

Deed

This Deed is made on 10/17/2005

BETWEEN

Philip T. Ruegger, Jr.; Ruth W. Hale, Exec, Richard M. Hale Est; Clara V. Montagna; and Samuel C. Inglese under power of attorney for Paul A. Hass, Kurt L Hass, Robert T. Hass Richard Hass and Ruth B. Pollack whose post office address is c/o Samuel C. Inglese, 406 Main St. Ste. 2, Metuchen NJ 08840

referred to as the Grantor,

AND

The State of New Jersey Department of Environmental Protection

whose post office address is

Departmental of Environmental Protection Building 401 East State St. Trenton NJ 08625

referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

1. Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of Two Hundred Eight Thousand Seven Hundred Fifty One Dollars and seventy three cents (\$208,751.73) The Grantor acknowledges receipt of this money. RP

2. Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of Union Township
Block No. **12** Lot No. **8** Account No.
 No property tax identification number is available on the date of this Deed. (Check box if applicable.)

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

Please see attached Legal Description annexed hereto and made a part hereof (check box if applicable).

Being a part of the same premises conveyed to Philip T. Ruegger, Jr., Robert F. Moss, George Pollack, George A. Montagna, S. Elliott Mayo and Richard M. Hale by deed of Metuchen Professional Building, Inc. dated July 21, 1986 and recorded on July 22, 1986 in the Hunterdon County Clerk's Office in deed book 966 at page 1060

George A. Montagna died on July 8, 1998 a resident of Edison township New Jersey leaving the herein described property to his wife Clara V. Montagna.

Elliott S. Mayo died on May 5, 2000 a resident of Metuchen NJ. Title is in the Mayo Family Trust under deed dated January 13, 2003 and recorded on January 31, 2003 in DB 2057 at page 282.

George Pollack died on December 5, 1988 a resident of Metuchen NJ, leaving the herein described property to his wife Ruth Pollack. Deed to Ruth Pollack is dated June 25, 1999 and recorded in DB 1221 Page 0130

Richard M. Hale died on March 27, 2004 a resident of Middlesex County

This conveyence is subject to (a) the rights of utility companies to maintain pipes, poles cables and wires over, on, and under the street or the part of the property within thirty (30) feet of any abutting public street (b) recorded easements which limit the use of the property (c) an easement granted to Transcontinental Gas Pipe Line Corporation which crosses the south westerly corner of the property.

Grantee accepts title to the described property subject to and with full responsibility to comply with both Federal and State environmental laws.

Prepare and print signer's name below signature:

SAMUEL C. INGLESE
ATTORNEY AT LAW OF NJ

(For Recorder's Use Only)



2006083100009000 1/13
08/31/2006 12:33:12 PM D
Bk: 2164 Pg: 345
Dorothy K. Tirpak
Hunterdon County Clerk

Newton-Land Surveyor, N.J. Lic. 38605

56 Elwood Avenue, Flemington, New Jersey 08822

Phone (908) 788-7932 Fax (908) 788-3694

Email: davidmnewton@earthlink.net

DEED DESCRIPTION

Highlands Greenway

Green Acres Survey

Lands of

Philip T. Ruegger, Jr.

Ruth B. Pollack

Barbara M. Mayo

The Estate of George A. Montagna

The Estate of Richard M. Hale

Paul A. Hass

Kurt L. Hass

Robert T. Hass

Richard Hass

September 16, 2005

Block 12, Lot 8, Union Township, Hunterdon County

All that certain tract or parcel of land located at County Route 635 and Interstate Highway Route 78 in the Township of Union, County of Hunterdon, State of New Jersey, bounded and described as follows:

Beginning at a PK nail set marking the northeasterly corner to the herein described Lot 8 in Block 12, corner to lands of Elizabethtown Gas Company, Block 12, Lot 8.02, said PK nail set being located in or near the middle of the public road leading from Perryville to Norton, known as Hunterdon County Route 635, said corner also marking the old beginning point in the description for lands as about to be described herein, Lot 8 in Block 12, as previously recorded in Deed Book 2115, Page 329, said PK nail set also having N.J. State Plane Coordinate (NAD 83) values of North: 658,327.549' and East: 361,866.457', and with bearings that follow the NJSPCS NAD83, running thence,

(1) Along or the middle of the aforementioned Hunterdon County Route 635, South $00^{\circ}19'38''$ East a distance of seven hundred sixty and fifty-two one-hundredths feet (760.52') to a PK nail set for a corner in or near line of the same, corner to lands of the New Jersey State Department of Environmental Protection, Block 11, Lot 24; **thence**,

(2) Along land the New Jersey State Department of Environmental Protection, Block 11, Lot 24, North $83^{\circ}15'22''$ East a distance of sixteen and seventy-eight one-hundredths feet (16.78') to a capped iron rebar set for a corner in line of the same, corner to lands of Hilltop Fuel Company, Block 11, Lot 24.03, said corner also being located in the existing easterly right-of-way line of the aforementioned Hunterdon County Route 635; **thence**,

(3) Along lands of Hilltop Fuel Company, Block 11, Lot 24.03 following along the existing easterly right-of-way line of said Hunterdon County Route 635, parallel with and 16.50' distant as measured at right angles from the centerline of the same, South $00^{\circ}36'38''$ East a distance of one hundred twenty-five and zero one-hundredths feet (125.00') to a capped iron rebar set for a corner to the same; **thence**,

- (4) Crossing over said Hunterdon County Route 635, South $89^{\circ}23'22''$ West a distance of forty-six and fifty one-hundredths feet (46.50') to a corner in the existing westerly right-of-way line of the same; **thence**,
- (5) Along the existing westerly right-of-way line of said Hunterdon County Route 635, parallel with and 30.00' distant as measured at right angles from the centerline of the same, South $00^{\circ}36'38''$ East a distance of one hundred sixty-eight and thirty one-hundredths feet (168.30') to a capped iron rebar found for a corner to the same, corner to lands of Exxon Corporation, Block 12, Lot 8.01, said capped iron rebar found also having N.J. State Plane Coordinate (NAD 83) values of North: 657,275.233' and East: 361,844.095'; **thence**,
- (6) Along separate lands of Exxon Corporation, Block 12, Lot 8.01 and Joseph V. Martin & Violet Martin Revocable Trust Agreement, Block 12, Lot 8.04, passing through a concrete monument set at the intersection of this course with the ultimate westerly right-of-way line of said Hunterdon County Route 635 (40' from centerline) at a distance of 10.07' from the beginning of this course, said concrete monument set having N.J. State Plane Coordinate (NAD 83) values of North: 657,274.242' and East: 361,834.101', South $84^{\circ}22'01''$ West a distance of five hundred one and fourteen one-hundredths feet (501.14') to a capped iron rebar set for a corner to the same; **thence**,
- (7) Along lands of Joseph V. Martin & Violet Martin Revocable Trust Agreement, Block 12, Lot 8.04, South $00^{\circ}36'19''$ East a distance of two hundred ninety-nine and seventy-four one-hundredths feet (299.74') to a concrete monument set for a corner to the same in line of the northerly right-of-way line of Interstate Route 78 (variable width right-of-way), said concrete monument having N.J. State Plane Coordinate (NAD 83) values of North: 656,926.320' and East: 361,348.539'; **thence**,
- (8) Along the northerly right-of-way line of said Interstate Route 78 (variable width right-of-way), on a curve to the right with a radius of two thousand nine hundred and sixteen and zero one hundredths feet (2916.00), an arc distance of five hundred seventy-eight and ninety-seven one hundredths feet (578.97'), a central angle of $11^{\circ}22'34''$ and having a chord bearing and distance of North $89^{\circ}10'27''$ West, five hundred seventy-eight and two one hundredths feet (578.02') to a concrete monument set for a corner in line of the same, corner to lands of Evergreen Associates, Block 12, Lot 14, said concrete monument having N.J. State Plane Coordinate (NAD 83) values of North: 656,934.651' and East: 360,770.578'; **thence**,
- (9) Along lands of Evergreen Associates, Block 12, Lot 14, North $16^{\circ}19'13''$ East a distance of four hundred ninety-six and eighty-five one-hundredths feet (496.85') to a capped iron rebar set for a corner to the same; **thence**,
- (10) Along the same, North $88^{\circ}12'18''$ East a distance of five hundred forty-seven and eighty-four one-hundredths feet (547.84') to an iron pipe found for a corner to the same; **thence**,
- (11) Along the same, North $00^{\circ}30'51''$ West a distance of eight hundred eighty-five and thirty-four one-hundredths feet (885.34') to a common corner to the same and separate lands of the Elizabethtown Gas Company, Block 12, Lot 8.02; **thence**,

(12) Along lands of the Elizabethtown Gas Company, Block 12, Lot 8.02, passing through a concrete monument set at the intersection of this course with the ultimate westerly right-of-way line of the aforementioned Hunterdon County Route 635 (40' from centerline), at a distance of 40.02' from the termination of this course, said concrete monument set having N.J. State Plane Coordinate (NAD 83) values of North: 658,326.231' and East: 361,826.463', North 88°07'46" East a distance of four hundred sixteen and eighty-five one-hundredths feet (416.85') to the point and place of **beginning** and containing a gross area of sixteen and three hundred sixty-two one-thousandths acres (16.362 Ac.), being the same as surveyed and described by Newton-Land Surveyor in September, 2005.

All bearings herein are referenced to the N.J. State Plane Coordinate System (NAD 83).

Subject to the rights of the public in the lands (0.897 Ac.) lying within the previously existing and future ultimate right-of-way limits of Hunterdon County Route 635 (variable width R.O.W.), said rights extending 40 ft. westerly as measured at right angles from the centerline of the same running along courses 1 thru 5 in Lot 8 in Block 12 in Union Township and being further described as follows:

Beginning at a PK nail set marking the northeasterly corner to the herein-described Lot 8 in Block 12, corner to lands of Elizabethtown Gas Company, Block 12, Lot 8.02, said PK nail set being located in or near the middle of the public road leading from Perryville to Norton, known as Hunterdon County Route 635, said corner also marking the old beginning point in the description for lands as about to be described herein, Lot 8 in Block 12, as previously recorded in Deed Book 2115, Page 329, said PK nail set also having N.J. State Plane Coordinate (NAD 83) values of North: 658,327.549' and East: 361,866.457', and with bearings that follow the NJSPCS NAD83, running **thence**,

(1) Along or the middle of the aforementioned Hunterdon County Route 635, South 00°19'38" East a distance of seven hundred sixty and fifty-two one-hundredths feet (760.52') to a PK nail set for a corner in or near line of the same, corner to lands of the New Jersey State Department of Environmental Protection, Block 11, Lot 24, **thence**,

(2) Along land the New Jersey State Department of Environmental Protection, Block 11, Lot 24, North 83°15'22" East a distance of sixteen and seventy-eight one-hundredths feet (16.78') to a capped iron rebar set for a corner in line of the same, corner to lands of Hilltop Fuel Company, Block 11, Lot 24.03, said corner also being located in the existing easterly right-of-way line of the aforementioned Hunterdon County Route 635, **thence**,

(3) Along lands of Hilltop Fuel Company, Block 11, Lot 24.03 following along the existing easterly right-of-way line of said Hunterdon County Route 635, parallel with and 16.50' distant as measured at right angles from the centerline of the same, South 00°36'38" East a distance of one hundred twenty-five and zero one-hundredths feet (125.00') to a capped iron rebar set for a corner to the same; **thence**,

(4) Crossing over said Hunterdon County Route 635, South 89°23'22" West a distance of forty-six and fifty one-hundredths feet (46.50') to a corner in the existing westerly right-of-way line of the same; **thence**,

(5) Along the existing westerly right-of-way line of said Hunterdon County Route 635, parallel with and 30.00' distant as measured at right angles from the centerline of the same, South $00^{\circ}36'38''$ East a distance of one hundred sixty-eight and thirty one-hundredths feet (168.30') to a capped iron rebar found for a corner to the same, corner to lands of Exxon Corporation, Block 12, Lot 8.01, said capped iron rebar found also having N.J. State Plane Coordinate (NAD 83) values of North: 657,275.233' and East: 361,844.095'; **thence**,

(6) Along lands of Exxon Corporation, Block 12, Lot 8.01, South $84^{\circ}22'01''$ West a distance of ten and four one-hundredths feet (10.04') to a concrete monument set at the intersection of the ultimate westerly right-of-way line of said Hunterdon County Route 635 (40' from centerline), said concrete monument set having N.J. State Plane Coordinate (NAD 83) values of North: 657,274.242' and East: 361,834.101'; **thence**,

Through lands as described above, Block 12, Lot 8, following along the westerly future ultimate right-of-way line of said Hunterdon County Route 635, parallel with and forty feet (40') distant as measured at right angles from the centerline of the same, the following two courses:

(7) Along said westerly future ultimate right-of-way line of the aforementioned Hunterdon County Route 635, North $00^{\circ}36'38''$ West a distance of three hundred twenty-nine and sixty-eight one-hundredths feet (329.68') to a angle point in the same, **thence**,

(8) Along the same, North $00^{\circ}19'38''$ West a distance of seven hundred twenty-two and thirty-four one-hundredths feet (722.34') to a concrete monument set at the intersection of the same with lands of Elizabethtown Gas Company, Block 12, Lot 8.02, said concrete monument set having N.J. State Plane Coordinate (NAD 83) values of North: 658,326.231' and East: 361,826.463'; **thence**,

(10) Along lands Elizabethtown Gas Company, Block 12, Lot 8.02, North $88^{\circ}07'46''$ East a distance of forty and two one-hundredths feet (40.02') to the point and place of **beginning**.

Subject to utility grants to the New Jersey Power & Light as set forth in Deed Book 404, Page 204; Deed Book 404, Page 206; Deed Book 404, Page 211; Deed Book 405, Page 191 and Deed Book 411, Page 204.

Subject to slope and drainage rights of the State of New Jersey as contained in Deed Book 522, Page 370.

Subject to a "Right-of-Way Agreement" with the Transcontinental Gas Pipe Line Corporation as contained in Deed Book 581, Page 468 and Deed Book 584, Page 1 and a "Supplemental Right-of-Way Agreement" with the same as contained in Deed Book 976, Page 137 and Deed Book 1238, Page 604.

Subject to a "Right-of-Way Grant" to Elizabethtown Gas Company as set forth in Deed Book 743, Page 209.

Subject to the rights of the public in and to Hunterdon County Route 635 (variable width right-of-way) and Interstate Highway Route 78 and Route 173 (variable width right-of-way).

Subject to the right of the State of New Jersey to limit access to and from these premises and Interstate Highway Route 78 and Route 173 (variable width right-of-way), which it abuts.

Subject to any and all easements of record.

The above described Lot 8 in Block 12 in Union Township, Hunterdon County has a gross area of (16.362 Ac.), less the existing road R.O.W. area in Hunterdon County Route 635 (0.897 Ac.), leaving a net area of (15.465 Ac.).

The above description was written pursuant to a survey of property designated as Lot 8 in Block 12 on sheet #6 of the Municipal Tax Map of Union Township, County of Hunterdon, State of New Jersey. Said survey was prepared by Newton Land Surveyor in September, 2005 and marked as File #U.T.-B12L8. A reduced copy of said plan is attached hereto and made a part hereof.

Being the same premises described in a Deeds of Conveyance from Metuchen Professional Building, Inc. to Philip T. Ruedger, Jr., Robert F. Moss, George B. Pollack, George A. Montagna, S. Elliot Mayo & Richard M. Hale, tenants in common, dated July 21, 1986 and recorded in the Hunterdon County Clerk's Office on July 22, 1986 in Deed Book 966, Page 1060; from Ruth B. Pollack, individually and as executrix of the Estate of George B. Pollack, deceased, to Ruth B. Pollack, widow, dated June 25, 1999 and recorded in the Hunterdon County Clerk's Office on September 17, 1999 in Deed Book 1221, page 130; from Barbara M. Mayo, executrix of the Estate of S. Elliot Mayo, to Barbara M. Mayo, trustee and her successors in trust under the Mayo family trust, dated January 13, 2002 and recorded in the Hunterdon County Clerk's Office on January 31, 2003 in Deed Book 2057, page 282; from Samuel C. Inglese and Paul A. Hass, co-executors of the Estate of Robert F. Moss, to Paul A. Hass, Kurt L. Hass and Richard Hass, dated January 28, 2005 and recorded in the Hunterdon County Clerk's Office on February 18, 2005 in Deed Book 2115, page 329.

9/16/2005 David M. Newton
Date David M. Newton,
Professional Land Surveyor, N.J. License No. 38605

Paul A. Hass, Kurt L. Hass, Robert T. Hass and Richard Hass received their 1/6 interest by deed from Samuel C. Inglese and Paul A. Hass, Co-Executors of the Estate of Robert F Moss, dated 1/28/05, recorded on 2/18/05 in Deed Book 2115, at Page 329

The Sellers convey their five sixths (5/6) interest in the land with the balance being conveyed by separate deed by the Mayo Trust.

The street address of the Property is:
NO STREET ADDRESS

4. Signatures. The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature).

Ruth W. Hale
RUTH W. HALE, EXECUTRIX

Witnessed By: *Philip T. Ruegger Jr.* (Seal)
Philip T Ruegger Jr.

Margaret E. Inglese
Margaret E. Inglese

Clara V. Montagna (Seal)
Clara Montagna

Samuel C. Inglese
SAMUEL C. INGLESE, Attorney in Fact for
SAMUEL C. INGLESE, ROBERT T. HASS, RICHARD HASS.

RUTH B. POLLACK, PAUL A. HASS, KURT L. HASS, ROBERT T. HASS, RICHARD HASS.
STATE OF NEW JERSEY, COUNTY OF MIDDLESEX SS.:
I CERTIFY that on *November 3, 2005*
Philip T. Ruegger, Jr., Samuel C. Inglese, POA, Clara V. Montagna and Ruth W. Hale Executor

personally came before me and stated to my satisfaction that this person (or if more than one, each person):
(a) was the maker of this Deed;
(b) executed this Deed as his or her own act; and,
(c) made this Deed for \$ *208,751.73* as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)

RECORD AND RETURN TO:
Randall Pease
PO Box 093
Trenton NJ 08625

Margaret E. Inglese
(Print name and title below signature)

MARGARET E. INGLESE
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Sept. 25, 2006

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

STATE OF NEW JERSEY

COUNTY

Mercer

} SS. County Municipal Code

FOR RECORDER'S USE ONLY	
Consideration	\$ <u>208,751.73</u>
RTF paid by seller	\$ <u>2</u>
Date	<u>8/31/06</u> By <u>ASB</u>

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

MUNICIPALITY OF PROPERTY LOCATION Twp. of Union

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

Deponent, Randall L. Pease, 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 October 17, 2005 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)
real property identified as Block number 12 Lot number 8 located at
Twp. of Union, County of Hunterdon, State of New Jersey and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION \$ 208,751.73 (See Instructions #1 and #5 on reverse side)

(3) Property transferred is Class 4A 4B 4C. (circle one) If Class 4A, calculation in Section 3A is required.

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

Total Assessed Valuation + Director's Ratio = Equalized 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 (See 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.
8(b) By or to the United States of America, this State, or any instrumentality, agency or subdivision

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

PARTIAL EXEMPTION FROM FEE EXEMPTION FROM FEE (See Instructions #7 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 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 Grantor(s) 62 years of age or over. * (See 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 or disabled persons must also meet all of the following criteria.

- Owned and occupied by grantor(s) at time of sale.
- Resident of the State of New Jersey.
- One or two-family residential premises.
- Owners as joint tenants must all qualify.

*IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANTOR NEEDS TO QUALIFY IF OWNED AS TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (See 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 (See Instructions #2, #10 and # 12 on reverse side)

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

(7) 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 22 day of August, 2006

Deed
Signature of Deponent

MPB Group, c/o Samuel L. Ingles
Grantor Name

401 E. State St., Trenton, NJ
Deponent Address

406 Main St., Ste. 2, Metuchen, NJ
Grantor Address at Time of Sale

Leilani M. Helgado
Leilani M. Helgado
Attorney-at-law
Admitted in 1999

FOR OFFICIAL USE ONLY	
Instrument Number	<u>Hunterdon</u>
Deed Number	Book <u>2104</u> Page <u>315</u>
Deed Dated	Date Recorded <u>8/31/06</u>

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

STATE OF NEW JERSEY - DIVISION OF TAXATION

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 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 of Taxation website at: www.state.nj.us/treasury/taxation/ipt/localtax.htm.



State of New Jersey
NONRESIDENT SELLER'S TAX DECLARATION
 (C.55, P.L. 2004)

GIT/REP-1
 (11-04)

(Please Print or Type)

SELLER(S) INFORMATION

Name(s)

RUTH B. POLLACK

Street Address:

17480 HOLY NAMES DR. B206

City, Town, Post Office

State

Zip Code

LAKE OSWEGO

OR

97034

PROPERTY INFORMATION (Brief Property Description)

Block(s)

Lot(s)

Qualifier

12

8

Street Address:

NO STREET ADDRESS

City, Town, Post Office

State

Zip Code

UNION TOWNSHIP

NJ

Seller's Percentage of Ownership

Consideration

Closing Date

16.66%

\$41,750.34

/ / 05

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.

11/3/05

Date

Ruth B. Pollack
 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



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)

Estate of Richard M. Hale c/o Ruth W. Hale

Current Resident Address:

Street: 71 Buchanan Rd. Edison NJ 08820
City, Town, Post Office State Zip Code

PROPERTY INFORMATION (Brief Property Description)

Block(s) Lot(s) Qualifier

12 8

Street Address:

Vacant land No address

City, Town, Post Office State Zip Code

Union Township

Seller's Percentage of Ownership Consideration Closing Date

1/6 \$41,750.34

SELLER ASSURANCES (Check the Appropriate Box)

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.
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.

October 31, 2005
Date

Ruth W. Hale
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



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)

Philip T. Ruegger

Current Resident Address:

Street: 23 Rayle Ct.

Metuche

NJ

08840

City, Town, Post Office

State

Zip Code

PROPERTY INFORMATION (Brief Property Description)

Block(s)

Lot(s)

Qualifier

12

8

Street Address:

Vacant land No address

City, Town, Post Office

State

Zip Code

Union Township

Seller's Percentage of Ownership

Consideration

Closing Date

1/6

\$41,750.34

SELLER ASSURANCES (Check the Appropriate Box)

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.
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.

Date

10/27/05

Signature

Philip T. Ruegger

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

Date

Signature

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



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)

Clara Montagna

Current Resident Address:

Street: 91 Gate House Lane Edison NJ 08820
City, Town, Post Office State Zip Code

PROPERTY INFORMATION (Brief Property Description)

Block(s) Lot(s) Qualifier

12 8

Street Address:

Vacant land No address

City, Town, Post Office State Zip Code

Union Township

Seller's Percentage of Ownership Consideration Closing Date

1/6 \$41,750.34

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11/3/05

Date
20060831000009000 13/13
08/31/2006 12:33:12 PM D
Recording Fee: \$160.00
Tax Fee: \$.00
Consideration: \$208751.73
Buyers Fee: \$.00
AB11

Clara V. Montagna
Signature

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

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