

B1203 P0130

Prepared by:

Thomas C. Miller
Thomas C. Miller

Record & Return To:
Gilbert E. Owren, Esq.
P.O. Box 840
Summit, NJ 07902

DEED

This Deed is made on *December 21, 1998.*

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 **Gennaro Palumbo and Diane Palumbo,**
husband and wife

whose address is about to be 7 Carhart Court, Pittstown, NJ, 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 Three hundred sixty five thousand nine hundred and no/100---(\$365,900.00)---Dollars. The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Union Township Block No. 22 Lot No. 32.15
() 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. 32.15 in Block 22 as shown on a map entitled "Final Plat for Highland Ridge", prepared by Brokaw De Riso Associates, Inc., dated March 15, 1996, and filed in the Office of the Clerk of Hunterdon County on July 15th, 1997, as Map No. 1258.

Being also known as Lot 32.15 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 Anthony J. Colorafi and Barbara Colorafi, husband and wife, dated July 29, 1997, which deed was recorded on July 31, 1997, in Deed Book 1170 at page 811 et seq. in the Office of the Clerk of Hunterdon County.

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

Further subdivision of Lot 32.15 in Block 22 is prohibited by the Union Township Planning Board.

COUNTY OF HUNTERDON
CONSIDERATION 365,900
REALTY TRANSFER FEE 1305
DATE 12/21/98 BY ASG

11:39

B1203 P0131



BROKAW FG

P.O. BOX 5192
PHONE: (908) 735-7750

CLINTON, NJ 08809-0192
FAX: (908) 735-7746

- CIVIL ENGINEERING
- LAND SURVEYING
- SITE ANALYSIS
- LAND PLANNING
- ENVIRONMENTAL ENGINEERING

PALUMBO

FROM

HIGHLAND RIDGE

BLOCK 22, LOT 32.15

TOWNSHIP OF UNION, HUNTERDON COUNTY, NJ

BEGINNING at a point, said point being a capped pin set and located 661.07 feet along the various courses of the easterly sideline of Carhart Court from its intersection with the southerly sideline of Everett Road and running thence:

- 1) Along the common line between Block 22, Lots 32.15 and 32.16, North 85 degrees 52 minutes 05 seconds East 299.32 feet to a capped pin set, thence;
- 2) Along the common line between Block 22, Lots 32.15 and 31, South 00 degrees 46 minutes 00 seconds West 249.88 feet to a capped pin set, thence;
- 3) Along a common line between Block 22, Lots 32.15 and 32.14, South 80 degrees 56 minutes 25 seconds West 208.75 feet to a point and passing over a capped pin set on line at 203.75 feet, thence;
- 4) Along the cul-de-sac of Carhart Court on a curve to the left having a radius of 60.00 feet, a length of 90.67 feet and whose chord bears North 47 degrees 10 minutes 32 seconds West 82.28 feet to a concrete monument set at a point of reverse curve, thence;
- 5) Still along the same on a curve to the right having a radius of 15.00 feet, a length of 22.72 feet and whose chord bears North 46 degrees 54 minutes 31 seconds West 20.37 feet to a capped pin set, thence;
- 6) Along the easterly sideline of Carhart Court, North 04 degrees 07 minutes 55 seconds East 191.81 feet to the point and place of **BEGINNING**.

BEING known and designated as Lot 32.15 in Block 22 as shown on a certain map entitled in part "Final Plat for Highland Ridge," prepared by Brokaw DeRiso Associates, Inc. dated March 15, 1996 and revised through December 19, 1996 and labeled as Sheet 3 of 4 said map recorded in the Hunterdon County Clerk's Office on July 15, 1997 as Filed Map No. 1258.

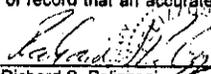
BEING further known as Lot 32.15 in Block 22 on the present tax maps of the Township of Union, Hunterdon County, and by street address of 7 Carhart Court, Hampton, NJ.

All bearings being in accordance with the meridian contained on Filed Map No. 1258. The tract or parcel contains a calculated area of 1.666 acres (72,582 SF) of land, more or less, as surveyed by Richard S. Pelizzoni, P.E., and P.L.S., NJ License No. 27892, for Brokaw FG, formerly Brokaw DeRiso Associates, Inc.

Subject to a portion of a 20 foot wide Water Easement.

Subject to a Conservation Easement.

Subject also to any other easement or restrictions of record that an accurate title search may disclose.


 Richard S. Pelizzoni
 Professional Engineer
 Professional Land Surveyor
 NJ License No. 27892

443B22L3215.dwg 11/3/98

110 EX. ADDRESS 33 RUIFFEL ROAD HAMPTON NEW JERSEY 08847

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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. Bennett

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

RECORDED

JAN 8 2 51 PM '99

STATE OF NEW JERSEY, COUNTY OF HUNTERDON

NOTARY PUBLIC

I certify that on *December 21*, 1998, 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 \$365,900.00 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.)

Mary M. Bennett
A Notary Public of New Jersey

MARY M. BENNETT
NOTARY PUBLIC OF NEW JERSEY
BY COMMISSION EXPIRES MARCH 31, 1999

GILBERT E. OWREN, ESQUIRE
DRUMMOND & OWREN
19 BEECHWOOD ROAD
BOX 840
SUMMIT NJ 07902-0840

B1203 P0133

MILLER, ROBERTSON and ROBOERS, ESQS.

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

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

ALL-STATE Legal, A Division of
ALL-STATE International, Inc.
908-272-0800

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. 1983 (N.J.S.A. 46:15-5 et seq.)

STATE OF NEW JERSEY
COUNTY OF Hunterdon

SS.

FOR REGISTER'S USE ONLY	
Consideration \$ <u>365,130.00</u>	D
Realty Transfer Fee \$ <u>112.59</u>	
Date <u>1/8/99</u>	By <u>ASB</u>

* (The 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 12/21/1998
(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Listing Institution, etc.)

transferring real property identified as Block No. 22 Lot No. 32.15

located at 7 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 \$ 365,900.00

(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.

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 21st day of December, 1998

Mary M. Esquivel
A Notary Public of New Jersey

MARY M. ESQUIVEL
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES AUGUST 28, 1999

John A. Fallone
Name of the grantor (see above line)
John A. Fallone
Name of a co-grantor (type above line)

1117 Rt #31 South, Suite 1
Lebanon, NJ 08833
Address of Deponent
1117 Rt #31 South, Suite 1
Lebanon, NJ 08833
Address of Grantee at Time of Sale

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds	
Instrument Number <u>11239</u>	County <u>Hunterdon</u>
Deed Number <u>11239</u>	Book <u>12</u> Page <u>127</u>
Deed Dated <u>1/8/99</u>	Date Recorded <u>1/8/99</u>

GILBERT E. OWREN, ESQUIRE
DRUMMOND & OWREN
19 BEECHWOOD ROAD
BOX 840
SUMMIT NJ 07902-0840

HIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HEREOF.
Division of Taxation in the Department of the Treasury, as required by law, and may not be altered without the

Division of Taxation on partial exemption from fee (N.J.A.C. 18:16-8.12)

END OF DOCUMENT

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