlement Officer: Riker Danzig, et al

County recording officers shall forward one copy of each Affidavit of Consideration for Use by Seller when Section 3A is completed.

FOR OFFICIAL USE ONLY
Instrument Number _____ County: Hendon
Deed Number _____ Book: 2012 Page: 847
Deed Dated: 7/30/2011 Date Recorded: 7/17/2011

State of New Jersey - Division of Taxation, P.O. Box 251, Trenton, NJ 08646-0251, Attention: Realty Transfer Fee Unit
The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and it may not be altered or amended without the prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this form, visit the Division of Taxation website at <http://www.state.nj.us/treasury/taxation/rtf/localtax.shtml>.

Notary Public, State of New York
No. 01BE4838625

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) Phillippe E. Baumann
Current Resident Address 880 Fifth Avenue
City, Town, Post Office New York State NY Zip Code 10021-4951

PROPERTY INFORMATION (Brief Property Description):

Block(s) 11 Lot(s) 3.02 Qualifier _____
Street Address 111-113 Van Syckles Road
City, Town, Post Office Union Twp. State NJ Zip Code 08801
Seller's Percentage of Ownership 100% Consideration \$10.00 Closing Date 6/30/11

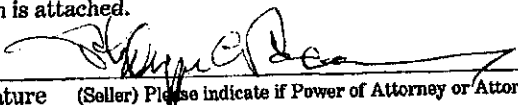
SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to Residents and NON-residents):

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. By checking this box , I certify that the Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

6/30/11
Date


Signature (Seller) Please indicate if Power of Attorney or Attorney in Fact
Phillippe E. Baumann

Date

Signature (Seller) Please indicate if Power of Attorney or Attorney in Fact
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07/19/2011 08:37:26 AM D
Recording Fee: \$90.00
Tax Fee: \$.00
Consideration: \$10.00
Buyers Fee: \$.00
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