Block 22 Lot 31.10

for
Prepared By: Shii Hohng Lin by Jon R. Turner
Jon R. Turner
Preparer's Signature
After Recording Return To:
Shii ~~Hohng~~ Lin Horng jjc
11 Carhart Court SHL
Pittstown, NJ 08867

Tax Map Ref.: Block 22, Lot 31.10

QUITCLAIM DEED

TITLE OF DOCUMENT

THIS indenture made the 22 day of November, in the year 2003, between SHL Horng JJC.

Shii ~~Hohng~~ Lin, who acquired title incorrectly as Shii Horn Lin, and YaJu Chen, who acquired title incorrectly as Ya-Ju Chen, husband and wife, of the first part, RESIDING AT 11 Carhart Court, of the Borough/Township/Town/City of Pittstown, in the County of Hunterdon and State of New Jersey; AND **Shii Hohng Lin and YaJu Chen, husband and wife**, of the second part, RESIDING AT 11 Carhart Court in the Borough/Township/Town/City of Pittstown, in the County of Hunterdon and State of New Jersey;

08867

WITNESSETH, that the said party of the first part, for and in consideration of **ONE AND NO/100 DOLLAR ($1.00)**, lawful money of the United States of America, to him in hand well and truly paid by the said party of the second part, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, and the said party of the first part being therewith fully satisfied and paid, has remised, released, and quitclaimed and by these presents, does remise, release, and quitclaim to the said party of the second part, and to his heirs and assigns forever, and all that tract or parcel of land and premises, hereinafter particularly described, being in the Borough/Township/Town/City of Pittstown, in the County of Hunterdon and State of New Jersey, to-wit:

Being known and designated as lot no. 31.10 in block 22 as shown on a map entitled "final plat for lake view estates", prepared by james j. mantz dated February 8, 1999 and filed in the office of the clerk of hunterdon county on September 15, 1999, as map no. 1332.

COMMONLY known as: 11 Carhart Court, Pittstown, New Jersey 08867

THE PURPOSE of this Deed is to Correct Names.

BEING the same premises conveyed to the Grantor(s) herein by Deed, dated February 2, 2001, recorded February 7, 2001, in the Hunterdon County Register's Office in Deed Book 2002, at Page 839

SUBJECT TO: Any Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record,

TOGETHER with all and singular the buildings, trees, ways, waters, profits, privileges and advantages, the appurtenances to the same belonging or in anywise appertaining; also all the estate, right, title, interest, property, claim and demand whatsoever, of the said party of the first part, of in and to, the same and of, in and to every part parcel thereof; to have and to hold, all and singular the above described land and premises, with the appurtenances, unto the said party of the second part, his heirs and his assigns to the only proper use, benefit and behoof of the said party of the second part, his heirs and assigns forever;

TYPE OF DEED: This deed is called a QUITCLAIM DEED. The Grantor makes no promises as to ownership or title but simply transfers whatever interest Grantor has to the Grantee.

Consideration:	1.00
Realty Tax:	0.00 E
Fees:	70.00

Instr# 8485127 Dorothy K. Tirpok
Recorded/Filed NF Hunterdon County Clerk
03/10/2004 11:15 Bk 2086 Pg 653 #Pg 4 DEED

EXHIBIT A

Being known and designated as Lot No. 31.10 in Block 22 as shown on a map entitled "Final Plat for Lake View Estates", prepared by James J. Mantz dated February 8, 1999 and filed in the Office of the Clerk of Hunterdon County on September 15, 1999, as Map No. 1332.

Being also known as Lot 31.10 in Block 22 as shown on the Tax Map of the Township of Union.

Being a part of the same premises conveyed to Shii-Horn Lin and Ya-Ju Chen, husband and wife, dated February 2, 2001, which Deed was recorded on February 7, 2001 in Deed Book 2002, Page 839 et seq. in the Office of the Clerk of Hunterdon County.

In witness whereof, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Shii ~~Heng~~ Lin

YaJu Chen

Witnessed By:

STATE OF New Jersey
COUNTY OF Hunterdon ss

I certify that on Nov 22, 2003 Shii ~~Heng~~ Lin and YaJu Chen 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 **ONE AND NO/100 DOLLAR ($1.00)** 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.)

NOTARY STAMP/SEAL

SIGNATURE

PRINTED NAME AND TITLE

My commission expires: 6/1/2006

HEIDI KANE
Notary Public, State of New Jersey
Passaic County #2275740
My Commission Expires June 1, 2006

RTF-1 (Rev. 2/1/2000)

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. 308, P.L. 1991 (N.J.S.A. 46:15-5 et seq.)

STATE OF NJ
COUNTY OF Hunterdon SS.

FOR RECORDER USE ONLY	
Consideration $	
Realty Transfer Fee $	E
Date 3-10-04	By mf

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

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3, 4 and 5)

Deponent **Shii ~~Heing~~ Lin** Horng SHL, being duly sworn according to law upon his/her oath
(Name)

Deposes and says that he/she is the **GRANTOR** in a deed dated _____,
(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)

transferring real property identified as Block No. 22 Lot No. 31.10

located at **11 Carhart Court, Pittstown, Hunterdon County, New Jersey 08867**
(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 $ **ONE AND NO/100 DOLLAR ($1.00)**

(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.

d - Which confirms or corrects a deed previously recorded

(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 Instruction #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 by grantor(s) at time of sale.
- ☐ Owners as joint tenants must all qualify except, In the case of a spouse.

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 owners as joint tenants 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 owners as joint tenants other than spouse or Other qualified exempt owner.

*** 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 make 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 22
day of Nov, 20 03

Name of Deponent Shii ~~Heing~~ Lin
(Sign above line) Horng SHL

Horng SHL
Shii ~~Heing~~ Lin
Name of Grantor (Type above line)

11 Carhart Court
Pittstown, New Jersey 08867
Address of Deponent

11 Carhart Court
Pittstown, New Jersey 08867
Address of Grantor at Time of Sale

Heidi Kane
Notary Signature

HEIDI KANE
Notary Public, State of New Jersey
Passaic County #2275740
My Commission Expires June 1, 2008

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds	
Instrument Number 8485127	County Hunterdon
Deed Number 8485127	Book _____ Page _____
Deed Dated 11-22-03	Date Recorded 3-10-04

IMPORTANT – BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE NEXT PAGE.
This format is prescribed by the Director, Division of Ta and may not be altered without the approval of the Director.

END OF DOCUMENT

Prepared by:
Thomas C. Miller

Record & Return To:
Yuk-Shim Mak, Esquire
60 Court Street, Ste 6
Hackensack, NJ 07601

DEED

This Deed is made on February 2, 2001.

BETWEEN **Fallone at Highland Ridge, L.L.C.**
A New Jersey Limited Liability Company

whose address is 1117 Route #31 South, Suite #1, Lebanon, New Jersey, 08833, referred to as the Grantor,

AND **Shii-Horn Lin and Ya-Ju Chen, husband and wife**

whose address is about to be 11 Carhart Court, Pittstown, New Jersey, 08867, 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 ninety six thousand seven hundred ninety and no/100---($496,790.00)--- 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. 22 Lot No. 31.10
( ) No property tax identification is available on the date of this deed. (*Check box if applicable.*)

Property. This 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 known and designated as Lot No. 31.10 in Block 22 as shown on a map entitled "Final Plat for Lake View Estates", prepared by James J. Mantz dated February 8th, 1999 and filed in the Office of the Clerk of Hunterdon County on September 15th, 1999, as Map No. 1332.

Being also known as Lot 31.10 in Block 22 as shown on the Tax Map of the Township of Union.

Being a part of the same premises conveyed to the Grantor herein by Deed of Henry Lewis, married, dated November 23rd, 1999, which deed was recorded on November 29th, 1999, in Deed Book 1226 at page 720 et seq. in the Office of the Clerk of Hunterdon County.

Union Township Planning Board Resolution requires notification to all owners of subject property of the adjacent commercial use zone which could allow 24 hour a day operations and a rifle range.

Subject to easements, restrictions and reservations of record, if any.

Consideration:	496790.00
Realty Tax:	1960.00 D
Fees:	26.00

Instr# 8305230 Dorothy K. Tirpok
Recorded/Filed LB Hunterdon County Clerk
02/07/2001 15:07 Bk 2002 Pg 839 #Pg 5 DEED

James J. Mantz

Professional Engineer & Land Surveyor
(908) 231-9664
FAX (908) 704-0319

N.J. P.E. & L.S. License #27843
N.J. P.P. License #4832

150 Brahma Avenue
Bridgewater, NJ 08807

Description of Block 22 , Lot 31.10
situated in
Union Township Hunterdon County New Jersey

Beginning at a point and southeasterly corner of lot 31.09 in the northerly sideline of Carhart Court , a 40' wide right of way
Thence (1) N00°46'00"E along the easterly line of lot 31.09 a distance of 430.10' to a point and northeasterly corner of lot 31.09 in the southerly line of lot 30.03
Thence (2) S50°16'43"E partially along the southerly line of lot 30.03 a distance of 210.26' to an iron pin found at the common corner with lot 30.03 and lot 30
Thence (3) S51°46'02"E partially along a southerly line of lot 30 a distance of 218.40' to a point and northwesterly corner of lot 31.11
Thence (4) S29°39'00"W along the westerly line of lot 31.11 a distance of 210.40' to a point and southwesterly corner of lot 31.11 in the northerly sideline of the Carhart Court cul-de-sac
Thence (5) in a westerly direction along the northerly line of the Carhart Court cul-de-sac along a curve to the left having a radius of 50.00' an arc length of 64.48' to a point of reverse curvature
Thence (6) in a westerly direction along the northerly line of the Carhart Court cul-de-sac along a curve to the right having a radius of 25.00' an arc length of 31.37' to a point of reverse curvature
Thence (7) in a westerly direction along the northerly sideline of Carhart Court along a curve to the left having a radius of 300.00' an arc length of 151.84' to the point and place of beginning.

Containing 2.1941 acres , more or less

Subject to a conservation easement described as follows :
Beginning at a point and northeasterly corner of lot 31.09 in the southerly line of lot 30.03 , said point being the beginning of course 2 in the description of the entire lot above
Thence (1) S50°16'43"E partially along the southerly line of lot 30.03 a distance of 210.26' to an iron pin found at the common corner with lot 30.03 and lot 30
Thence (2) S51°46'02"E partially along a southerly line of lot 30 a distance of 218.40' to a point and northwesterly corner of lot 31.11
Thence (3) S29°39'00"W partially along the westerly line of lot 31.11 a distance of 85.96' to a point
Thence (4) N51°46'02"W through lot 31.10 a distance of 232.31' to a point
Thence (5) N50°16'43"W through lot 31.10 a distance of 142.67' to a point on the easterly line of lot 31.09

Thence (6) N00°46'00"E partially along the easterly line of lot 31.09 , and partially along course 1 in the description of the entire lot above a distance of 109.31' to the point and place of beginning.
Subject to a 10' wide utility easement along courses 5 , 6 and 7 in the description of the entire lot above.

Subject to any other easements and/or restrictions of record.

This property is shown on a map entitled " Final Subdivision Plat for Lake View Estates Subdivision of Block 22 Lots 31 , 32.14 , 32.15 situated in Union Township , Hunterdon County , New Jersey " filed in the Hunterdon County clerk's Office on 9/15/99 as map # 1332.

James J. Mantz , NJ PE & LS Lic. # 27843

1/25/01
Date

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:

Mary M Brunt

Fallone at Highland Ridge
A Limited Liability Company

By _____
John A. Fallone, Manager

STATE OF NEW JERSEY, COUNTY OF HUNTERDON SS.:

I CERTIFY, that on the 2nd day of February, 2001, John A. Fallone personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

(a) was the maker of the attached Deed;
(b) was authorized to and did execute this Deed as Manager of Fallone at Highland Ridge, LLC, , the entity named in this Deed;
(c) this Deed was made for $496,790.00, 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.)

Mary M Brunt
A Notary Public of New Jersey

MARY M. BRUNT
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES AUGUST 20, 2004

1645 - Affidavit of Consideration
RTF-1 (Rev. 1/1/86)
8/96

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

ALL-STATE Legal, A Division of ALL-STATE® International, Inc. 908-272-0900

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 $ 496,790.00
Realty Transfer Fee $ 1,960.00 D *
Date 02-07-01 By

* 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 John A. Fallone (Name), being duly sworn according to law upon his/her oath

deposes and says that he/she is the Manager of Fallone at Highland Ridge, L.L.C., Grantor in a deed dated 2/ / 2001
(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)

transferring real property identified as Block No. 22 Lot No. 31.10

located at 11 Carhart Court, 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 $ 496,790.00

(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 1st day of February, 2001

Mary M. Brunt
A Notary Public of New Jersey

MARY M. BRUNT
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES AUGUST 20, 2004

Name of Deponent (sign above line)
John A. Fallone

1117 Route #31 South, Ste #1
Lebanon, NJ 08833
Address of Deponent

Fallone at Highland Ridge, L.L.C.
Name of Grantor (type above line)

1117 Route #31 South, Ste #1
Lebanon, NJ 08833
Address of Grantor at Time of Sale

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.
Instrument Number 8305230 County Hunterdon
Deed Number 8305230 Book Page
Deed Dated 02-01-01 Date Recorded 02-07-01

IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HEREOF.
This format is prescribed by the Director, Division of Taxati aw, 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 T -8.12)
TRIPLICATE - Is your file copy.

END OF DOCUMENT

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