

81250 PG136

Prepared by:

TCM
Thomas C. Miller

Record & Return To:
Walter N. Wilson, Esq.
67 Beaver Avenue
Annandale; NJ 08801

DEED

This Deed is made on July 31, 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 **Michael Steel**

whose address is about to be 16 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 Thirty Four Thousand One Hundred Five and no/100---(\$534,105.00)--- 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. 31.13
() 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. 31.13 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 9th, 1999, as Map No. 1335.

Being also known as Lot 31.13 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.

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



8294700 Dorothy K. Tirpak
Recorded/Filed ASB Hunterdon County Clerk
10/17/2000 12:33 DEED

Consideration: 534105.00
Realty Tax: 2147.50 D
Fees: 26.00

81250 P0137

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 31.13
situated in**

Union Township Hunterdon County New Jersey

Beginning at an iron pin set at the northeasterly corner of lot 31.14 in the southerly sideline of Carhart Court, a 40' wide right of way at this point

Thence (1) along the southerly sideline of Carhart Court along a curve to the right having a radius of 260.00' an arc length of 193.40' to an iron pin set at the northwesterly corner of lot 31.12

Thence (2) S07°40'00"W along the westerly line of lot 31.12 a distance of 464.99' to an iron pin set at the southerly corner of lot 31.12 in the northerly line of lot 31.04

Thence (3) S55°47'00"W along a portion of the northerly line of lot 31.04 a distance of 150.06' to an iron pin set at the common corner with lot 31.04 and lot 31.14 in the northerly line of lot 31.05; Said iron pin is set in the northerly line of a 60' wide Transcontinental Gas Pipeline Corporation easement recorded in deed Book 976, Page 1082.

Thence (4) N00°46'00"E along the easterly line of lot 31.14 a distance of 608.78' to the point and place of beginning.

Containing 82,660 square feet, more or less and subject to the following easements and any other easements and/or restrictions of record.

Subject to a 10' wide utility easement adjacent to and 10' southerly of course 1 in the description of the entire lot above.

Subject to a variable width conservation easement described as follows:

Beginning at an iron pin set at the common corner with lot 31.04 and lot 31.14 in the northerly line of lot 31.05, said iron pin marks the beginning of course 4 in the description of the entire lot above

Thence (1) N00°46'00"E a distance of 209.99' to a point

Thence (2) S89°14'00"E a distance of 137.95' to a point

Thence (3) S07°40'00"W a distance of 124.86' to an iron pin set

Thence (4) S55°47'00"W a distance of 150.06' to the point and place of beginning.

Subject to a portion of a 35' wide Transcontinental Gas Pipeline Corporation easement recorded in deed Book 1223, page 873 and described as follows:

Beginning at an iron pin set at the common corner with lot 31.04 and lot 31.14 in the northerly line of lot 31.05, said iron pin marks the beginning of course 4 in the description of the entire lot above

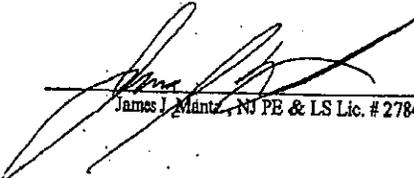
Thence (1) N00°46'00"E a distance of 40.09' to a point

B1250 P0138

Thence (2) S60°02'45"E a distance of 36.49' to a point
Thence (3) S55°47'00"W a distance of 38.89' to the point and place of beginning

Subject to a portion of a temporary 25' wide Transcontinental Gas Pipeline Corporation work space easement recorded in deed Book 1223, page 873. This easement is adjacent to, parallel to and 25' northerly of course 2 in the description of the 35' wide Transcontinental Gas Pipeline Corporation easement described 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 on 9/15/99 as map # 1332.


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

7/13/00
Date

B1250 P0139

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 *July 31*, 2000, John A. Fallone 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 \$534,105.00 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
COMMISSION EXPIRES AUGUST 29, 2004

B1250 P0140

MILLER, ROBERTSON and RODGERS, ESQS

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

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

ALL-STATE Legal, A Division of
ALL-STATE International, Inc.
800-272-0900

OR
PARTIAL EXEMPTION
(c. 176, P.L. 1973)

To Be Recorded With Deed Pursuant to c. 49, P.L. 1968, as amended by c. 225, P.L. 1985 (N.J.S.A. 46:15-6 et seq.)

STATE OF NEW JERSEY
COUNTY OF Hunterdon

SS.

FOR RECORDERS USE ONLY	
Consideration \$	534,105
Realty Transfer Fee \$	2147.30
Date	10-17-00
By	ASIS

* 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

Name:

deposes and says that he/she is the Manager of Fallone at Highland Ridge, L.L.C., Grantor in a deed dated July 31, 2000

(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. 3113

located at 16 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 and 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 relieved in connection with the transfer of title is \$ 534,105.00

(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 #3 and #8.)

Deponent claims that this deed transaction is exempt from the increased portion of the Realty Transfer Fee imposed by c. 176, P.L. 1973 for the following reason(s):

- A) SENIOR CITIZEN (See Instruction #8.)
- | | |
|--|--|
| <input type="checkbox"/> Grantor(s) 62 yrs. of age or over. | <input type="checkbox"/> Owned and occupied by grantor(s) at time of sale. |
| <input type="checkbox"/> One or two-family residential premises. | <input type="checkbox"/> No joint owners other than spouse or other qualified exempt owners. |
- B) BLIND (See Instruction #8.)
- | | |
|--|--|
| <input type="checkbox"/> Grantor(s) legally blind. | DISABLED (See Instruction #8.) |
| <input type="checkbox"/> One- or two-family residential premises. | <input type="checkbox"/> Grantor(s) permanently and totally disabled. |
| <input type="checkbox"/> Owned and occupied by grantor(s) at time of sale. | <input type="checkbox"/> One or two-family residential premises. |
| <input type="checkbox"/> No joint owners other than spouse or other qualified exempt owners. | <input type="checkbox"/> Receiving disability payments. |
| | <input type="checkbox"/> Owned and occupied by grantor(s) at time of sale. |
| | <input type="checkbox"/> Not gainfully employed. |
| | <input type="checkbox"/> No joint owners other than spouse or other qualified exempt owners. |
- * IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANTEE NEED QUALIFY.

- C) LOW AND MODERATE INCOME HOUSING (See Instruction #8.)
- | | |
|---|--|
| <input type="checkbox"/> Affordable According to HUD Standards. | <input type="checkbox"/> Reserved for Occupancy. |
| <input type="checkbox"/> Meets Income Requirements of Region. | <input type="checkbox"/> Subject to Resale Controls. |

- D) NEW CONSTRUCTION (See Instruction #8.)
- | | |
|--|---|
| <input checked="" type="checkbox"/> Entirely new improvement. | <input type="checkbox"/> Not previously occupied. |
| <input checked="" type="checkbox"/> Not previously used for any purpose. | |

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 3 day of July, 2000

[Signature]
Name of Deponent (Grantor(s))
John A. Fallone

Fallone at Highland Ridge, L.L.C.
Name of Grantor (Type and Address)

[Signature]
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 Grantee at Time of Sale

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

FOR OFFICIAL USE ONLY - This area for use of County Clerk or Register of Deeds.	
Instrument Number	8294700
Deed Number	8294700
Deed Dated	7/31/00
County	Hunterdon
Date Recorded	10/17/00

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 without the approval of the Director.

ORIGINAL - To be retained by County.
DUPLICATE - To be forwarded by County to Division of Taxation.
TRIPPLICATE - Is your file copy.

END OF DOCUMENT

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

Block 22 Lot 31.13

DEED

This Deed is made on August 19, 2003
BETWEEN

MICHAEL STEEL, A SINGLE MAN

whose post office address is **16 CARHART COURT, PITTSTOWN, NEW JERSEY 08867**, referred to as the Grantor,

AND

PRUDENTIAL RESIDENTIAL SERVICES, LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP by: PRUDENTIAL HOMES CORPORATION, its General Partner whose address is 16260 North 71st Street, Suite 385, Scottsdale, Arizona 85254, 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. This transfer is made for the sum of **SEVEN HUNDRED FORTY FIVE THOUSAND and 00/100 (\$745,000.00) DOLLARS**

The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:15-1.1) **TAX MAP OF THE TOWNSHIP OF UNION BLOCK NO. 22 LOT 31.13**
 No lot and block or account number is available on the date of this deed. (Check box if applicable)

3. **Property.** The property consists of the land and all the buildings and structures on the land in the Municipality of **PITTSTOWN**, County of **HUNTERDON**, and State of New Jersey. The legal description is:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL STEEL, BY DEED FROM FALLONE AT HIGHLAND RIDGE, L.L.C., DATED JULY 31, 2000, RECORDED OCTOBER 17, 2000, IN THE HUNTERDON COUNTY CLERK'S OFFICE IN DEED BOOK 1250, PAGE 136

The street address of the Property is: **16 CARHART COURT, PITTSTOWN, NEW JERSEY 08867**



Instr# 8466431 Dorothy K. Tirpok
Recorded/Filed ASB Hunterdon County Clerk
12/11/2003 16:05 Bk 2077 Pg 364 #Pg 3 DEED

Consideration: 745000.00
Realty Tax: 5186.00 R
Fees: 60.00

(For Recorder's Use Only)

Prepared by: (print signers name by hand signature)
[Signature]
KEVIN F. RADETT, ESC

SCHEDULE A

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:

Being known and designated as Lot No. 31.13 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 Hunterdon County Clerk's Office September 9, 1999 as Map No. 1332.

Being further described as follows;

BEGINNING at an iron pin set in the northeasterly corner of Lot 31.14 in the southerly sideline of Carhart Court, a 40 foot wide right of way at this point; thence

1. Along the southerly sideline of Carhart Court along a curve to the right having a radius of 260.00 feet an arc length of 193.40 feet to an iron pin set at the northwesterly corner of Lot 31.12; thence
2. South 07 degrees 40 minutes 00 seconds West along the westerly line of Lot 31.12, a distance of 464.99 feet to an iron pin set at the southerly corner of Lot 31.12 in the northerly line of Lot 31.04; thence
3. South 55 degrees 47 minutes 00 seconds West along a portion of the northerly line of Lot 31.04 a distance of 150.06 feet to an iron pin set at the common corner with Lot 31.04 and Lot 31.14 in the northerly line of Lot 31.05, said iron pin is set in the northerly line of a 60 foot wide Transcontinental Gas Pipeline Corporation easement recorded in Deed Book 976 page 1082; thence
4. North 00 degrees 46 minutes 00 seconds East along the easterly line of Lot 31.14 a distance of 608.78 feet to the point and place of Beginning.

Also known as Lot 31.13 in Block 22 on the Township of Union Tax Map.

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 act" (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 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.)

Michael Steel (Seal)
MICHAEL STEEL

STATE OF New Jersey, COUNTY OF Hunterdon SS:
I CERTIFY THAT ON 19th DAY OF August, 2003

MICHAEL STEEL 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 \$ 745,000.00 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.)

Marsha D. Kroposky
PRINTED NAME: _____
TITLE: _____
MARSHA D. KROPOSKY
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Feb. 25, 2005

RECORD AND RETURN TO:
Record & Return to:
Prudential Relocation Services
Property No. 3210883
16260 North 71st Street
Scottsdale, AZ 85254



DEED

This Deed is made on September 2, 2003
BETWEEN

PRUDENTIAL RESIDENTIAL SERVICES, LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP by: PRUDENTIAL HOMES CORPORATION, its General Partner whose address is 16260 North 71st Street, Suite 385, Scottsdale, Arizona 85254, referred to as the Grantor,

AND

CLAUDE E. WRIGHT, III and CORENN L. WRIGHT, husband and wife

whose post office address is about to be **16 CARHART COURT, PITTSTOWN, NEW JERSEY 08867,** 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. This transfer is made for the sum of SEVEN HUNDRED FORTY FIVE THOUSAND and 00/100 (\$745,000.00) DOLLARS

The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:15-1.1) **TAX MAP OF THE TOWNSHIP OF UNION BLOCK NO. 22 LOT 31.13**

No lot and block or account number is available on the date of this deed. (Check box if applicable)

3. **Property.** The property consists of the land and all the buildings and structures on the land in the Municipality of **PITTSTOWN,** County of **HUNTERDON,** and State of New Jersey. The legal description is:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The street address of the Property is: **16 CARHART COURT, PITTSTOWN, NEW JERSEY 08867**

BEING the same premises conveyed to the Grantor under deed from Michael Steel, a single man by deed dated August 19, 2003 and being recorded simultaneously with the within Deed.



Instr# B466433 Dorothy K. Tirpok
Recorded/Filed ASB Hunterdon County Clerk
12/11/2003 16:08 Bk 2077 Pg 367 #Pg 3 DEED

Consideration: 745000.00
Realty Tax: 5186.00 R
Fees: 60.00

(For Recorder's Use Only)

Prepared by: (print signer's name beneath signature)
[Signature]
KEVIN F. RAQUET, ESQ.

SCHEDULE A

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:

Being known and designated as Lot No. 31.13 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 Hunterdon County Clerk's Office September 9, 1999 as Map No. 1332.

Being further described as follows;

BEGINNING at an iron pin set in the northeasterly corner of Lot 31.14 in the southerly sideline of Carhart Court, a 40 foot wide right of way at this point; thence

1. Along the southerly sideline of Carhart Court along a curve to the right having a radius of 260.00 feet an arc length of 193.40 feet to an iron pin set at the northwesterly corner of Lot 31.12; thence
2. South 07 degrees 40 minutes 00 seconds West along the westerly line of Lot 31.12, a distance of 464.99 feet to an iron pin set at the southerly corner of Lot 31.12 in the northerly line of Lot 31.04; thence
3. South 55 degrees 47 minutes 00 seconds West along a portion of the northerly line of Lot 31.04 a distance of 150.06 feet to an iron pin set at the common corner with Lot 31.04 and Lot 31.14 in the northerly line of Lot 31.05, said iron pin is set in the northerly line of a 60 foot wide Transcontinental Gas Pipeline Corporation easement recorded in Deed Book 976 page 1082; thence
4. North 00 degrees 46 minutes 00 seconds East along the easterly line of Lot 31.14 a distance of 608.78 feet to the point and place of Beginning.

Also known as Lot 31.13 in Block 22 on the Township of Union Tax Map.

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 act" (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 judgment to be entered against the Grantor.)

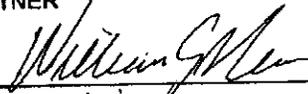
5. Signatures. The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature.) If the Grantor is a corporation this Deed is signed and attested to by its proper corporation officers and it's corporate seal is affixed.

**PRUDENTIAL RESIDENTIAL SERVICES, LIMITED
PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP**

Witnessed or attested by:

By: PRUDENTIAL HOMES CORPORATION, ITS GENERAL PARTNER


CHRISTINE RUSSELL Assistant Secretary

By:  (SEAL)
Name: William G. Nemer
Title: VP

STATE OF Arizona COUNTY OF Maricopa SS:
I CERTIFY that on 2 day of September, 2003, Christine Russell personally came before me and this person acknowledged under oath, to my satisfaction, that:

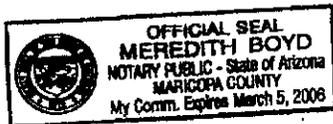
- (a) this person is the Assistant Secretary of **PRUDENTIAL HOMES CORPORATION, General Partner of PRUDENTIAL RESIDENTIAL SERVICES, LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP**, the corporation named in this Deed;
 - (b) this person is the attesting witness to the signing of this Deed by the proper corporate officer who is William G. Nemer the Vice 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 \$ 745,000.00
- (Such consideration is defined in N.J.S.A. 46:15-5)

Signed and sworn to before me on 2 day of September, 2003.


Notary


CHRISTINE RUSSELL Assistant Secretary

RECORD AND RETURN TO:
SCHACHTER, TROMBADORE, OFFEN,
STANTON & PAVICS, P.A.
45 East High Street
P.O. Box 620
Somerville, New Jersey 08876



END OF DOCUMENT