

**DEED**

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

Raymond B. Drake, Esquire

This Deed is made on September 20, 1991

BETWEEN ADELPHI-HUNTERDON, INC.

a corporation of the state of New Jersey  
having its principal office at c/o Anthony Fasone, 145 E. 81st Street, Apt. 12C, New York,  
New York 10028 referred to as the Grantor.

AND THOMAS E. RICKER

whose post office address is 524 Highland Avenue, Westfield, NJ 07090

The word "Grantor" shall mean all Grantees listed above referred to as the Grantor.

**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 SEVENTY NINE THOUSAND (\$79,000.00) DOLLARS. The Grantor acknowledges receipt of this money.

**Tax Map Reference.** (N.J.S.A. 46:15-2.1) Municipality of Union Township  
Block No. 15 Lot No. 11.10 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:

See Schedule A attached hereto.

Being a portion of the same lands and premises as conveyed by Rosario L. Quartararo and Marianne A. Quartararo, husband and wife, to Adelphi-Hunterdon, Inc., a New Jersey Corporation by Deed dated April 18, 1985 and recorded April 18, 1985 in the Hunterdon County Clerk's Office in Book 918, Page 986.

Being also the same lands and premises described in Deed from Adelphi-Hunterdon, Inc. to itself dated March 12, 1991 and recorded in Book 1054 of Deeds, Page 766, et seq. in the Hunterdon County Clerk's Office.

COUNTY OF HUNTERDON  
CONSIDERATION 79,000  
REALTY TRANSFER FEE 270.50  
DATE 11/21/91 BY [Signature]

72317

Schedule A

Beginning at a point on or near the center of Baptist Church Road (50' wide right-of-way), said point being the southeast corner to the herein-described tract, said point also being the northeast corner of a 50' wide tract of land (0.570+/- acres) to be conveyed to Lot 42.02 and from said beginning point running thence

(1) along the northerly side of said 50' wide tract of land North 83°26'26" West five hundred twenty-two and eighty-six one-hundredths feet (522.86') to a steel pin to be set in the easterly line of lands of N/F F&G Realty Corporation (Tax Map Block 15, Lot 42.02) (passing through a steel pin to be set twenty-five and twenty-five one-hundredths feet (25.25') from the beginning of this course) thence

(2) along a portion of said easterly line North 13°08'04" East twenty-two and fifty-five one-hundredths feet (22.55') to a point thence

(3) along a portion of another easterly line to F&G Realty Corporation North 09°53'04" East one hundred forty-three and forty-two one-hundredths feet (143.42') to a steel pin to be set, also being a corner to lands of N/F Rosario and Marianna A. Quartararo (Tax Map Lot 11) thence

(4) along the southerly line of Quartararo South 83°26'26" East one hundred eighty-five and nine one-hundredths feet (185.09') to a steel pin to be set, also being a corner to Quartararo thence

(5) along a portion of an easterly line to Quartararo North 14°38'23" East thirty-two and seventy-six one-hundredths feet (32.76') to a point, said point being the southwest corner to Lot 11.09 thence

(6) along the southerly line of Lot 11.09 South 83°26'26" East three hundred fifty and thirty-eight one-hundredths feet (350.38') to a point on or near the center of Baptist Church Road (passing through a steel pin to be set twenty-five and twenty-five one-hundredths feet (25.25') from the terminus of this course) thence

(7) along said road South 14°38'23" West two hundred and zero one-hundredths feet (200.00') to the point of beginning containing a gross area of 2.270+/- acres of lands as calculated by James M. Hansen, New Jersey P.L.S. No. 32650 in July 1988.

The above-described tract is intended to be all of Lot 11.10 as shown on a map entitled, "Final Plat, Block 15, Lot 11.07, Union Township, Hunterdon County, New Jersey," dated July 1988 and prepared by Thomas L. Yager & Associates and revised to December 29, 1988.

Subject to a 30' x 100' sight triangle easement located near the southeast corner of the herein-described tract with the 30' side of said easement coincident with a portion of course no. 1 as described above and the 100' side coincident with the westerly right-of-way line of Baptist Church Road.

Subject to a 100' wide conservation area being parallel with, adjacent to and easterly of course nos. 2 and 3 as described above.

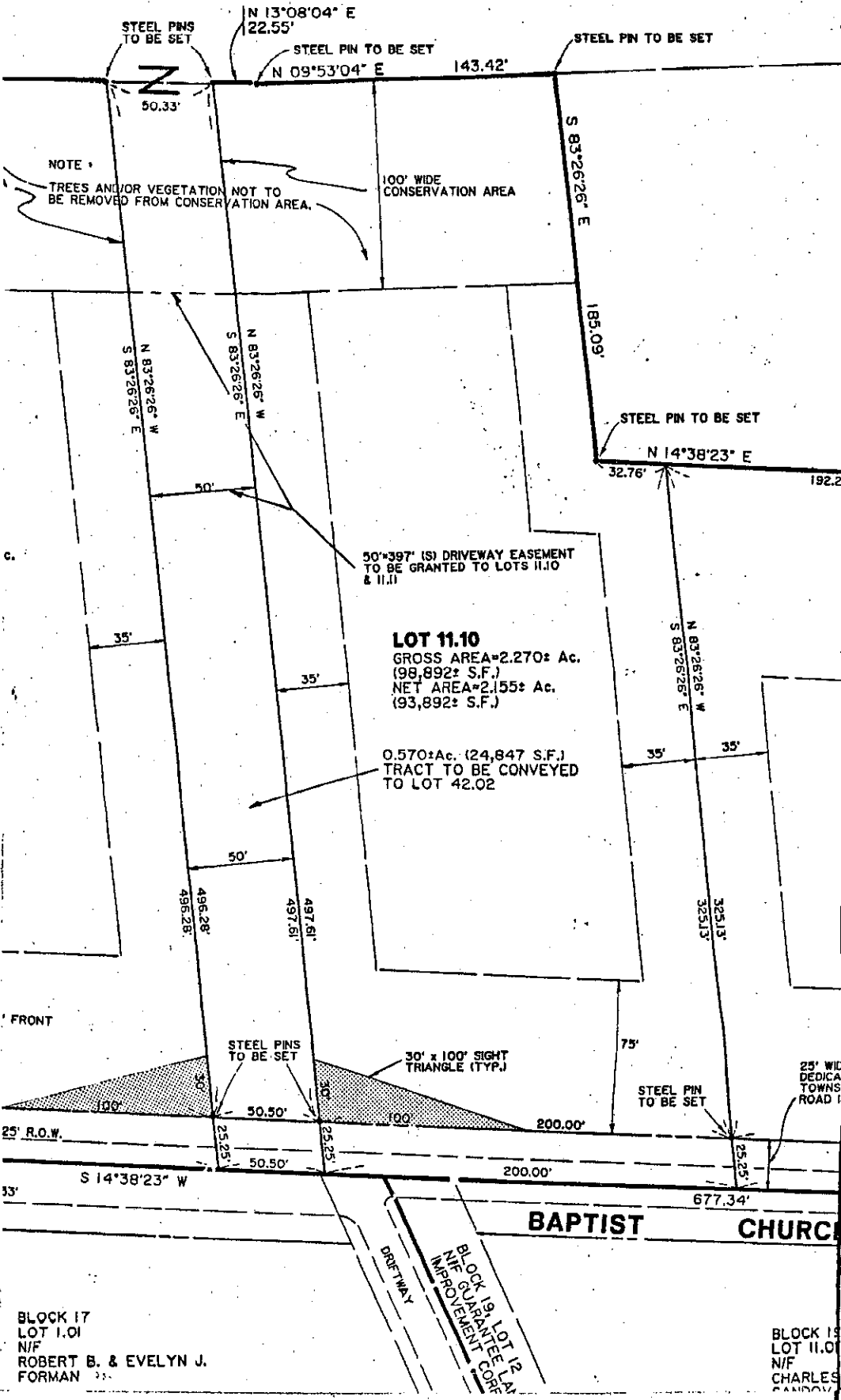
Subject to a 25' wide right-of-way dedication to Union Township as indicated on a map entitled, "Final Plat, Block 15, Lot 11.07, Union Township, Hunterdon County, New Jersey," dated July 1988 and prepared by Thomas L. Yager & Associates and revised to December 29, 1988.

Subject to the stipulation that a driveway for access to Baptist Church Road is only to be located within a 50' x 397' driveway easement located along a portion of course no. 1 as described above and as shown on a map entitled, "Final Plat, Block 15, Lot 11.07, Union Township, Hunterdon County, New Jersey," dated July 1988 and prepared by Thomas L. Yager & Associates and revised to December 29, 1988. This lot is granted a driveway easement, which shall be to the benefit of this lot and Lot 11.11, and Lot 12 and Lot 42.02.

This driveway shall be used in common with Lot 42.02 and Lot 11.11 and Lot 12. The parties using the common driveway shall be responsible for the construction and maintenance of the driveway in proportion to the length of the driveway actually used by the parties.

Subject to all easements, restrictions, covenants, ordinances and agreements of record, if any.

The 50' wide right-of-way width for Baptist Church Road as stated above is based on the proposed right-of-way requirements as shown on Page 204 of the Township of Union "Master Plan and Background Analysis Report 1984," adopted September 20, 1984.



NOTE:  
TREES AND/OR VEGETATION NOT TO BE REMOVED FROM CONSERVATION AREA.

**LOT 11.10**  
GROSS AREA=2.270± Ac.  
(98,892± S.F.)  
NET AREA=2.155± Ac.  
(93,892± S.F.)

0.570±Ac. (24,847 S.F.)  
TRACT TO BE CONVEYED  
TO LOT 42.02

BLOCK 17  
LOT 1.01  
N/F  
ROBERT B. & EVELYN J.  
FORMAN

DRIFTWAY  
BLOCK 19, LOT 12  
N/F GUARANTEE CO. LP  
IMPROVEMENT CORP.

BLOCK 19  
LOT 11.01  
N/F  
CHARLES  
CANDON

**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:

*E.E. Geduld*  
E. E. GEDULD, Secretary

ADELPHI-HUNTERDON, INC.  
By: *Anthony Fasone*  
ANTHONY FASONE, President

YORK  
STATE OF NEW YORK ~~XXXXXX~~ COUNTY OF NEW YORK  
I CERTIFY that on September 20, 1991

SS.:

E.E. GEDULD

- personally came before me and this person acknowledged under oath, to my satisfaction, that:
- (a) this person is the secretary of ADELPHI-HUNTERDON, INC., A New Jersey Corporation, 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 ANTHONY FASONE 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 \$ 79,000.00
- (Such consideration is defined in N.J.S.A. 46:15-5.)

Signed and sworn to before me on  
September 20, 1991

*Mrs. N. Alvarez*  
A Notary Public of New York  
My commission expires on 5/1/93

MRS. N. ALVAREZ  
Notary Public, State of New York  
No. 414860433  
Qualified in Queens County  
Commission Expires May 1, 1993

*E.E. Geduld*  
(Print name of attesting witness below signature)  
E.E. GEDULD, Secretary

RECORDED

Nov 21 1 38 PM '91

HUNTERDON COUNTY  
DOROTHY K. TIRPOK  
CLERK

END OF DOCUMENT

PREPARED BY:

  
**DAVID S. BUNEVICH, ESQ.**



20091110000281020 1/5  
11/10/2009 10:19:47 AM D  
Bk: 2240 Pg: 660  
Mary H. Melfi  
Hunterdon County Clerk

**BARGAIN & SALE DEED**

THIS DEED is made on 11/2, 2009

**BETWEEN**

**LAURA C. MAGLIARO, EXECUTRIX OF THE LAST WILL &  
TESTAMENT OF THOMAS E. RICKER**

Whose post office address is:

**264 LUTON WAY, SOMERSET, NEW JERSEY 08873**

Referred to as the GRANTOR,

**AND**

**JACQUES MEEKEL & JESSIE GOUSSOT, H/W**

Whose post office address is soon to be:

**9 BAPTIST CHURCH ROAD, HAMPTON, NEW JERSEY 08827**

Referred to as the GRANTEE.

The words "Grantor" and "Grantee" shall mean all Grantors and 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. The transfer is made for the sum of: **\$490,000.00 (FOUR HUNDRED NINETY THOUSAND DOLLARS & 00/100)**

The Grantor acknowledges receipt of this money.

**2. Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of **TOWNSHIP OF UNION, HUNTERDON COUNTY - Block #: 15 - Lot #: 11.10.**

**SCHEDULE A  
PROPERTY DESCRIPTION**

All that certain Lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of Union, County of Hunterdon, State of New Jersey

Beginning at a point on the westerly side line of Baptist Church Road (25' from centerline), said point being the northeasterly corner of a 50' wide tract of land conveyed of Lot 42.02 in Block 15; running thence

- 1) N 83°26'26" W along the northerly side of said 50' wide tract a distance of 497.61 feet to an iron found for a corner; thence
- 2) N 13°08'04" E along the division line with Lot 42.02 in Block 15 a distance of 22.55 feet to a point for a corner; thence
- 3) N 09°53'04" E along same a distance of 143.42 feet to a point for a corner; thence
- 4) S 83°26'26" E along the division line with Lot 11 in Block 15 a distance of 185.09 feet to a point for a corner; thence
- 5) N 14°38'23" E along same a distance of 32.76 feet to a point for a corner; thence
- 6) S 83°26'26" E along the division line with Lot 11.09 in Block 15 a distance of 325.13 feet to a point for a corner on the westerly side line of Baptist Church Road; thence
- 7) S 14°38'23" W along said side line a distance of 200.00 feet to the point and place of beginning.

Subject to a 30' x 100' sight triangle easement located near the southeast corner of the above described tract with the 30' side of said easement coincident with a portion of course number 1 as described above and the 100' side coincident with the westerly right-of-way line of Baptist Church Road.

Subject to a 100 foot wide conservation area being parallel with and easterly of course number 2 as described above.

Subject to the stipulation that a driveway for access to Baptist Church Road is only to be located within a 50' x 397' driveway easement located along a portion of course number 1 as described above and as shown on a map entitled "Final Plat, Block 15, Lot 11.07, Union Township, Hunterdon County, New Jersey" dated July 1988 and prepared by Thomas L. Yager & Associates and revised to December 29, 1988. This lot is granted a driveway easement, which shall be to the benefit of this lot and Lot 11.11, Lot 12 and Lot 42.02 in Block 15.

**NOTE FOR INFORMATIONAL PURPOSES ONLY: Being known and designated as Lot 11.10, Block 15 on the Tax Map in the Township of Union, County of Hunterdon, State of New Jersey**

3. **Property.** This Property consists of the land and all the buildings and structures on the land in the **TOWNSHIP OF UNION, HUNTERDON COUNTY**

**THE LEGAL DESCRIPTION IS:**

X PLEASE SEE ATTACHED LEGAL DESCRIPTION ANNEXED HERETO AND MADE A PART HEREOF.

*BEING the same premises conveyed to Thomas E. Ricker, divorced, by deed from Maureen Ricker, divorced, dated September 5, 2001, recorded with the Clerk of Hunterdon County on November 8, 2003 in deed book 2075, page 469;*

*Thomas E. Ricker and Maureen Ricker, as tenants in common and not as joint tenants by deed from Thomas E. Ricker, dated May 21, 1997 record with the Clerk of Hunterdon County on May 23, 1997 in deed book 1166, page 725; and*

*Thomas E. Ricker by deed from Adelphi Hunterdon, Inc. dated September 20, 1991 recorded with the Clerk of Hunterdon County on November 21, 1991 in deed book 1064, page 1049.*

*The said Thomas E. Ricker died testate on April 10, 2009 and his Last Will and Testament was probated in the Hunterdon County Surrogate's Office on April 21, 2009 under docket # 44554 where he devised his residuary estate to his children and appointed his daughter, Laura C. Magliaro as Executrix.*

*The street address of the Property is: 9 BAPTIST CHURCH ROAD, HAMPTON, NEW JERSEY 08827.*

4. **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).

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

Witnessed By:



*Laura C Magliaro executrix*  
BY: LAURA C. MAGLIARO,  
EXECUTRIX OF THE LAST WILL & *for*  
TESTAMENT OF THOMAS E. THOMAS E.  
RICKER *Ricker*

STATE OF NEW JERSEY:

ss..

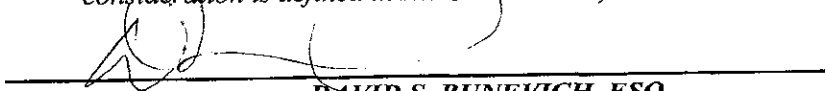
COUNTY OF HUNTERDON :

I CERTIFY that on 11/2, 2009

LAURA C. MAGLIARO

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 \$490,000.00 as the full and actual consideration paid or to be paid for the transfer of title (Such consideration is defined in N.J.S.A. 46:15-5.)



DAVID S. BUNEVICH, ESQ.  
ATTORNEY AT LAW OF NEW JERSEY

RECORD & RETURN TO:

STACEY J. GOULD, ESQ.

4 Walter Foran Boulevard, Suite 405

Flemington, New Jersey 08822



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

2009110000281020 5/5  
11/10/2009 10:19:47 AM D  
Recording Fee: \$80.00  
Tax Fee: \$4079.00  
Consideration: \$490000.00  
Buyer's Fee: \$.00  
R5B11

(Please Print or Type)

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

Name(s) **LAURA C. MAGLIARO, EXECUTRIX OF THE LAST WILL & TESTAMENT OF THOMAS E. RICKER**

Current Resident Address:

Street: **264 Luton Way**  
City, Town, Post Office: **Somerset** State: **NJ** Zip Code: **08873**

**PROPERTY INFORMATION (Brief Property Description)**

Block(s) **15** Lot(s) **11.10** Qualifier

Street Address:

**9 Baptist Church Road**  
City, Town, Post Office: **Hampton** State: **NJ** Zip Code: **08827**

Seller's Percentage of Ownership: **100%** Consideration: **\$490,000.00** Closing Date: **11/3/09**

**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).
- 8.  No non-like kind property received.
- 9.  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: **11/2/09** Signature: **Laura C. Magliaro Executrix**  
LAURA C. MAGLIARO EXECUTRIX  
(Seller) Please Indicate if Power of Attorney or Attorney in Fact

Prepared By:

*Henry A. Larner*  
Henry A. Larner, Esq.

DEED

This Deed is made on ~~May~~ <sup>September 5,</sup> 2001,

**BETWEEN**

Maureen Ricker, divorced,  
whose address is 876 Robin Road, Hillsborough, New Jersey,

referred to as the Grantor,

**AND**

and Thomas E. Ricker, divorced,  
whose address is 9 Baptist Church Road, Hampton, New Jersey <sup>08827</sup>

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, conveys and transfers ownership of the property described below to the Grantee. This transfer is made for the sum of Twenty Thousand Dollars (\$20,000.00). The Grantor acknowledges receipt of this money.

Tax Map Reference. Township of Union, County of Hunterdon, Block No. 15, Lot No. 11.10.  
 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 of the buildings and structures on the land in the Township of Union, County of Hunterdon and State of New Jersey. The legal description is as follows:

Being and intended to be the same premises as conveyed to the Grantor and Grantee herein as Tenants in Common by Deed of Thomas E. Ricker, dated May 21, 1997 and recorded in the office of the Clerk for Hunterdon County on May 23, 1997 in Deed Book 1166 at Page 0725 et seq.

Commonly known as 9 Baptist Church Road, Hampton, New Jersey.

Subject to grants, easements, restrictions, such state of facts as a survey or inspection of the property may disclose, and laws and ordinances pertaining to the property and the use thereof.

Said conveyance is made pursuant to the terms of the Dual Judgement of Divorce dated March 20, 2001 and entered in the Superior Court of New Jersey, Chancery Division, Family Part, Hunterdon County bearing Docket No. FM-10-385-00, on March 20, 2001 wherein Maureen Ricker is the Plaintiff and Thomas E. Ricker is the Defendant.

Consideration:	20000.00
Realty Tax:	80.00 R
Fees:	70.00



Instr# 8462158 Dorothy K. Tirpak  
Recorded/Filed NF Hunterdon County Clerk  
11/18/2003 14:37 Bk 2075 Pg 469 #Pg 4 DEED

**SCHEDULE A  
PROPERTY DESCRIPTION**

All that certain Lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of Union, County of Hunterdon State of New Jersey

BEGINNING at a point on or near the center of Baptist Church Road, said point being the Southeast corner to the herein-described tract, said point also being the Northeast corner of a 50' wide tract of land (0.570+/- acres) to be conveyed to Lot 42.02 and from said beginning point running; thence

- (1) Along the Northerly side of said 50; wide tract of land North 83 degrees 26 minutes 26 seconds West 522.86 feet to a steel pin to be set in the Easterly line of lands of n/f F&G Realty Corporation (Tax Map Block 15, Lot 42.02) (passing through a steel pin to be set 25.25 feet from the beginning of this course); thence
- (2) Along a portion of said Easterly line North 13 degrees 08 minutes 04 seconds East 22.55 feet to a point; thence
- (3) Along a portion of another Easterly line to F&G Realty Corporation North 09 degrees 53 minutes 04 seconds East 143.42 feet to a steel pin to be set, also being a corner to lands of n/f Rosario and Marianna A. Quartararo (Tax Map Lot 11); thence
- (4) Along the Southerly line of Quartararo South 83 degrees 26 minutes 26 seconds East 185.09 feet to a steel pin to be set, also being a corner to Quartararo; thence
- (5) Along a portion of an Easterly line to Quartararo North 14 degrees 38 minutes 23 seconds East 32.76 feet to a point, said point being the Southwest corner to Lot 11.09; thence
- (6) Along the Southerly line of Lot 11.09 South 83 degrees 26 minutes 26 seconds East 350.38 feet to a point on or near the center of Baptist Church Road (passing through a steel pin to be set 25.25 feet from the terminus of this course); thence
- (7) Along said road South 14 degrees 38 minutes 23 seconds West 200.00 feet to the point of BEGINNING.

THE above described tract is intended to be all of Lot 11.10 as shown on a Map entitled, "Final Plat, Block 15, Lot 11.07, Union Township, Hunterdon County, New Jersey", dated July 1988 and prepared by Thomas L. Yager & Associates and revised to December 29, 1988.

FOR informational purposes only: Also being known as Lot 11.10 in Block 15 on the Tax Map of the Township of Union, New Jersey.

The purpose of this Deed is to convey Maureen Ricker's 50% ownership in the property as tenant in common to the Grantee as the sole owner, and to divest Maureen Ricker of all ownership in the property. By this instrument Maureen Ricker releases her present inchoate and possible future estates of dower and of equitable distribution in said property which she may have in the premises in accordance with the provisions of N.J.S.A. 37:2-18 and 37:2-18.1, so that the Grantee, Thomas E. Ricker, shall hold the same in fee simple absolute. The Grantor, Maureen Ricker, hereby acknowledges that N.J.S.A. 3B-28-3 may apply to this situation in regard to dower, and any rights reserved within said statute, including, without limitation, the right to possession of the premises, are intended to be and are hereby conveyed and waived by Maureen Ricker.

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." 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 of this Deed.

Witnessed by:

  
\_\_\_\_\_

  
\_\_\_\_\_

Maureen Ricker

STATE OF NEW JERSEY :  
                                  : SS.  
COUNTY OF                    :

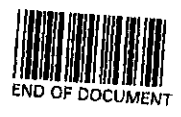
September 5,

I CERTIFY that on ~~May~~ 2001 Maureen Ricker,  
personally came before me and acknowledged under oath, to my  
satisfaction, that this person (or if more than one, each  
person):

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his or  
her act and deed; and
- (c) made this Deed for \$20,000.00 as the full and  
actual consideration paid or to be paid for the  
transfer of title.

*Karen Sue Willow*  
Notary Public of the  
State of New Jersey

**KAREN SUE WILLOW**  
**NOTARY PUBLIC OF NEW JERSEY**  
**My Commission Expires March 6, 2006**



PREPARED BY:

  
**DAVID S. BUNEVICH, ESQ.**



20091110000281020 1/5  
11/10/2009 10:19:47 AM D  
Bk: 2240 Pg: 660  
Mary H. Melfi  
Hunterdon County Clerk

**BARGAIN & SALE DEED**

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**BETWEEN**

**LAURA C. MAGLIARO, EXECUTRIX OF THE LAST WILL &  
TESTAMENT OF THOMAS E. RICKER**

Whose post office address is:

**264 LUTON WAY, SOMERSET, NEW JERSEY 08873**

Referred to as the GRANTOR,

**AND**

**JACQUES MEEKEL & JESSIE GOUSSOT, H/W**

Whose post office address is soon to be:

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The Grantor acknowledges receipt of this money.

**2. Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of **TOWNSHIP OF UNION, HUNTERDON COUNTY - Block #: 15 -- Lot #: 11.10.**

**SCHEDULE A  
PROPERTY DESCRIPTION**

All that certain Lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of Union, County of Hunterdon, State of New Jersey

Beginning at a point on the westerly side line of Baptist Church Road (25' from centerline), said point being the northeasterly corner of a 50' wide tract of land conveyed of Lot 42.02 in Block 15; running thence

- 1) N 83°26'26" W along the northerly side of said 50' wide tract a distance of 497.61 feet to an iron found for a corner; thence
- 2) N 13°08'04" E along the division line with Lot 42.02 in Block 15 a distance of 22.55 feet to a point for a corner; thence
- 3) N 09°53'04" E along same a distance of 143.42 feet to a point for a corner; thence
- 4) S 83°26'26" E along the division line with Lot 11 in Block 15 a distance of 185.09 feet to a point for a corner; thence
- 5) N 14°38'23" E along same a distance of 32.76 feet to a point for a corner; thence
- 6) S 83°26'26" E along the division line with Lot 11.09 in Block 15 a distance of 325.13 feet to a point for a corner on the westerly side line of Baptist Church Road; thence
- 7) S 14°38'23" W along said side line a distance of 200.00 feet to the point and place of beginning.

Subject to a 30' x 100' sight triangle easement located near the southeast corner of the above described tract with the 30' side of said easement coincident with a portion of course number 1 as described above and the 100' side coincident with the westerly right-of-way line of Baptist Church Road.

Subject to a 100 foot wide conservation area being parallel with and easterly of course number 2 as described above.

Subject to the stipulation that a driveway for access to Baptist Church Road is only to be located within a 50' x 397' driveway easement located along a portion of course number 1 as described above and as shown on a map entitled "Final Plat, Block 15, Lot 11.07, Union Township, Hunterdon County, New Jersey" dated July 1988 and prepared by Thomas L. Yager & Associates and revised to December 29, 1988. This lot is granted a driveway easement, which shall be to the benefit of this lot and Lot 11.11, Lot 12 and Lot 42.02 in Block 15.

**NOTE FOR INFORMATIONAL PURPOSES ONLY: Being known and designated as Lot 11.10, Block 15 on the Tax Map in the Township of Union, County of Hunterdon, State of New Jersey**



**3. Property.** *This Property consists of the land and all the buildings and structures on the land in the TOWNSHIP OF UNION, HUNTERDON COUNTY*

**THE LEGAL DESCRIPTION IS:**

X PLEASE SEE ATTACHED LEGAL DESCRIPTION ANNEXED HERETO AND MADE A PART HEREOF.

*BEING the same premises conveyed to Thomas E. Ricker, divorced, by deed from Maureen Ricker, divorced, dated September 5, 2001, recorded with the Clerk of Hunterdon County on November 8, 2003 in deed book 2075, page 469;*

*Thomas E. Ricker and Maureen Ricker, as tenants in common and not as joint tenants by deed from Thomas E. Ricker, dated May 21, 1997 record with the Clerk of Hunterdon County on May 23, 1997 in deed book 1166, page 725; and*

*Thomas E. Ricker by deed from Adelphi Hunterdon, Inc. dated September 20, 1991 recorded with the Clerk of Hunterdon County on November 21, 1991 in deed book 1064, page 1049.*

*The said Thomas E. Ricker died testate on April 10, 2009 and his Last Will and Testament was probated in the Hunterdon County Surrogate's Office on April 21, 2009 under docket # 44554 where he devised his residuary estate to his children and appointed his daughter, Laura C. Magliaro as Executrix.*

*The street address of the Property is: 9 BAPTIST CHURCH ROAD, HAMPTON, NEW JERSEY 08827.*

**4. 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).

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

Witnessed By:



*Laura C Magliaro* executrix  
BY: LAURA C. MAGLIARO,  
EXECUTRIX OF THE LAST WILL &  
TESTAMENT OF THOMAS E.  
RICKER  
*for Thomas E. Ricker*

STATE OF NEW JERSEY:

ss..

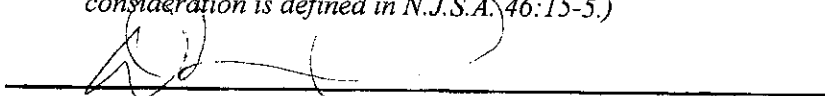
COUNTY OF HUNTERDON :

I CERTIFY that on 11/2, 2009

LAURA C. MAGLIARO

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 \$490,000.00 as the full and actual consideration paid or to be paid for the transfer of title (Such consideration is defined in N.J.S.A. 46:15-5.)



DAVID S. BUNEVICH, ESQ.  
ATTORNEY AT LAW OF NEW JERSEY

RECORD & RETURN TO:

STACEY J. GOULD, ESQ.

4 Walter Foran Boulevard, Suite 405  
Flemington, New Jersey 08822



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

GIT/REP-3  
 (10-09)

(Please Print or Type)

20091110000281020 5/5  
 11/10/2009 10:19:47 AM D  
 Recording Fee: \$80.00  
 Tax Fee: \$4079.00  
 Consideration: \$490000.00  
 Buyers Fee: \$.00  
 ASB11

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

Name(s) **LAURA C. MAGLIARO, EXECUTRIX OF THE LAST WILL & TESTAMENT OF THOMAS E. RICKER**

Current Resident Address:

Street: **264 Luton Way**  
 City, Town, Post Office: **Somerset** State: **NJ** Zip Code: **08873**

**PROPERTY INFORMATION (Brief Property Description)**

Block(s) **15** Lot(s) **11.10** Qualifier

Street Address: **9 Baptist Church Road**  
 City, Town, Post Office: **Hampton** State: **NJ** Zip Code: **08827**

Seller's Percentage of Ownership: **100%** Consideration: **\$490,000.00** Closing Date: **11/3/09**

**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.
- 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: **11/2/09** Signature: **Laura C. Magliaro Executrix**  
 LAURA C. MAGLIARO, EXECUTRIX  
 (Seller) Please Indicate If Power of Attorney or Attorney in Fact

Date: \_\_\_\_\_ Signature: \_\_\_\_\_  
 (Seller) Please Indicate If Power of Attorney or Attorney in Fact