

DEED

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

[Signature]
Raymond B. Drake, Esquire

This Deed is made on September 29, 1995,

BETWEEN

CRC EQUITIES t/a CRC COMMUNITIES

25

whose address is 91 Ryder Way, New Providence, New Jersey 07974

referred to as the Grantor.

AND

PAUL EDWARD SIMON and CHRISTINE SIMON, his wife

15/40.03

whose post office address is about to be 5 Scotch Willie Lane, Hampton, New Jersey 08827

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 FOUR HUNDRED FOURTEEN THOUSAND THREE HUNDRED SEVENTY-FIVE (\$414,375.00) DOLLARS.

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of Union Township

Block No. 15 Lot No. 40.03 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 and State of New Jersey. The legal description is:

See Schedule A attached hereto and made a part hereof.

The attached description is in accordance with a survey prepared on behalf of the grantees herein by Seneca Survey Company, Inc., Frank J. Ernst, P.L.S., dated September 9, 1995.

BEING the same lands conveyed to the grantors herein by Deed from Valley National Bank, a National Banking Association, successor by merger to Peoples's Bank, N.A., a Corporation, dated August 3, 1994, recorded August 9, 1994 in the Hunterdon County Clerk's Office in Deed Book 1112, Page 249.

(01/95)
ADD 278100

COUNTY OF HUNTERDON
CONSIDERATION 414,375.00
REALTY TRANSFER FEE 1547.50
DATE 9/5/95 BY [Signature]

092542

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

Beginning at an iron rebar set in the northwesterly line of Scotch Willie Lane, (50 feet wide), said point being distant 872.60 feet northwestwardly, southwestwardly, northwestwardly and southwestwardly its various courses from the intersection of the westerly line of Baptist Church Road, (Variable width R.O.W.), extended with the northerly line of Scotch Willie Lane, extended, said point being the division line of Lots 40.03 and 40.04 in Block 15 as shown on a filed map hereinafter mentioned and from said Beginning Point running; thence

1. Southeastwardly along said northwesterly line of Scotch Willie Lane along a curve bearing to the left having a radius of 56.00 feet, an arc length of 86.11 feet to an iron rebar set in the southwesterly line of Scotch Willie Lane; thence
2. Along the division line of Lots 40.02 and 40.03, South 43 degrees 42 minutes 07 seconds West, 285.03 feet to an iron rebar set; thence
3. North 64 degrees 15 minutes 00 seconds West, 410.05 feet to an iron pipe found; thence
4. North 07 degrees 29 minutes 27 seconds East, 550.00 feet to a point; thence
5. Along said division line of Lots 40.03 and 40.04, South 48 degrees 11 minutes 32 seconds East, 659.40 feet to a point in said northwesterly line of Scotch Willie Lane, said point being the Point and Place of Beginning.

Being known and designated as Lot(s) 40.03 in Block 15 as shown on a certain map entitled, "Final Plat Maxwell's Heritage, Union Township, Hunterdon County, New Jersey," and filed in the Hunterdon County Clerk's Office on February 10, 1995 as Map number 1176.

The above description was drawn in accordance with a survey prepared by Seneca Survey Company, Inc., Frank J. Ernst, P.L.S., dated September 9, 1995.

FOLLOWING FOR INFORMATION ONLY:

To be known as Lot 40.03, Block 15 on the Official Tax Map of the Township of Union (currently indexed under Block 15, Lot 40 which is the base lot).

To be known as 5 Scotch Willie Lane (currently indexed by base lot which is known as 3 Baptist Church Road).

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:

Carole A. Makarick
CAROLE A. MAKARICK

CRC EQUITIES
[Signature] (Seal)
CARL CHECCHIO
[Signature] (Seal)
ROBERT CHECCHIO

RECORDED
Oct 5 2 10 PM '95
HUNTERDON COUNTY
DEEDS & RECORDS
CLERK

STATE OF NEW JERSEY, COUNTY OF HUNTERDON
I CERTIFY that on September 29, 19 95 ,

SS.:

Carl Checchio and Robert Checchio

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 \$ 414,375.00 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.)

Carole A. Makarick
(Print name and title below signature)
Carole A. Makarick
A Notary Public of New Jersey
My commission expires: 2/22/96

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

BOOK 1134 PAGE 1064

VST-2

or
PARTIAL EXEMPTION
(c. 176, P. L. 1975)

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 \$	414,375.00
Realty Transfer Fee \$	1547.50
Date	10/5/95
By	TJE

*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, Carl Checchio, being duly sworn according to law upon his/her oath deposes and says that he/she is the Partner of the Grantor

in a deed dated September 29, 1995, transferring real property identified as Block No. 15

Lot No. 40.03 located at 5 Scotch Willie Lane, Union Township, Hunterdon County

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 \$ 414,375.00

(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.

(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.

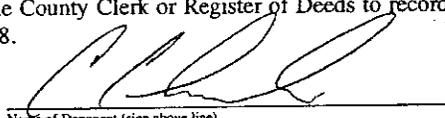
- d) NEW CONSTRUCTION (See Instruction #9)
 - Entirely new improvement.
 - Not previously used for any purpose.
 - Not previously occupied.

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 29th day of September, 19 95

Carole A. Makarick

Notary Public of NJ
Commission expires: 2/22/96


Name of Deponent (sign above line)
91 Ryder Way
New Providence, NJ 07974
Address of Deponent

CRC EQUITIES
Carl Checchio, partner
Name of Grantor (type above line)
91 Ryder Way
New Providence, NJ 07974
Address of Grantor at Time of Sale

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.	
Instrument Number	92882
Deed Number	92882
Deed Dated	9/29/95
County	Hunterdon
Page	
Date Recorded	10/5/95

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 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

Prepared by:

Alvin M. Cheslow, Esq.

DEED

THIS DEED is made on August 9, 2011

BETWEEN

PAUL EDWARD SIMON, Unmarried, whose address is 5 Scotch Willie Lane, Hampton (Union Township), New Jersey 08827, referred to as the Grantor.

AND

DAVID A. MACDONALD and RUBY L. MACDONALD, Husband and Wife, whose post office address is about to be 5 Scotch Willie Lane, Hampton (Union Township), New Jersey 08827, 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 **SIX HUNDRED FORTY NINE THOUSAND NINE HUNDRED (\$649,900.00) DOLLARS.** The Grantor acknowledges receipt of this money.

TAX MAP REFERENCE. (N.J.S.A. 46:15-2.1) Municipality of Union Township (Hampton), Block No. 15 Lot No. 40.03 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 (Hampton), County of Hunterdon and State of New Jersey. The legal description is annexed hereto and made a part hereof.

BEING the same premises conveyed to Paul Edward Simon, unmarried by Deed from Paul Edward Simon, unmarried and Christine Simon, unmarried, dated May 15, 2003, recorded May 29, 2003, in the Hunterdon County Clerk's/Register's Office in Book 2065 Page 199.

Paul Edward Simon and Christine Simon, his wife, by Deed from CRC Equities, t/a CRC Communities, dated September 29, 1995, recorded October 8, 1995, in the Hunterdon County Clerk's/Register's Office in Book 1134, Page 1061.

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).



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08/16/2011 02:02:37 PM D
Bk: 2274 Pg: 311
Mary H. Melfi
Hunterdon County Clerk

Description
Block 15, Lot 40.03
Union Township, Hunterdon County, NJ

Being known and designated as Lot 40.03 in Block 15 as shown on a map entitled in part "Final Plat, Maxwell's Heritage," which map was filed at the Hunterdon County Clerk's Office on February 10, 1995 as Filed Map Number 1176. Being further described as follows:

Beginning at a capped iron found in the northerly sideline of Scotch Willie Lane located 872.60 Feet westerly (as measured along the northerly sideline of Scotch Willie Lane) from the intersection of said sideline extended with the westerly sideline of Baptist Church Road extended, said iron also being a corner to lands belonging now or formerly to Robert and Judith Jackson, and running from said beginning point:

1) Running along the northerly, westerly and southerly sideline of the cul-de-sac of Scotch Willie Lane by a line which curves to the left having a Radius of 56.00 Feet an Arc Length of 86.11 Feet to a concrete monument found in the southerly sideline of Scotch Willie Lane, corner also to lands belonging now or formerly to Gregory and Christina Horun, thence:

2) Along said lands of Horun, South 43 Degrees 42 Minutes 07 Seconds West 285.03 Feet to a capped iron found in the line of lands belonging now or formerly to Melissa Mohlman, corner also to said lands of Horun, thence by the following two courses by lines running along said lands of Mohlman:

3) North 64 Degrees 15 Minutes 00 Seconds West 410.05 Feet to an iron pipe found, thence:

4) North 7 Degrees 29 Minutes 27 Seconds East 550.00 Feet to a capped iron found in said line of lands of Mohlman, corner also to lands belonging now or formerly to Robert and Judith Jackson, thence:

5) Along said lands of Jackson, South 48 Degrees 11 Minutes 32 Seconds East 659.40 Feet to the place of beginning.

All bearings being in accordance with the meridian as shown on Filed Map Number 1176 and the tract or parcel containing a calculated Area of 5.202 Acres of land, more or less, as surveyed by Glenn R. Kantorski, Professional Land Surveyor, New Jersey License Number 27478.

Subject to a possible easements for the underground utility service lines running along Scotch Willie Lane.

Subject to a 25 foot wide drainage easement centered along a portion of course number 5 above as shown on Filed Map Number 1176.

Subject also to a conservation easement containing wetlands as shown on Filed Map Number 1176.

Subject also to any other easements or restrictions of record.

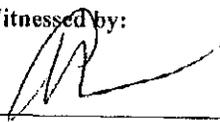
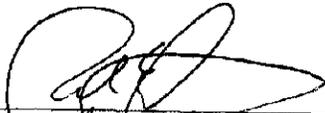
Being the same lands which were conveyed by Paul Edward Simon and Christine Simon to Paul Edward Simon by deed dated May 15, 2003 and recorded at the Hunterdon County Clerk's Office in Book 2065 of Deeds on Page 199.



Glenn R. Kantorski, PLS
NJ License Number 27478
673 Case Road
Neshanic Station, NJ 08853

SIGNATURES. The Grantor signs this Deed as of the date at the top of the first page.

Witnessed by:

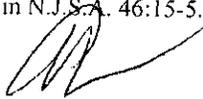

_____

PAUL EDWARD SIMON (Seal)

STATE OF NEW JERSEY)
COUNTY OF HUNTERDON) SS.:

I CERTIFY that on August 9, 2011, **PAUL EDWARD SIMON**, 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 act and deed; and
- (c) made this Deed for **\$649,900.00** 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.)



Alvin M. Cheslow
Attorney-at-Law
State of New Jersey

RECORD AND RETURN TO:

William J. Gianos, Esq.
Gianos & Phillips, LLC
54 Old Hwy 22, Unity Concourse II, St. 204
Clinton, NJ 08809



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

20110816000176530 4/4
08/16/2011 02:02:37 PM D
Recording Fee: \$70.00
Tax Fee: \$5715.00
Consideration: \$549900.00
Buyer's Fee: \$.00
MRS1

(Please Print or Type)

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

Name(s)

PAUL EDWARD SIMON

Current Resident Address:

Street: 5 Scotch Willie Lane

City, Town, Post Office

State

Zip Code

Hampton (Union Township)

NJ

08827

PROPERTY INFORMATION (Brief Property Description)

Block(s)

Lot(s)

Qualifier

15

40.03

Street Address:

5 Scotch Willie Lane

City, Town, Post Office

State

Zip Code

Hampton (Union Township)

NJ

08827

Seller's Percentage of Ownership

Consideration

Closing Date

100%

\$649,900.00

8/9/2011

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.

8/9/2011

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