

Block 22 Lot ~~32.12~~  
31.12

Prepared by:  
Thomas C. Miller  
Thomas C. Miller

Record & Return To:  
Laurie Rush-Masuret, P.A.  
75 Claremont Road  
Bernardsville, NJ 07924

# DEED

This Deed is made on December 28, 2000.

**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** **Darrell T. Conn and Joanna J. Conn**

whose address is about to be 18 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 Five hundred twenty thousand one hundred twenty eight and no/100---(\$520,128.00)--- 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. 31.12  
( ) 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. 31.12 in Block 22 as shown on a map entitled "Final Plat for Lake View Estates", prepared by James J. Mantz dated February 8<sup>th</sup>, 1999 and filed in the Office of the Clerk of Hunterdon County on September 15<sup>th</sup>, 1999, as Map No. 1332.

Being also known as Lot 31.12 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 23<sup>rd</sup>, 1999, which deed was recorded on November 29<sup>th</sup>, 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: 520128.00  
Realty Tax: 2077.50 D  
Fees: 24.00

Instr# 8302729 Dorothy K. Tirpok  
Recorded/Filed ASB Hunterdon County Clerk  
01/10/2001 15:00 Bk 2001 Pg 50 #Pg 4 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 31.12  
situated in  
Union Township Hunterdon County New Jersey**

Beginning at an iron pin found at the northeasterly corner of lot 31.13 on the southwesterly sideline of the Carhart Court cul-de-sac

**Thence (1)** along the southerly sideline of the Carhart Court cul-de-sac along a curve to the left having a radius of 50.00' an arc length of 82.33' to a point and southwesterly corner of lot 31.11

**Thence (2)** S53°24'00"E along the southerly line of lot 31.11 a distance of 330.10' to a point and southeasterly corner of lot 31.11 in the westerly line of lot 31.04

**Thence (3)** S55°47'00"W partially along the westerly line of lot 31.04 a distance of 483.67' to an iron pin found at the southeasterly corner of lot 31.13

**Thence (4)** N07°40'00"E along the easterly line of lot 31.13 a distance of 464.99' to the point and place of beginning

Containing 2.0922 acres , more or less

**Subject to a variable width conservation easement** described as follows :

Beginning at an iron pin found at the southeasterly corner of lot 31.13 , said iron pin marks the beginning of course 4 in the description of the entire lot above

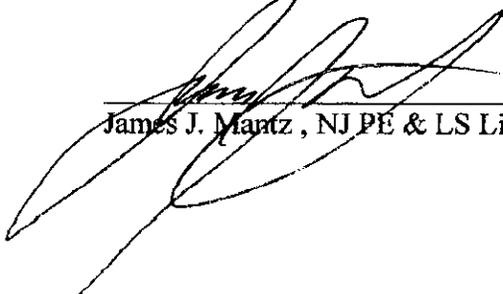
**Thence (1)** N07°40'00"E partially along said course 4 above a distance of 124.86' to a point

**Thence (2)** S89°14'00"E through lot 31.12 a distance of 162.14' to a point on course 3 in the description of the entire lot above

**Thence (3)** S55°47'00"W partially along said course 3 above a distance of 216.20' to the point and place of beginning

**Subject to a 10' wide utility easement** along course 1 above

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 9/15/99 as map # 1335.

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

12/13/00  
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:

Fallone at Highland Ridge  
A Limited Liability Company

*Mary M. Brunt*

By *[Signature]*  
John A. Fallone, Manager

STATE OF NEW JERSEY, COUNTY OF HUNTERDON SS.:

I CERTIFY, that on the 28<sup>th</sup> day of December, 2000, 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 \$520,128.00, 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

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 \$	<u>520,128</u>
Realty Transfer Fee \$	<u>2077.50</u>
Date	<u>1/10/01</u> By <u>ASR</u>

\* 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, 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 December 23, 2000

transferring real property identified as Block No. 22 Lot No. 32.12

located at 18 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 \$ 520,128.00

(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.
- 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.

\* IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANTOR NEED QUALIFY.

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 28<sup>th</sup> day of December, 2000

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

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

Mary M. Brunt  
A Notary Public of New Jersey

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

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

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

FOR OFFICIAL USE ONLY	
Instrument Number	<u>8302129</u>
Deed Number	<u>8302129</u>
Deed Dated	<u>12/28/00</u>
County	<u>Hunterdon</u>
Book	
Page	
Date Recorded	<u>1/10/01</u>

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 for exemption from fee (N.J.A.C. 18:16-8.12)  
TRIPPLICATE - Is your file copy.  
Hunterdon County Clerk Instrument 20000000848320 Page 4 of 4

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