

B1215 P0895

Prepared by:

TC Miller
Thomas C. Miller

Record & Return To:
William H. Imgrund, Esq.
768 Carleton Road
Westfield, NJ 07090

COUNTY OF HUNTERDON
CONSIDERATION 406,925.00
REALTY TRANSFER FEE 1,510.00
DATE 07-30-99 BY TCB

DEED

This Deed is made on June 30, 1999.

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 **Ian Egemba and Rosemary Egemba,**
husband and wife

whose address is about to be 1 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 six thousand nine hundred twenty five and no/100---(\$406,925.00)--- 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. 32.18
() 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. 32.18 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 32.18 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 32.18 in Block 22 is prohibited by the Union Township Planning Board.

114481

B1215 P0896



BROKAW FG

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

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

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

EGEMBA

FROM

HIGHLAND RIDGE

BLOCK 22, LOT 32.18

TOWNSHIP OF UNION, HUNTERDON COUNTY, NEW JERSEY

BEGINNING at a point, said point being a capped pin set and located 103.69 feet along the various courses of the northerly sideline of Carhart Court from its intersection with the easterly sideline of Everett Road and running thence:

- 1) Along the common line between Block 22, Lots 32.18 and 32.19, North 18 degrees 59 minutes 06 seconds East 428.84 feet to a capped pin set, thence;
- 2) Along the common line between Block 22, Lots 32.18 and 30.01, South 50 degrees 16 minutes 43 seconds East 210.14 feet to a capped pin set, thence;
- 3) Along the common line between Block 22, Lots 32.18 and 32.17, South 26 degrees 02 minutes 05 seconds West 348.61 feet to capped pin set, thence;
- 4) Along the northerly sideline of Carhart Court, on a curve to the left having a radius of 325.00 feet, a length of 76.26 feet and whose chord bears North 70 degrees 41 minutes 14 seconds West 76.08 feet to a point, thence;
- 5) Still along the same, North 77 degrees 24 minutes 34 seconds West 78.12 feet to the point and place of **BEGINNING**.

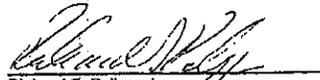
BEING known and designated as Lot 32.18 in Block 22 as shown on a certain map entitled in part "Final Plat for Highland Ridge," prepared by Brokaw DeRiso Associates, Inc. dated March 15, 1996 and revised through December 19, 1996 and labeled as Sheet 3 of 4, said map recorded in the Hunterdon County Clerk's Office on July 15, 1997 as Filed Map No. 1258.

BEING further known as Lot 32.18 in Block 22 on the present tax maps of the Township of Union, Hunterdon County, and by street address of 1 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 1.564 acres (68,107 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 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

443EGemba.des 5/25/99

FFD EX ADDRESS: 33 RUPELL ROAD, HAMPTON, NJ 08827

B1215.P0897

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. Broun

By J. Fallone
John A. Fallone, Manager

STATE OF NEW JERSEY, COUNTY OF HUNTERDON ss:

I certify that on June 30, 1999, 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 \$406,925.00 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. Broun
A Notary Public of New Jersey

~~MARY M. BROUN
NOTARY PUBLIC OF NEW JERSEY
COMMISSION EXPIRES 08/31/99~~

RECORDED

JUL 20 8 56 AM '99

HUNTERDON COUNTY
DORTHY K. TIRPOK
CLERK

81215 P0898

MILLER, ROBERTSON and RODGERS, ESQS.

1645 - Affidavit of Consideration
RTR - (Rev. 11/86)
8/96

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION OR
EXEMPTION

ALL-STATE Legal, A Division of
M.J. STATE International, Inc.
908-772-6220

(c. 49, P.L. 1968)

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>406,925.00</u>		
Realty Transfer Fee \$	<u>1,510.00</u>		
Date	<u>07-30-99</u>	By	<u>JB</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 June 30, 1999

transferring real property identified as Block No. 22 Lot No. 32.18

located at 1 Carhart Court, Union Township, Hunterdon County, New Jersey

(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 and agreed to be paid by the grantor and any other person or encumbrance thereon not paid, satisfied or removed in connection with the transfer of title is \$ 406,925.00

(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.) More 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 30th day of June, 1999

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

Fallone at Highland Ridge, LLC
Name of 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 Grantor at Time of Sale

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds			
Instrument Number	<u>114481</u>	County	<u>Hunterdon</u>
Deed Number	<u>114481</u>	Book	<u> </u>
Deed Dated	<u>06-30-99</u>	Date Recorded	<u>07-30-99</u>

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 on partial exemption from fee (N.J.A.C. 18:16 - 8.12)
TRIPPLICATE - Is your file copy.

END OF DOCUMENT

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