

Block 22 Lots 9 to 10

PREPARED BY:

WILLIAM C. WALSH, ESQ.
7 Becker Farm Road
Roseland, NJ 07068

EXECUTOR'S DEED

THIS DEED IS MADE ON April 24, 2003, BETWEEN: JOAN BULVANOSKI, as Executrix (herein the "Executor") of the Estate of JAMES A. BULVANOSKI, whose address is 5 Prairie Dunes Court, Skillman, New Jersey 08858, referred to as the Grantor,

AND said JOAN BULVANOSKI, whose address is 5 Prairie Dunes Court, Skillman, New Jersey 08858, referred to as the Grantee.

Transfer of Ownership: The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. The Grantor makes this Deed as the Executor of the Estate of the Grantor's spouse, JAMES A. BULVANOSKI, who died on February 13, 2003, a resident of Skillman (Somerset County), New Jersey, leaving a Last Will and Testament dated February 4, 2000, which said Will was admitted to probate by the Somerville County Surrogate's Court, Somerville, New Jersey on April 17, 2003 (Case #12325) and that same date Letters Testamentary were issued to said JOAN BULVANOSKI.

It is the intent and purpose of this Deed to convey all of the Estate's ownership, rights, title and interest in the property to said JOAN BULVANOSKI, as sole residuary beneficiary under Article V of said Will.

This transfer is made for NO ACTUAL MONEY OR MONETARY VALUE (\$0.00).

Tax Map Reference: (N.J.S.A. 46:15-1.1) Township of Union, County of Hunterdon, Block No. 22, Lots Nos. 9 and 10, Account No. _____.

_____ No property tax identification number is available on the date of this Deed. (If checked)

Property Description: The 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:

SEE LEGAL DESCRIPTION ATTACHED AS "EXHIBIT A"



Consideration: 0.00
Realty Tax: 0.00 B
Fees: 45.00

Instr# 8432916 Dorothy K. Tirpok
Recorded/Filed NF Hunterdon County Clerk
05/30/2003 15:10 Bk 2065 Pg 311 #Pg 4 DEED

EXHIBIT A

Lot 9:

BEGINNING at a corner on the Southerly side of State Highway #28 said corner being 145 feet more or less from a corner of lands of William C. Van Syckel and running thence (1) by lands of one Tarantino South 2 degrees East 23.80 chains more or less to a corner in the line of lands formerly of Jacob Emery; thence (2) by his lands South 86 degrees West 105 feet to a stake for a corner in said line; thence (3) by lands of Caryl Lunger from which this tract is taken North 2 degrees West 23.80 chains more or less to the Southerly said of State Highway 105 feet to the place of Beginning, containing 3.78 acres of land more or less.

EXCEPTING and receiving all lands hereto fore conveyed to the State of New Jersey for Highway purposes leaving approximately 2.90 acres of land more or less.

SUBJECT to slope rights and drainage easements if any to the State of New Jersey for highway purposes.

BEING the same premises conveyed to the grantors herein by Deed recorded in the Hunterdon County Clerk's Office in Book 731 of Deeds on page 84.

Lot 10:

BEGINNING at a corner of lands of Frank Cozzi and State Highway No. 28 and from thence running by lands of Frank Cozzi (1) South two degrees East twenty three chains and eighty links more or less to a corner of lands of said Cozzi and formerly Jacob Emery, from thence by lands of said Emery (2) South eighty eight degrees West seventy five feet to a corner in said Emery's line; thence (3) by lands from which this tract is taken North two degrees West twenty three chains and eighty links more or less to a corner of the South side of State Highway No. 28 and in their line; thence (4) by State Highway line North eighty eight and three quarter degrees East seventy five feet to the place of Beginning, containing two and seven hundredths (2.70) acres of land more or less.

EXCEPTING THEREFROM so much as has been conveyed to the State of New Jersey for the widening of U.S. Route No. 22.

ALSO EXCEPTING THEREFROM the slope rights granted in said deed to the State of New Jersey.

The above premises are also described as follows in accordance with a survey performed by Estate Developers & Engineers dated October 15, 1958;

BEGINNING at a iron pin on the southerly right-of-way line of Frontage Road, said iron pin being on the northwest corner of the lands now or formerly of Yannell Realty Company; thence along said southerly right-of-way line Frontage Road along a chord North 80° 37' 37" West 180.50 feet to an iron pin on a corner of the lands now or formerly of Hunters Field, Inc. the following two courses and distances 1) South 2° 00' 00" East 1222.80 feet to an iron pin; thence 2) North 88° 04' 21" East 180.00 feet to an iron pin on the southerly corner of the lands now or formerly of Yannell Realty Company North 02° 00' 00" West 1186.82 feet to an iron pin, the place of the beginning. Containing 4.976 acres.

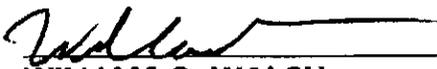
BEING the same premises conveyed to said JAMES A. BULVANOSKI, deceased, by Deed made by THOMAS A. KNOTT which Deed was dated December 31, 1996 and recorded in the Hunterdon County Clerk's Office in Deed Book 1173, Page 0090 on September 9, 1997. Said JAMES A. BULVANOSKI died on February 13, 2003, a resident of Skillman (Somerset County), New Jersey, leaving a Last Will and Testament dated February 4, 2000, which said Will was admitted to probate by the Somerville County Surrogate's Court, Somerville, New Jersey on April 17, 2003 (Case #12325). It is the intent and purpose of this Deed to convey all of the Estate's ownership, rights, title and interest in the property to said JOAN BULVANOSKI, as sole residuary beneficiary under Article V of said Will.

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 on the first date above.

Witnessed or attested by:

ESTATE OF JAMES A. BULVANOSKI


WILLIAM C. WALSH

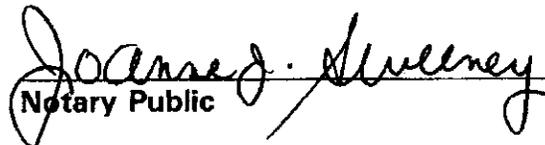
By: 
JOAN BULVANOSKI, Executor

STATE OF NEW JERSEY, COUNTY OF ESSEX SS:

I CERTIFY that on April 24, 2003, JOAN BULVANOSKI personally came before me and acknowledged under oath, to my satisfaction, that she is named in this deed and personally signed and delivered this deed as her own act and the full and actual consideration paid for the transfer of title (such consideration is defined in N.J.S.A. 46:15-5), is NO ACTUAL MONEY OR MONETARY VALUE (\$0.00).

Signed and sworn to before me on
April 24, 2003

JOANNE J SWEENEY
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES 6-15-04


Notary Public

RECORD AND RETURN TO:

WILLIAM C. WALSH, ESQ.
7 Becker Farm Road
Roseland, NJ 07068

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. 46:16-6 et seq.)

STATE OF NEW JERSEY

COUNTY OF ESSEX

FOR RECORDER'S USE ONLY	
Consideration \$	<u>0</u>
Realty Transfer Fee \$	<u>E</u>
Date	<u>5-30-03</u> By <u>MF</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, WILLIAM C. WALSH, being duly sworn according to law upon his/her oath deposes and says that

he/~~she~~ is the Legal Representative in a deed dated April 24, 2003

(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.s 9 & 10

located at _____
(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 \$

(3) FULL EXEMPTION FROM FEE

Deponent states 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.

Transfer by executor to an heir; no consideration

(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)

- | | |
|---|---|
| <input type="checkbox"/> Grantor(s) 62 years 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"/> Owners as joint tenants must all qualify except in the case of a spouse. |

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 owners as joint tenants other than spouse or other qualified exempt owners. | <input type="checkbox"/> Receiving disability payments. |
| | <input type="checkbox"/> Not gainfully employed. |
| | <input type="checkbox"/> No owners as joint tenants 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)

- | | |
|---|--|
| <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 #9.)

- | | |
|---|---|
| <input type="checkbox"/> Entirely new improvement. | <input type="checkbox"/> Not previously occupied. |
| <input 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 12th
day of May, 2003

William C. Walsh, Esq.
Signature of Deponent
WILLIAM C. WALSH, ESQ.
7 Becker Farm Road
Roseland, NJ 07068
Address of Deponent

Joan Bulvanoski
Name of Grantor
5 Prairie Dunes Court
Skillman, NJ 08858
Address of Grantor at Time of Sale

Joanne J. Sweeney
JOANNE J. SWEENEY
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES 6-15-04

FOR OFFICIAL USE ONLY	
Instrument Number	<u>8432916</u> County <u>Hunterdon</u>
Deed Number	<u>8432916</u> Book _____ Page _____
Deed Dated	<u>4-20-03</u> Date Recorded <u>5-30-03</u>

IMPORTANT - BEFORE COMPLETING
This form is prescribed by the Director, Division of Taxation, without the approval of the Director.



CAUTIONS ON THE REVERSE SIDE HEREOF.
required by law, and may not be altered or amended