

DEED

This Deed is made on March 30, 2001

BETWEEN

Perryville Estates, LLC

Consideration:

447920.00

Realty Tax:

1715.00 D

Fees:

26.00

whose address is P.O. Box 654, Pittstown, NJ 08867, referred to as the Grantor,

AND

Edmund J. Ronco and Judy Holladay

whose address is 199 Main Street-Jutland, Hampton, NJ 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 Forty-Seven Thousand, Eight-Hundred Twenty 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. 21.02 Lot No. 32.02 Account No.

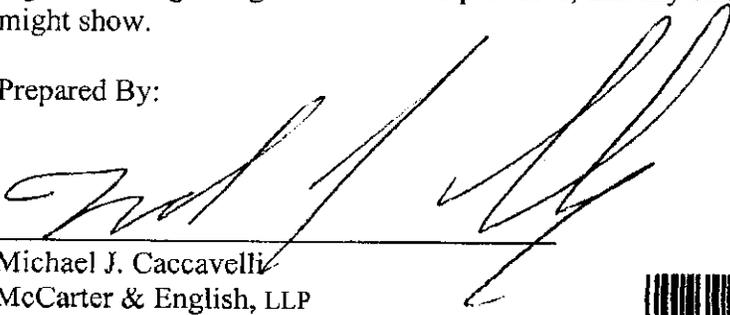
No Property tax identification number is available on the date of this deed. (Check box if applicable).

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:

Being more particularly described on Schedule "A" attached hereto.

This conveyance is made subject to any and all mortgages, covenants, easements and restrictions of record affecting said premises, subsurface conditions, all governmental laws, ordinances and regulations regarding the use of said premises, and any state of facts which an accurate survey might show.

Prepared By:



Michael J. Caccavelli
McCarter & English, LLP
Four Gateway Center
100 Mulberry Street
Newark, NJ 07102



Instr# 8311115 Dorothy K. Tirpok
Recorded/Filed ASB Hunterdon County Clerk
04/06/2001 15:26 Bk 2006 Pg 664 #Pg 5 DEED

SCHEDULE A, PAGE 1 OF 2

**Lot 32.02 in Block 21.02
Township of Union
Hunterdon County, N.J.**

Beginning at a point on the new northerly side line of Main Street (25' from centerline), said point being distant 580.75 feet westerly from its intersection with the westerly side line of Wolf's Farm Road, if both were extended; running thence

1) S 65°21'53" W along said side line of Main Street a distance of 200.00 feet to a point for a corner; thence

2) N 24°38'07" W along the division line with Lot 32.03 a distance of 306.16 feet to a point for a corner; thence

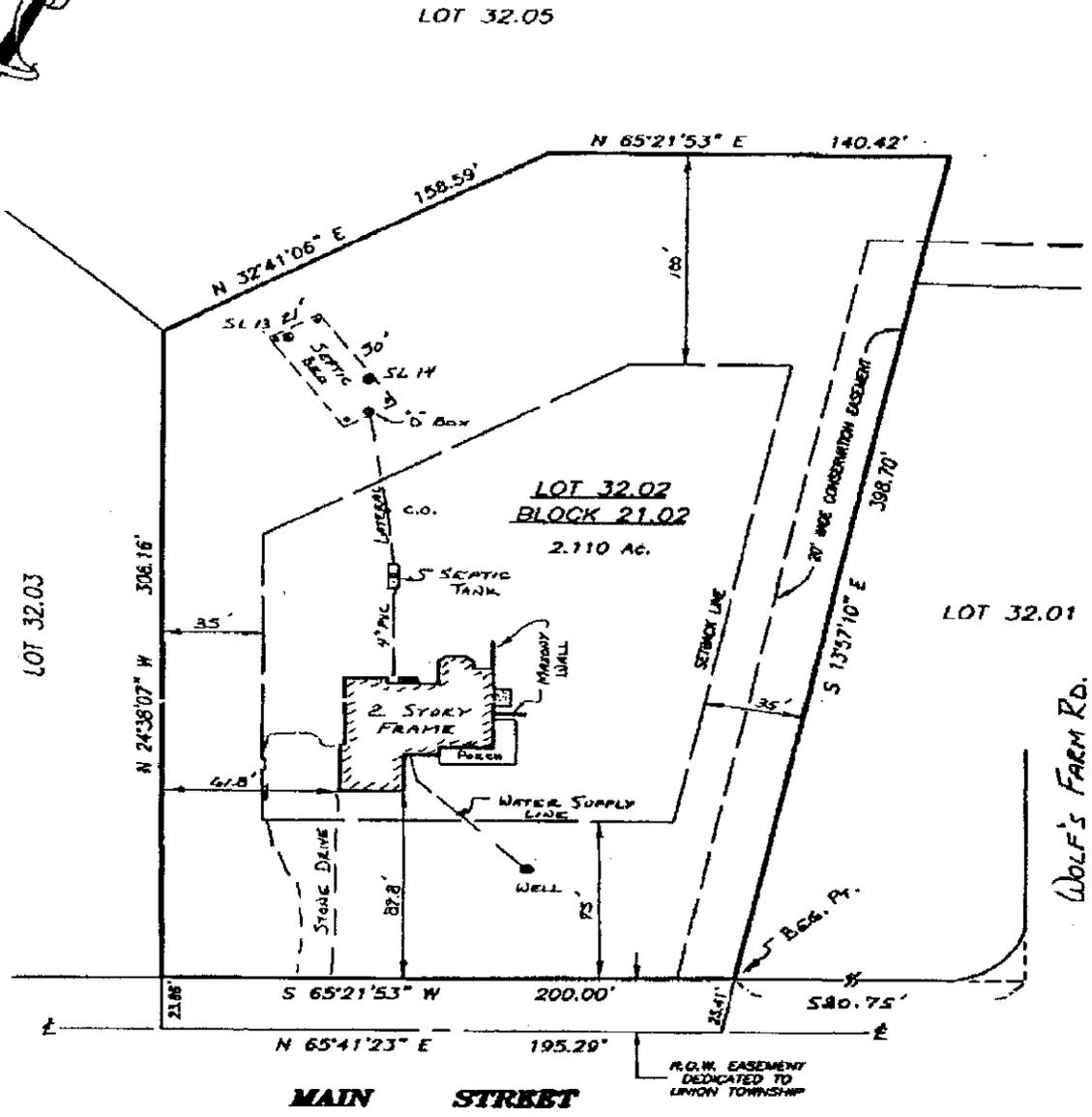
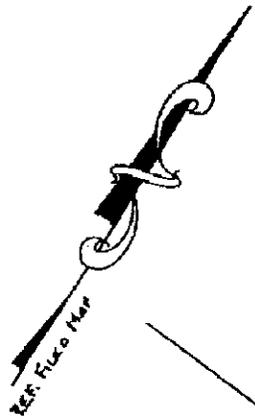
3) N 32°41'06" E along the division line with Lot 32.05 a distance of 158.59 feet to a point for a corner; thence

4) N 65°21'53" E still along the division line with Lot 32.05 a distance of 140.42 feet to a point for a corner; thence

5) S 13°57'10" E along the division line with Lots 32.05 and 32.01 a distance of 398.70 feet to the point and place of beginning. Containing an area of 2.110 acres.

Subject to a 20 foot wide conservation easement as shown on the hereafter referenced filed map.

Being known and designated as Lot 32.02 in Block 21.02 as shown on a filed map entitled "Final Map of Perryville Estates, Lot 32 Block 21.02, Union Township, Hunterdon County, New Jersey" which map was filed in the Hunterdon County Clerk's Office on February 02, 2000 as Map No. 1350.



THIS SURVEY IS CERTIFIED TO:

EDMUND J. RONCO AND JUDY K. HOLLADAY
 PHILLIP J. SIMMS, ESQ.
 SUBURBAN LAWYERS SERVICE, INC.
 FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NEW YORK
 WELLS FARGO HOME MORTGAGE, INC.

NOTE: - SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
 - PROPERTY OWNERS NOT SET AT HOME OWNERS REQUEST.

Templin Engineering Associates

Engineering - Surveying
 851 EISENHOWER AVENUE
 BRIDGEWATER, NJ 08807

PHONE: (908) 231-1816 FAX: (908) 231-1894

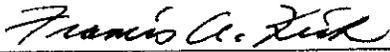
Robert J. Templin
ROBERT J. TEMPLIN
 PROFESSIONAL ENGINEER AND LAND SURVEYOR
 N.J. LIC. / 25136

FILED MAP NAME: <u>FINAL MAP OF PERRYVILLE ESTATES</u>		DATE: <u>2-2-2000</u>		LOT: <u>32.02</u>	BLOCK: <u>21.02</u>
MAP NO. <u>1350</u>					
TAX MAP LOT <u>32.02</u>	STREET: <u>MAIN STREET</u>	FILE NO. <u>00-275</u>			
BLOCK <u>21.02</u>	MUNICIPALITY: <u>UNION TOWNSHIP</u>	BOOK: <u>F</u>	PAGE: _____		
	COUNTY: <u>HUNTERDON</u>	SCALE: <u>1"=60'</u>			
	STATE: <u>NEW JERSEY</u>	DATE: <u>01-29-2001</u>			

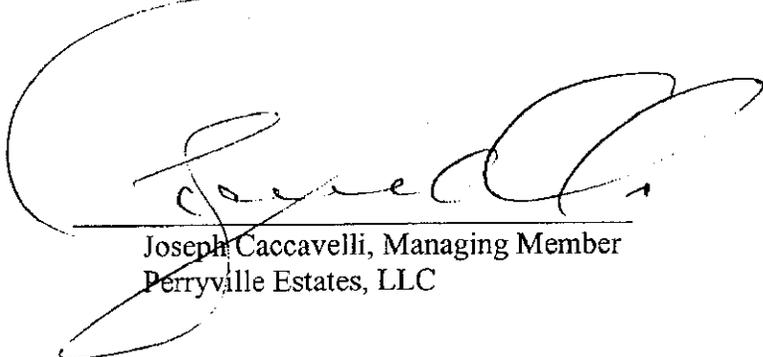
Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as 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:



Michael J. Caccavelli, Esq.
FRANCIS A. KIRK



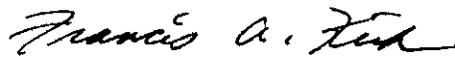
Joseph Caccavelli, Managing Member
Perryville Estates, LLC

STATE OF NEW JERSEY, COUNTY OF Hunterdon

I CERTIFY that on the 30th day of March, 2001,

Perryville Estates, LLC 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 \$447,820.00 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).



FRANCIS A. KIRK
ATTORNEY AT LAW
STATE OF NEW JERSEY

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

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 \$	447,820.00
Realty Transfer Fee \$	1715
Date	4/6/01
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 PHILLIP J. SIMMS, 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 3/30/01

(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)

transferring real property identified as Block No. 21.02 Lot No. 32.02

located at 199 Main Street-Jutland, Union Township, Hunterdon County, New Jersey

(Street Address, Municipality, 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 \$ 447,820.00

(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 HUD 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 30th day of March, 2001

Peggy Dietz

PEGGY DIETZ

A Notary Public of New Jersey
My Commission Expires July 10, 2002

Name of Deponent (sign above line)
PHILLIP J. SIMMS, ESQ.
P.O. Box 100
Whitehouse, NJ 08888
Address of Deponent

Perryville Estates, LLC

Name of Grantor (type above line)

P.O. Box 654
Pittstown, New Jersey 08867
Address of Grantor at Time of Sale

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.	
Instrument Number	831115
Deed Number	831115
Deed Dated	
County	Hunterdon
Book	
Page	
Date Recorded	

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

ORIGINAL - To be retained by County.
DUPLICATE - To be forwarded by County to Division of Taxation on partial exemption from fee (N.J.A.C. 18:16 - 8.12)
TRIPPLICATE - is your file copy
Hunterdon County Clerk Instrument 20010406000905940 Page 5 of 5



END OF DOCUMENT

ORIGINAL AND COPY MUST BE SUBMITTED WITH DEED TO COUNTY RECORDING OFFICER