

**DEED**

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

*Richard P. Boehmer*  
Richard P. Boehmer, Esq.

This Deed is made on March 13, 1992

BETWEEN HUNTERDON LUMBER COMPANY, INC.

25

a corporation of the state of New Jersey  
having its principal office at 9 Main Street, Annandale, New Jersey 08801,  
referred to as the Grantor.

AND STRYKER'S CONSTRUCTION ENTERPRISES, INC.

whose ~~post office~~ address is 1898 Woodland Terrace, Bound Brook,  
New Jersey 08805 referred to as the Grantee.  
The word "Grantee" shall mean 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 \$ 180,565.52  
The Grantor acknowledges receipt of this money.

**Tax Map Reference.** (N.J.S.A. 46:15-2.1) Municipality of Union Township  
Block No. 12 Lot No. 5.04 Account No.  
 No property tax identification number is available on the date of this Deed. (Check box 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:

Union Township tax map Block 12, Lot 5.04.

Being known and designated as Block 12, Lot 5.04 as shown on a certain map entitled "Final Plat for Douglas G. Stryker", prepared by Heritage Consulting Engineers, dated October 3, 1988, revised to November 4, 1988 and filed in the Hunterdon County Clerk's Office on June 16, 1989 as Map #1003

Being the same premises conveyed to Hunterdon Lumber Company, Inc. by deed dated September 9, 1991 from Strykers Construction Enterprises Inc., recorded September 10, 1992 in the Hunterdon County Clerk's Office in Book 1062, Page 3.

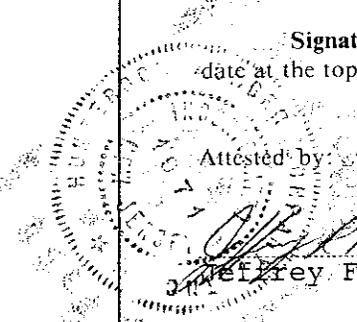
COUNTY OF HUNTERDON  
CONSIDERATION 180,565.52  
REALTY TRANSFER FEE 330  
DATE 3/27/92 BY ASB

73790

12/5/02

**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.** This Deed is signed and attested to by the Grantor's proper corporate officers as of the date at the top of the first page. Its corporate seal is affixed.

Attested by:  Jeffrey Fischer, Secretary

HUNTERDON LUMBER COMPANY, INC.

By: Richard E. Fischer, President

STATE OF NEW JERSEY, COUNTY OF \_\_\_\_\_ SS.:  
I CERTIFY that on March 13, 19 92

**JEFFREY FISCHER**

personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is the \_\_\_\_\_ secretary of Hunterdon Lumber Company, Inc., the corporation named in this Deed;
- (b) this person is the attesting witness to the signing of this Deed by the proper corporate officer who is Richard E. Fischer the President of the corporation;
- (c) this Deed was signed and delivered by the corporation as its voluntary act duly authorized by a proper resolution of its Board of Directors;
- (d) this person knows the proper seal of the corporation which was affixed to this Deed;
- (e) this person signed this proof to attest to the truth of these facts; and
- (f) the full and actual consideration paid or to be paid for the transfer of title is \$ 180,565.52  
(Such consideration is defined in N.J.S.A. 46:15-5.)

Signed and sworn to before me on March 13, 19 92

Richard P. Boehmer  
Attorney-at-law  
State of New Jersey

Jeffrey Fischer  
(Print name of attesting witness below signature)

Jeffrey Fischer

RECORDED  
MAR 27 2 23 PM '92  
HUNTERDON COUNTY  
DEEDS & CONVEYANCES  
CLERK

STATE OF NEW JERSEY  
AFFIDAVIT OF CONSIDERATION OR EXEMPTION  
(c. 49, P.L. 1968)  
or  
PARTIAL EXEMPTION  
(c. 176, P. L. 1975)

BOOK 1069 PAGE 741

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 \$ 180,565.52  
Realty Transfer Fee \$ 380  
Date 3/27/92 By ASB

\*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, J. Douglas Orr, being duly sworn according to law upon his/her oath deposes and says that he/she is the ATTORNEY FOR GRANTEE

in a deed dated MARCH 13 1992, transferring real property identified as Block No. 12

Lot No. 5.04 located at VAN SYCKEL CORNER ROAD  
UNION TOWNSHIP HUNTERDON COUNTY N.J.

(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 \$ 180,565.52

(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

- Owned and occupied by grantor(s) at time of sale.
- No joint owners other than spouse or other qualified exempt owners.

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.

DISABLED (See Instruction #8)

- 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.

c) LOW AND MODERATE INCOME HOUSING (See Instruction #8)

- Affordable According to H.U.D. Standards.
- Meets Income Requirements of Region.

- Reserved for Occupancy.
- Subject to Resale Controls.

d) NEW CONSTRUCTION (See Instruction #9)

- Entirely new improvement.
- Not previously used for any purpose.

- Not previously occupied.

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 TWENTY THIRD day of MARCH 1992

Kathleen M. Orr

KATHLEEN M. ORR

A Notary Public of New Jersey  
My Commission Expires March 20, 1996

J. Douglas Orr  
Name of Deponent (sign above line)  
BOX 5132  
Address of Deponent  
SPRINTON NJ 08809

HUNTERDON LUMBER COMPANY INC.  
Name of Grantor (type above line)  
9 MAIN STREET  
Address of Grantor at Time of Sale  
ANNANDALE NJ 08801

OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.  
County Hunterdon  
Deed Number 73790 Book 1069 Page 741  
Deed Dated 3/13/92 Date Recorded 3/27/92

IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HEREOF.

This form is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered or amended without the approval of the Director.

ORIGINAL - White copy to be retained by County.

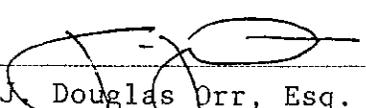
DUPLICATE - Yellow copy to be forwarded by County to Division of Taxation on partial exemption from fee (N.J.A.C. 18:16-8.12).

TRIPLICATE - Pink copy is your file copy.

END OF DOCUMENT

WHITE AND YELLOW COPIES MUST BE SUBMITTED WITH DEED TO COUNTY RECORDING OFFICER

**DEED**

Prepared by: (Print signer's name below signature)  
  
J. Douglas Orr, Esq.

This Deed is made on March 13, 1995,

BETWEEN

STRYKER'S CONSTRUCTION ENTERPRISES INC.  
A Corporation of the State of New Jersey

25

having its principal office at

a corporation of the state of

referred to as the Grantor,

AND

DOUGLAS G. STRYKER and SUSAN J. STRYKER, Husband and Wife

whose post office address is Box 401 Van Syckel Road, Hampton, New Jersey 08827

referred to as the Grantee.

The word "Grantee" shall mean 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 \$1.00 (One Dollar)

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. 12 Lot No. 5.04 Account No.

No property tax identification number is available on the date of this Deed. (Check box if applicable.)

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

Being known and designated as Block 12, Lot 5.04 as shown on a certain map entitled "Final Plat for Douglas G. Stryker", prepared by Heritage Consulting Engineers, dated October 3, 1988, revised to November 4, 1988 and filed in the Hunterdon County Clerk's Office on June 16, 1989 as Map #1003.

Being the same lands and premises conveyed to the grantor herein by deed from Hunterdon Lumber Company, Inc. dated March 13, 1992 which was recorded March 27, 1992 in the Office of the Hunterdon County Clerk in Book 1069 of Deeds for said County at page 739.

COUNTY OF HUNTERDON  
CONSIDERATION 1.00  
REALTY TRANSFER FEE 8  
DATE 3/18/95 BY ASB

089637

**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.** This Deed is signed and attested to by the Grantor's proper corporate officers as of the date at the top of the first page. Its corporate seal is affixed.

Attested by:

*Susan J. Stryker*  
Susan J. Stryker, Secretary

By: *Douglas G. Stryker*  
Douglas G. Stryker, President

STATE OF NEW JERSEY, COUNTY OF HUNTERDON

SS.:

I CERTIFY that on March 13, 19 95

Susan J. Stryker

personally came before me and this person acknowledged under oath, to my satisfaction, that:

(a) this person is the secretary of **Strykers Construction Enterprises, Inc.** the corporation named in this Deed;

(b) this person is the attesting witness to the signing of this Deed by the proper corporate officer who is

**Douglas G. Stryker** the President of the corporation;

(c) this Deed was signed and delivered by the corporation as its voluntary act duly authorized by a proper resolution of its Board of Directors;

(d) this person knows the proper seal of the corporation which was affixed to this Deed;

(e) this person signed this proof to attest to the truth of these facts; and

(f) the full and actual consideration paid or to be paid for the transfer of title is \$ 1.00

(Such consideration is defined in N.J.S.A. 46:15-5.)

Signed and sworn to before me on

MARCH 13 19 95

*J. Douglas Orr*  
J. Douglas Orr  
Attorney at Law of new Jersey

*Susan J. Stryker*  
Susan J. Stryker, Secretary

RECORDED

MAR 23 1 20 PM '95

HUNTERDON COUNTY  
DOROTHY K. FIRPOK  
CLERK

RECORD AND RETURN TO  
J. DOUGLAS ORR  
8 WEST MAIN ST.  
CLINTON, N.J. 08809

STATE OF NEW JERSEY  
AFFIDAVIT OF CONSIDERATION OR EXEMPTION  
(c. 49, P.L. 1968)  
OR  
PARTIAL EXEMPTION  
(c. 176, P. L. 1975)

BOOK 1123 PAGE 0505

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 \$ 1.00  
Realty Transfer Fee \$ E \*  
Date 3/23/95 By ASB

\*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, J. Douglas Orr, being duly sworn according to law upon his/her oath deposes and says that he/she is the attorney for the grantor in a deed dated March, 1995, transferring real property identified as Block No. 12 Lot No. 5.04 located at Union Township Van Syckel's Corner Road, Hampton, New Jersey Hunterdon County 08827 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 \$ less than \$100.00

(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.

True consideration less than \$100.00.

(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
[ ] Owned and occupied by grantor(s) at time of sale.
[ ] No joint owners other than spouse or other qualified exempt owners.

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.

DISABLED (See Instruction #8)
[ ] 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.

c) LOW AND MODERATE INCOME HOUSING (See Instruction #8)
[ ] Affordable According to H.U.D. Standards.
[ ] Meets Income Requirements of Region.
[ ] Reserved for Occupancy.
[ ] Subject to Resale Controls.

d) NEW CONSTRUCTION (See Instruction #4)
[ ] Entirely new improvement.
[ ] Not previously used for any purpose.
[ ] Not previously occupied.

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 day of March 13, 1995
Kathleen M. Orr
Notary Public of NJ
My commission expires March 20, 1996

Strykers Construction Enterprises, Inc.

Bx 401 VanSyckel RD
Hampton, NJ 08827

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.
Instrument Number 891037 County Hunterdon
Deed Number 891037 Book Page
Deed Dated 3/13/95 Date Recorded 3/23/95

IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HEREOF. This form is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered or amended without the approval of the Director.

ORIGINAL - White copy to be retained by County.

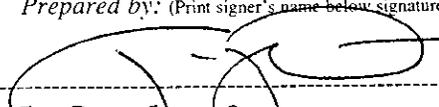
DUPLICATE - Yellow copy to be forwarded by County to Division of Taxation on partial exemption fee (N.J.A.C. 18:16-8.12).

TRIPPLICATE - Pink copy is your file copy.

END OF DOCUMENT

WHITE AND YELLOW COPIES MUST BE SUBMITTED WITH DEED TO COUNTY RECORDING OFFICER

**DEED**

Prepared by: (Print signer's name below signature)  
  
J. Douglas Orr

This Deed is made on March 7, 19 97,

BETWEEN

DOUGLAS G. STRYKER and SUSAN J. STRYKER,  
Husband and Wife  
8 Blue Cliff Drive  
Lebanon, New Jersey 08833

25

whose address is

referred to as the Grantor,

AND

CHRISTOPHER MAZZEI and DARLENE MAZZEI,  
Husband and Wife  
15 Van Syckel Road  
Hampton, New Jersey 08827

whose post office address is

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 Two Hundred and Ninety Two Thousand Five Hundred Dollars (\$292,500.00)

A 300

The Grantor acknowledges receipt of this money.

**Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of Union Township  
Block No. 12 Lot No. 5.04 Account No.

No property tax identification number is available on the date of this Deed. (Check box 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:

Union Township Tax Map Block 12 Lot 5.04

Being known and designated as Block 12, Lot 5.04 as shown on a certain map entitled "Final Plat for Douglas G. Stryker", prepared by Heritage Consulting Engineers, dated October 3, 1988, revised to November 4, 1988 and filed in the Hunterdon County Clerk's Office on June 16, 1989 as Map #1003.

Being the same lands and premises conveyed to the grantors herein by deed from Stryker's Construction Enterprises, Inc. a corporation of the State of New Jersey, dated March 13, 1995, which was recorded March 18, 1995 in the Office of the Hunterdon County Clerk in Book 1123 of Deeds for said County at page 503.

The lands and premises herein conveyed are also described in accordance with the survey made by Templin Engineering Associates dated February 18, 1997 as set forth in the schedule annexed hereto.

COUNTY OF HUNTERDON  
CONSIDERATION \$292,500  
REALTY TRANSFER FEE \$237.50  
DATE 3/10/97 BY ASB

100344

## SCHEDULE A

File: LX-000834-97

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

BEING known and designated as Lot 5.04 in Block 12 as shown on a certain map entitled, "Final Plat for Douglas G. Stryker, Block 12, Lot 5, Union Township, Hunterdon County, New Jersey", said map being duly filed in the Hunterdon County Clerk's Office on June 16, 1989 as Case No. 1003.

BEGINNING at a concrete monument found on the southeasterly side line of Van Syckel's Corner Road, said monument marking the common corner of Lots 5.04 and 5.03 as shown on the hereinabove mentioned filed map; running thence

1. South 46 degrees 03 minutes 50 seconds East, along the division line with Lot 5.03 a distance of 59.94 feet to a point for a corner; thence
2. South 27 degrees 08 minutes 40 seconds East, along the division line with Lot 5.03 a distance of 850.39 feet to a point for a corner; thence
3. South 66 degrees 48 minutes 52 seconds West, along the division line with Lot 5 a distance of 458.95 feet to a point for a corner; thence
4. North 15 degrees 54 minutes 56 seconds West, along the division line with Lots 3 and 5.01 a distance of 567.00 feet to a point for a corner; thence
5. North 23 degrees 43 minutes 51 seconds West, along the division line with Lot 5.01 a distance of 205.07 feet to a point for a corner on the southeasterly side line of Van Syckel's Corner Road; thence
6. North 42 degrees 55 minutes 00 seconds East, along said side line a distance of 335.93 feet to the point and place of BEGINNING.

BEING in accordance with a survey dated February 18, 1997 made by Templin Engineering Associates, Inc.

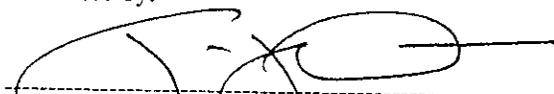
(For Information Only) ALSO known and designated as Lot(s) 5.04 Block 12 on the Township of Union Tax Map.

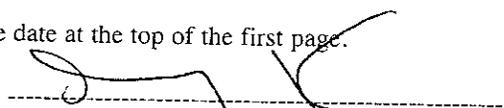
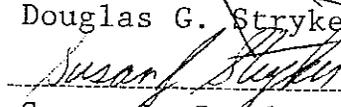
CHICAGO TITLE INSURANCE COMPANY

**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:

  
-----  
J. Douglas Orr

  
----- (Seal)  
Douglas G. Stryker  
  
----- (Seal)  
Susan J. Stryker

RECORDED  
MAR 10 2 29 PM '97

STATE OF NEW JERSEY, COUNTY OF HUNTERDON  
I CERTIFY that on March 7, 19 97,

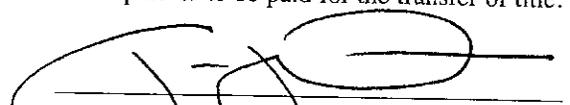
SS.:

HUNTERDON COUNTY  
DOROTHY B. LINDORF  
CLERK

Douglas G. Stryker and Susan J. Stryker, Husband and Wife,

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 \$ 292,500.00 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.)

  
-----  
(Print name and title below signature)  
J. Douglas Orr  
Attorney at Law of New Jersey

**END OF DOCUMENT**



FIRST AMERICAN TITLE INSURANCE COMPANY  
TITLE INSURANCE COMMITMENT

SCHEDULE A Con't  
File Number: 204470REO-1  
EXHIBIT A  
LEGAL DESCRIPTION

All that certain Lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the *Lot(s) 5.04, Block 12, Township of Union, Hunterdon County*

BEING KNOWN AND DESIGNATED as Block 12, Lot 5.04 as shown on a certain map entitled "Final Plat for Douglas G. Stryker", prepared by Heritage Consulting Engineers, dated October 3, 1988, revised to November 4, 1988 and filed in the Hunterdon County Clerk's Office on June 16, 1989 as Map#1003.

BEGINNING at a concrete monument found on the Southeasterly sideline of Van Syckel's Corner Road, said monument marking the common corner to lots 5.04 and 5.03 as shown on the hereinabove mentioned filed Map: running thence

(1)South 46 degrees 03 minutes 50 seconds East, along the division line with Lot 5.03 a distance of 59.94 feet to a point for a corner; thence

(2)South 27 degrees 08 minutes 40 seconds East, along the division line with Lot 5.03 a distance of 850.39 feet to a point for a corner; thence

(3)South 66 degrees 44 minutes 52 seconds West, along the division line with Lot 5 a distance of 458.95 feet to a point for a corner; thence

(4)North 15 degrees 54 minutes 56 seconds West, along the division line with Lots 3 and 5.01 a distance of 567.00 feet to a point for a corner; thence

(5)North 23 degrees 43 minutes 51 seconds West, along the division line with Lot 5.01 a distance of 205.07 feet to a point for a corner on the Southeasterly side line of Van Syckel's Corner Road; thence

(6)North 42 degrees 55 minutes 00 seconds East, along said side line a distance of 335.93 feet to the point and place of BEGINNING. .

NOTE: 207 Van Syckels Road, Lot(s) 5.04, Block 12, Township of Union, Hunterdon County, State of NJ

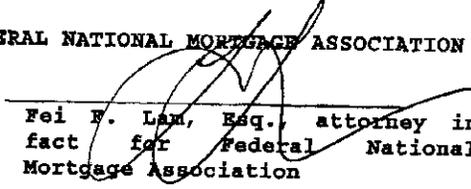
NOTE: Lot and Block shown for informational purposes only.

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. This Deed is signed and attested to by the Grantor's proper corporate officers as of the date at the top of the first page. Its corporate seal is affixed.

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By:

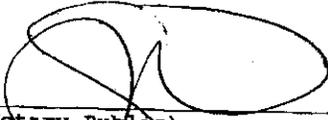
  
Fei F. Lam, Esq., attorney in fact for Federal National Mortgage Association

STATE OF NEW JERSEY            ss: )  
COUNTY OF ESSEX                )

I CERTIFY that on July 8, 2011, Fei F. Lam, personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (a) This person is the attorney in fact for Federal National Mortgage Association, the corporation named in this Deed;
- (b) This Deed was signed and delivered by the corporation as its voluntary act duly authorized by a proper resolution of its Board of Directors;
- (c) This person knows the proper seal of the corporation which was affixed to this Deed; and
- (d) The full and actual consideration paid or to be paid for the transfer of title is \$367,900.00.

Signed and sworn to before me on July 8, 2011



(Notary Public)

SO YUNG WOO  
Notary Public, State of New Jersey  
My Commission Expires  
June 12, 2012

Record and Return To:

Scholl, Whittlesey & Gruenberg  
151 Main Street  
Flemington, NJ 08822

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

COUNTY ESSEX } SS. County Municipal Code  
1013  
MUNICIPALITY OF PROPERTY LOCATION HAMPTON

FOR RECORDER'S USE ONLY  
Consideration \$ 367,900  
RTF paid by seller \$  
Date 8/13/2011 By ASB

\*Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (Instructions #3 and #4 on reverse side)

Deponent, Fei F. Lam, Esq. being duly sworn according to law upon his/her oath,  
(Name)  
deposes and says that he/she is the Legal Representative in a deed dated \_\_\_\_\_ transferring  
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)  
real property identified as Block number 12 Lot number 5.04 located at  
207 VAN SYCKELS ROAD, HAMPTON, NJ 08827  
(Street Address, Town) and annexed thereto.

(2) CONSIDERATION \$ 367,900.00 (Instructions #1 and #5 on reverse side)  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 below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS:  
(Instructions #5A and #7 on reverse side)

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 valuation.

(4) FULL EXEMPTION FROM FEE (Instruction #8 on reverse side)

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 exemption symbol is insufficient. Explain in detail.  
Federal National Mortgage Association is exempt from realty transfer tax pursuant to 12 USC 1723 (a)

(5) PARTIAL EXEMPTION FROM FEE (Instruction #9 on reverse side)

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 State portions of the Basic, Supplemental, and General Purpose Fees, 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 Grantor(s)  62 years of age or over. \* (Instruction #9 on reverse side for A or B)
  - B. BLIND PERSON Grantor(s)  legally blind or; \*
  - DISABLED PERSON Grantor(s)  permanently and totally disabled  receiving disability payments  not gainfully employed\*
- Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:  
 Owned and occupied by grantor(s) at time of sale.  Resident of State of New Jersey.  
 One or two-family residential premises.  Owners as joint tenants must all qualify.

\*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (Instruction #9 on reverse side)

- Affordable according to H.U.D. standards.  Reserved for occupancy.
- Meets income requirements of region.  Subject to resale controls.

(6) NEW CONSTRUCTION (Instructions #2, #10, #12 on reverse side)

- Entirely new improvement.  Not previously occupied.
- Not previously used for any purpose.  "NEW CONSTRUCTION" printed clearly at top of first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side)

- 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 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 8th day of July, 2011

SO YOUNG WOO  
Notary Public, State of New Jersey  
My Commission Expires  
June 12, 2012

Signature of Deponent [Signature] FNMA Grantor Name  
105 Eisenhower Pky, Roseland Dependent Address 14221 Dallas Pky, Dallas, TX Grantor Address at Time of Sale  
XXX-XXX-XXXX Last three digits in Grantor's Social Security Number Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY  
Instrument Number \_\_\_\_\_ County \_\_\_\_\_  
Deed Number \_\_\_\_\_ Book 123 Page \_\_\_\_\_  
Deed Dated 7-8-2011 Date Recorded 8/2/2011

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to:

STATE OF NEW JERSEY  
PO BOX 251  
TRENTON, NJ 08695-0251  
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 prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division's website at [www.state.nj.us/treasury/taxation/pt/localtax.shtml](http://www.state.nj.us/treasury/taxation/pt/localtax.shtml).



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

(Please Print or Type)

20110802000165640 5/5  
08/02/2011 09:45:42 AM D  
Recording Fee: \$80.00  
Tax Fee: \$.00  
Consideration: \$367900.00  
Buyers Fee: \$.00  
ASB11

**SELLER(S) INFORMATION (See Instructions, Page 2)**

Name(s)

Federal National Mortgage Association

Current Resident Address:

Street: 14221 Dallas Parkway, Suite 1000

City, Town, Post Office

State

Zip Code

Dallas

TX

75254

**PROPERTY INFORMATION (Brief Property Description)**

Block(s)

Lot(s)

Qualifier

12

5.04

Street Address:

207 VAN SYCKELS ROAD

City, Town, Post Office

State

Zip Code

HAMPTON

NJ

08827

Seller's Percentage of Ownership

Consideration

Closing Date

100%

\$367,900.00

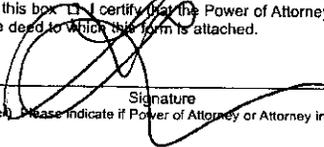
**SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to Residents and Non-residents)**

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.

7/18/11  
Date

  
Signature  
(Seller) Please indicate if Power of Attorney or Attorney in Fact

Date

Signature  
(Seller) Please indicate if Power of Attorney or Attorney in Fact

# Deed

To All Persons to whom these Presents shall come,  
or whom they may concern

I, DEBORAH V. TROUT, Sheriff of the County of Hunterdon in the State of New Jersey, send greetings:

WHEREAS, on June 3, 2010 a certain Writ of Execution was issued out of the Superior Court of the State of New Jersey at Trenton, directed and delivered to me, Deborah V. Trout, then and still being Sheriff of the said County of Hunterdon, and which said Writ of Execution is in the words or to the effect following, THAT IS TO SAY: —

NEW JERSEY, to wit: THE STATE OF NEW JERSEY, to the Sheriff of the County of Hunterdon, GREETING:

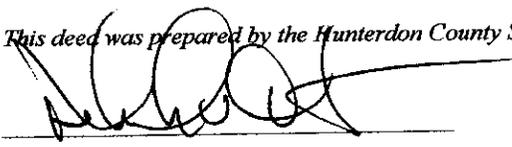
WHEREAS, on the following date, June 3, 2010, by a certain Judgment made in our Superior Court of New Jersey, in a certain cause therein pending, wherein the Plaintiff is BAC HOME LOANS SERVICING LP F/K/A COUNTRYWIDE HOME LOANS SERVICING LP and the following named parties are the Defendants:

CHRISTOPHER MAZZEI; DARLENE MAZZEI, HIS WIFE; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FIRST HALLMARK MORTGAGE

IT WAS ORDERED AND ADJUDGED that certain mortgaged premises, with the appurtenances in the Complaint (and Amendment to Complaint, if any) in the said cause particularly set forth and described, that is to say:

The mortgaged premises are described as set forth upon the rider annexed hereto and made a part hereof.

This deed was prepared by the Hunterdon County Sheriff's Office.

  
Deborah V. Trout, Sheriff of Hunterdon County



20101006000219490 1/12  
10/06/2010 01:12:41 PM D  
Bk: 2257 Pg: 570  
Mary H. Melfi  
Hunterdon County Clerk

Block  
12  
Lot 5.04

*SEE ATTACHED LEGAL DESCRIPTION.*

**HUNTERDON COUNTY CLERK  
COUNTY OF HUNTERDON  
PO BOX 2900  
FLEMINGTON NJ 08822-2900**

SCHEDULE "A"

ALL THAT CERTAIN tract or parcel of land and premises situate, lying and being in the TOWNSHIP OF UNION, COUNTY OF HUNTERDON and STATE OF NEW JERSEY, being more particularly described as follows:

BEING KNOWN AND DESIGNATED as Block 12, Lot 5.04 as shown on a certain map entitled "Final Plat for Douglas G. Stryker", prepared by Heritage Consulting Engineers, dated October 3, 1988, revised to November 4, 1988 and filed in the Hunterdon County Clerk's Office on June 16, 1989 as Map#1003.

BEGINNING at a concrete monument found on the Southeastly sideline of Van Syckel's Corner Road, said monument marking the common corner to lots 5.04 and 5.03 as shown on the hereinabove mentioned filed Map; running thence

- (1) South 46 degrees 03 minutes 50 seconds East, along the division line with Lot 5.03 a distance of 59.94 feet to a point for a corner; thence
- (2) South 27 degrees 08 minutes 40 seconds East, along the division line with Lot 5.05 a distance of 850.39 feet to a point for a corner; thence
- (3) South 66 degrees 44 minutes 52 seconds West, along the division line with Lot 5 a distance of 458.95 feet to a point for a corner; thence
- (4) North 15 degrees 54 minutes 56 seconds West, along the division line with Lots 3 and 5.01 a distance of 567.00 feet to a point for a corner; thence
- (5) North 23 degrees 43 minutes 51 seconds West, along the division line with Lot 5.01 a distance of 205.07 feet to a point for a corner on the Southeastly side line of Van Syckel's Corner Road; thence
- (6) North 42 degrees 55 minutes 00 seconds East, along said side line a distance of 335.93 feet to the point and place of BEGINNING.

Known and designated as Block 12 Lot 5.04 on the Official Tax Map of the TOWNSHIP OF UNION, HUNTERDON COUNTY, NEW JERSEY

Commonly known as 207 VAN SYCKELS ROAD, HAMPTON, NEW JERSEY 08827

**SCHEDULE B**

**SUBJECT TO MORTGAGE BOOK 1328, PAGE 0925 IN THE SUM OF \$240,000.00 AND  
JUDGMENT # DJ-016728-2005 IN THE SUM OF \$2,029.04, PLUS COSTS. FIRST AMERICAN  
TITLE INSURANCE CO. WILL INSURE WITHOUT EXCEPTION OR ISSUE LETTER OF  
INDEMNIFICATION AS TO SAID PRIOR MORTGAGE AND JUDGMENT.**

*Together, with all and singular the rights, liberties, privileges, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof, and also all the estate, right, title, interest, use, property, claim and demand of the said Defendants of, in, to and out of the same, be sold, to pay and satisfy in the first place unto the plaintiff, BAC HOME LOANS SERVICING LP F/K/A COUNTRYWIDE HOME LOANS SERVICING LP the sum of \$444,351.99 being the principal and interest secured by a certain mortgage dated January 28, 2008 and given by CHRISTOPHER MAZZEI AND DARLENE MAZZEI, HIS WIFE, together with lawful interest thereon from February 13, 2009 until the same be paid and satisfied, and also the costs of the aforesaid Plaintiff, with interest thereon.*

AND THAT, for that purpose, a Writ of Execution should issue, directed to the Sheriff of the County of HUNTERDON, commanding him to make sale as aforesaid; and that the surplus money arising from such sale, if any there be, should be brought into the said court, subject to the further order of the said court, as by the said Judgment remaining as of record in the said Superior Court of New Jersey, at Trenton, doth and may more fully appear;

AND WHEREAS, the costs of the said Plaintiff have been duly taxed at the sum of \$5,413.52 THEREFORE, you are hereby commanded that you cause to be made of the premises aforesaid, by selling so much of the same as may be needful and necessary for the purpose, the said sum, and the same you do pay to the said Plaintiff together with lawful interest thereon as aforesaid, the sum aforesaid of costs,

AND THAT, you have the surplus money, if any there be, before the said Superior Court of New Jersey, aforesaid at Trenton, within thirty(30) days after sale (if no sale, Writ of Execution returnable within (24) months. R. 4:59-1(a)), to abide the further order of the said court; according to the judgment aforesaid; and you are to make return at the time and place aforesaid, by certificate under your hand, of the manner in which you have executed this our Writ of Execution, together with this Writ of Execution.

Witness, the HONORABLE MARY C. JACOBSON, P.J.CH., Judge of the Superior Court, at Trenton aforesaid, this day Thursday, June 3, 2010.

Signed: JENNIFER M. PEREZ, ESQ.  
 JENNIFER M. PEREZ, ESQ.  
 Acting Clerk of Superior Court

STERN, LAVINTHAL, FRANKENBERG & NORGAARD

Attorneys for Plaintiff

BY: JEANETTE FRANKENBERG  
 JEANETTE FRANKENBERG  
 A Member of the Firm

*As by the Record of the said Writ of Execution, remaining in the office of the Clerk of the Superior Court of New Jersey, 8867F-10, being Docket No. F-36438-08 and examined by me.*

*Signed: JENNIFER M. PEREZ, ESQ.  
JENNIFER M. PEREZ, ESQ.  
Acting Clerk of Superior Court*

*AND WHEREAS, I the said Deborah V. Trout, as such Sheriff, as aforesaid, did, in due form of law, advertise the said lot of land and premises to be sold under and by virtue of the said Writ of Execution at public vendue, to be held at the Sheriff's Office in Flemington, New Jersey in said County of Hunterdon, on September 15, 2010, at two o'clock P.M. of said day of advertisement signed by myself, and posted in the Sheriff's Office and also on the property which was in the TOWNSHIP OF UNION, in which the said land lies, at least three weeks next before the time appointed for selling the same and did likewise cause the same to be published in the HUNTERDON COUNTY DEMOCRAT and HUNTERDON REVIEW, two newspapers printed and published in the said county, where the said land is situated, and circulating in the neighborhood of said land, for at least four weeks, successively, once in each week next preceeding the said time of which said newspapers is printed and published in Flemington, the county seat of said County.*

*at which last-named time and place I did accordingly offer and expose the said tract or parcel of land and premises for sale at public vendue, under and by virtue of the Writ of Execution.*

WHEREUPON BAC HOME LOANS SERVICING LP F/K/A COUNTRYWIDE HOME LOANS SERVICING LP, 7105 CORPORATE DRIVE, PLANO, TX 75024, by MICHAEL CALLANAN, bidding for STERN, LAVINTHAL, FRANKENBERG & NORGAARD, LLC, ATTORNEY FOR THE PLAINTIFF, bidding the sum of ONE HUNDRED DOLLARS AND NO CENTS and no other person bidding as much, I did then and there openly and publicly in due form of law, between the hours of two and five in the afternoon, strike off and sell the said lot of land and premises for the said sum of ONE HUNDRED DOLLARS AND NO CENTS to the said BAC HOME LOANS SERVICING LP F/K/A COUNTRYWIDE HOME LOANS SERVICING LP being then and there the highest bidder for the same:

AND WHEREAS, BAC HOME LOANS SERVICING LP F/K/A COUNTRYWIDE HOME LOANS SERVICING LP, by an assignment in writing, duly executed and filed by it with said Sheriff, and by said Sheriff about to be transmitted to the office of the Clerk of the Superior Court of New Jersey, to be filed with the papers in said cause, does by these presents assign, set over and transfer unto FEDERAL NATIONAL MORTGAGE ASSOCIATION, PO BOX 650043, DALLAS, TX 75265-0043, its successors and assigns, all its right title and interest in said property and the benefit of bid upon the same; and did request the said Sheriff to make, execute and deliver a deed for said premises FEDERAL NATIONAL MORTGAGE ASSOCIATION.

NOW, THEREFORE, KNOW YE that I, the said DEBORAH V. TROUT, as such Sheriff as aforesaid, under and by virtue of the said Writ of Execution and in execution of the power and trust in me reposed, and also for, and in consideration of the sum of ONE HUNDRED DOLLARS AND NO CENTS to me in hand paid, the receipt whereof I did hereby, acknowledge and therefrom acquit, exonerate and forever discharge, the said

FEDERAL NATIONAL MORTGAGE ASSOCIATION, it and its,

successors and assigns, have granted, bargained sold, assigned, transferred and conveyed, and by these presents do grant, bargain, sell, assign, transfer, and convey unto the said

FEDERAL NATIONAL MORTGAGE ASSOCIATION, it and its,

successors and assigns, all and singular the said lot of land and premises, with the appurtenances, privileges, and hereditaments thereto belonging or in anywise appertaining:  
TO HAVE AND TO HOLD the same unto the said

FEDERAL NATIONAL MORTGAGE ASSOCIATION, it and its

successors and assigns, to it and its only proper use, benefit and behoof forever, in as full, ample and beneficial a manner as by virtue of the Writ of Execution I may, can or ought to convey the same:

And I, the said DEBORAH V. TROUT, for myself, my heirs, executors and administrators, do hereby covenant, promise and agree to and with the said

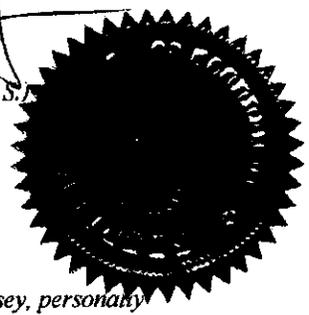
FEDERAL NATIONAL MORTGAGE ASSOCIATION, it and its,

successors and assigns, that I have not, as such Sheriff, aforesaid, done or caused, suffered or procured to be done, any act, matter or thing whereby the estate hereby intended to be conveyed in and to the said lot of land and premises with the appurtenances, is, may or can be changed, charged, encumbered or defeated in any way whatever.

In Witness Whereof, I, the said DEBORAH V. TROUT, as such Sheriff aforesaid, have hereunto set my hand and seal, this day September 29, 2010.

Signed, sealed and delivered In presence of

*[Handwritten Signature]*  
DEBORAH V. TROUT, SHERIFF (L.S.)



*[Handwritten Signature]*  
MICHELLE A. NODES, ESQ.

NEW JERSEY, HUNTERDON COUNTY, ss.

On September 29, 2010, before me, the subscriber, as Attorney at Law of New Jersey, personally appeared DEBORAH V. TROUT, Sheriff of the County of Hunterdon aforesaid, who is I am satisfied, the grantor of the within indenture named, and I having first made known to him, the contents thereof he did thereupon acknowledge that he signed, sealed and delivered the same as his voluntary act and deed, for the use and purposes therein expressed.

*[Handwritten Signature]*  
MICHELLE A. NODES, ESQ.  
An Attorney at Law of New Jersey

I, DEBORAH V. TROUT, Sheriff of the County of Hunterdon, State of New Jersey do, solemnly swear that the land and real estate described in this deed made by me to FEDERAL NATIONAL MORTGAGE ASSOCIATION was by me sold, by virtue of a good and subsisting execution, as is therein recited, that the money ordered to be made has not been, to my knowledge or belief, paid or satisfied; that the time and place of the sale of the land and real estate was by me duly advertised, as required by law; and that the same was cried off and sold to a bona fide purchaser, for the best price that could be obtained, and that the full and actual consideration paid or to be paid for the transfer of title to realty evidence by the within deed, as such consideration is defined in P.L. 1968, C.49, Sec. 1 (c) is \$100.00.

*[Handwritten Signature]*  
DEBORAH V. TROUT, SHERIFF  
Hunterdon County

Sworn before me, one of the Attorneys at law of New Jersey, this day September 29, 2010 and I do certify that I have examined the above deed mentioned, and do approve the same and order it to be recorded as a good and sufficient conveyance of the lands and real estate therein described.

*[Handwritten Signature]*  
MICHELLE A. NODES, ESQ.  
An Attorney at Law of New Jersey

Deed

DEBORAH V. TROTT  
Sheriff of Hunterdon County

TO  
FEDERAL NATIONAL MORTGAGE ASSOCIATION  
PO BOX 650043  
DALLAS, TX 75265-0043

Consideration ..... \$ 100.00.....  
Dated, ~~SEPTEMBER~~ 29, ..... 20 10....

RECORD & RETURN TO  
STERN, LAVINTHAL,  
FRANKENBERG & NORGARD, LLC  
COUNSELLORS AT LAW  
105 EISENHOWER PARKWAY, SUITE 302  
ROSELAND, NJ 07068

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

COUNTY ESSEX

SS. County Municipal Code 1025

FOR RECORDER'S USE ONLY	
Consideration	\$ <u>100</u>
RTF paid by seller	\$ <u>ASB E</u>
Date	<u>10/16/2010</u> By <u>ASB</u>

\*Use symbol "C" to indicate that fee is exclusively for county use.

MUNICIPALITY OF PROPERTY LOCATION UNION TWP

(1) PARTY OR LEGAL REPRESENTATIVE (Instructions #3 and #4 on reverse side)

Deponent, FEL LAM, ESQ, being duly sworn according to law upon his/her oath,  
 deposes and says that he/she is the LEGAL REPRESENTATIVE in a deed dated 9/29/10  
 (Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)  
 real property identified as Block number 12 Lot number 5.04 located at  
207 VAN SYCKELS ROAD, HAMPTON and annexed thereto.  
 (Street Address, Town)

(2) CONSIDERATION \$ 100.00 (Instructions #1 and #5 on reverse side)  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 below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS:  
(Instructions #5A and #7 on reverse side)

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 valuation.

(4) FULL EXEMPTION FROM FEE (Instruction #8 on reverse side)

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 exemption symbol is insufficient. Explain in detail.

B) BY OR TO THE UNITED STATES OF AMERICA, THIS STATE, OR ANY INSTRUMENTALITY AGENCY OR SUBDIVISION

(5) PARTIAL EXEMPTION FROM FEE (Instruction #9 on reverse side)

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 State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

- A. SENIOR CITIZEN Grantor(s)  62 years of age or over. (Instruction #9 on reverse side for A or B)
  - B. { BLIND PERSON Grantor(s)  legally blind or;
  - DISABLED PERSON Grantor(s)  permanently and totally disabled  receiving disability payments  not gainfully employed
- Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:  
 Owned and occupied by grantor(s) at time of sale.  Resident of State of New Jersey.  
 One or two-family residential premises.  Owners as joint tenants must all qualify.

\*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (Instruction #9 on reverse side)

- Affordable according to H.U.D. standards.
- Reserved for occupancy.
- Meets income requirements of region.
- Subject to resale controls.

(6) NEW CONSTRUCTION (Instructions #2, #10, #12 on reverse side)

- Entirely new improvement.
- Not previously used for any purpose.
- Not previously occupied.
- "NEW CONSTRUCTION" printed clearly at top of first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side)

- 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 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 4 day of OCT, 2010

*[Signature]*

*[Signature]*  
 Signature of Deponent  
FEL LAM  
 Department Address  
802 VAN SYCKELS RD

*[Signature]*  
 Grantor Name  
HUNTERDON COUNTY SHERIFF  
8 COURT ST  
 Grantor Address at Time of Sale  
FLEMINGTON, NJ 08822

XXX-XXX-XXXX Last three digits in Grantor's Social Security Number Name/Company of Settlement Officer

**SO YUNG WOO**  
 Notary Public, State of New Jersey  
 My Commission Expires  
 June 12, 2012

FOR OFFICIAL USE ONLY	
Instrument Number	County <u>Hunterdon</u>
Deed Number	Book <u>2015</u> Page <u>540</u>
Deed Dated	Date Recorded <u>10/16/2010</u>

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to  
 STATE OF NEW JERSEY  
 PO 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 prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division's website at: [www.state.nj.us/treasury/taxation/lp/localtax.shtml](http://www.state.nj.us/treasury/taxation/lp/localtax.shtml).

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION
(STATEMENT OF PRIOR MORTGAGE, LIENS OR ENCUMBRANCES)
FOR SHERIFF'S DEEDS
(c. 225, P.L. 1979)

To Be Recorded With Deed Pursuant to c. 49 P.L. 1968, as amended, and c. 225, P.L. 1979

STATE OF NEW JERSEY }
COUNTY OF ESSEX } ss.

FOR RECORDER'S USE ONLY
Consideration \$ 100 -
Realty Transfer Fee \$ E
Date 10/16/2010 By ASB

IMPORTANT NOTES:

This form is to be attached to all Sheriff's Deed not otherwise exempt pursuant to N.J.S.A 46:15-10, when presented to the County Clerk or Register of Deeds for recording. One of the following blocks MUST be checked:

- NO PRIOR MORTGAGES OR LIENS ARE OUTSTANDING.
PRIOR MORTGAGE OR LIENS OUTSTANDING AND NOT EXTINGUISHING BY THE SALE ARE AS LISTED IN SECTION 2 BELOW.

(1) PARTY OR LEGAL REPRESENTATIVE

BAC HOME LOANS SERVICING LP FKA COUNTRYWIDE HOME LOANS SERVICING LP
JEANETTE F. FRANKENBERG, ESQ.

(\*Legal representative is to interpreted broadly to include any person actively and responsibly participating in the transaction, such as but not limited to: an attorney representing one of the parties; a closing officer of a title company of lending institution participating in transaction; a holder of power of attorney from plaintiff.)

(2) CONSIDERATION

Deponent states that, with respect to deed hereto annexed, there follows the name or names of all mortgagees and other holders of encumbrances constituting "consideration" as defined in the act to which this act is a supplement (C. 46:15-5(c)), to which such sale shall be subject. Such prior mortgages, liens and encumbrances are as follows:

Table with columns: NAME OF SECURED PARTY, CURRENT AMOUNT DUE. Row 1: SEE ATTACHED "SCHEDULE B", \$.

NOTE: The amount of consideration on which the Realty Transfer Fee shall be calculated shall include both the total listed above and the amount bid at the sale as set forth in the Sheriff's Deed.

Deponent makes 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, as amended, and c. 225, P.L. 1979.

Subscribed and Sworn to before me

this

Day of

JESSICA V. KHAUSS

NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES: 08/17/2011

\$ 100.00

JEANETTE F. FRANKENBERG, ESQ.
STERN, LAVIN THAL
FRANKENBERG & NICHOLS AND, LLC
105 EISENHOWER BLVD, SUITE 302
ROSELAND, NJ 07068-2499

This space for use of County Clerk or Register of Deeds

Instrument Number, County, Deed Number, Block, Page, Deed Dated, Date Recorded

IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE FOLLOWING

This form is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may require approval of the Director.

ORIGINAL to be attached to Sheriff's Deed.
COPY to be retained by Sheriff Deed.

20101006000219490 12/12
10/06/2010 01:12:41 PM D
Recording Fee: \$150.00
Tax Fee: \$0.00
Consideration: \$100.00
Buyers Fee: \$0.00
ASB11