

DRAINAGE EASEMENT
11/13/06
BK 2170 PG 647
#20061113000081320

CONSERVATION EASEMENT
11/13/06
BK 2170 PG 639
#20061113000081310
D E E D

DEED
11/13/06
BK 2170 PG 633
#20061113000081300

Prepared by:

SAM S. MATTHEWS, ESQ.

This Deed is made on April 17, 2002

BETWEEN HAMLET AT HIDDEN MEADOW, L.L.C., A New Jersey Limited
Liability Company

whose address is 140 Sylvan Avenue, Englewood Cliffs, New
Jersey referred to as Grantor(s),

AND DONALD H. JOOS and STEPHANIE E. JOOS,

Husband & Wife

whose address is about to be: 306 Hidden Meadow Lane, Hampton, New
Jersey 08827

referred to as Grantee(s).

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 **Six Hundred Sixty
Seven Thousand Seven Hundred Eighty Two and 50/100 (\$667,782.50)**.
The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of
Union - Block No. 28 Lot No. 19.02 - Account No.

Property. 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 Land Description Attached

BEING a portion of the same premises conveyed to the Grantor
by Deed dated January 14, 2000 and recorded in the Hunterdon County
Clerk's Office on January 21, 2000 in Deed Book 1230, Page 856, et
seq.



Consideration:
Realty Tax:
Fees:

667782.50
2815.00 D
45.00

Instr# 8386050 Dorothy K. Twpok
Recorded/Filed ASB Hunterdon County Clerk
05/01/2002 15:04 Bk 2036 Pg 319 #Pg 4 DEED

LAND DESCRIPTION

DECLARATION
11/29/06
BK 2172 PG 177
#20061129000100770

All That tract or parcel of land and premises, situate, lying and being in the Township of Union in the County of Hunterdon and State of New Jersey, more particularly described as follows:

BEING known as Lot 19.02 in Block 28 as shown on a map entitled "Final Plat for the Hamlet at Hidden Meadow", filed 4/5/2001 in the Hunterdon County Clerk's Office as Map No. 8310829.

BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING at an iron pin found in the Southeasterly sideline of Hidden Meadow Lane (50' ROW), said point being distant 611.78 feet in a general Southwesterly direction, along various courses and along the same, from its intersection with the Southeasterly sideline of Main Street (41.5' ROW); from thence running

- (1) South 29 degrees 33 minutes 35 seconds East, 258.97 feet to a point; thence
- (2) South 33 degrees 09 minutes 47 seconds East, 455.33 feet to a point; thence
- (3) South 78 degrees 39 minutes 25 seconds West, 148.76 feet to a point; thence
- (4) North 18 degrees 51 minutes 57 seconds West, 184.95 feet to a point; thence
- (5) North 82 degrees 36 minutes 41 seconds West, 261.90 feet to a point; thence
- (6) North 13 degrees 03 minutes 10 seconds West, 241.84 feet to a point; thence
- (7) North 21 degrees 59 minutes 12 seconds West, 91.65 feet to a point; thence
- (8) North 50 degrees 50 minutes 44 seconds East, 107.22 feet to a point in the Southwesterly sideline of Hidden Meadow Lane; thence
- (9) Northeasterly, along the same, on a curve to the left, having a radius of 50.00 feet, an arc length of 116.71 feet to a point of reverse curvature; thence
- (10) Northeasterly, still along the same, on a curve to the right, having a radius of 25.00 feet, an arc length of 14.81 feet to the point and place of BEGINNING.

The above description was drawn in accordance with a survey prepared by Van Cleef Engineering Associates, dated 3/27/2002.

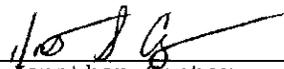
FOR INFORMATION ONLY:

BEING commonly known as Block 28, Lot 19.02 as set forth on the current tax map, Township of Union, Hunterdon County, New Jersey

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 signed this Deed as of the date at the top of the first page.

Witnessed by: HAMLET AT HIDDEN MEADOW, L.L.C.

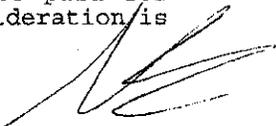
BY:  (Seal)
Jonathan Cantor
Managing Member

STATE OF NEW JERSEY, COUNTY OF BERGEN - SS;

I CERTIFY that on April 17, 2002

JONATHAN CANTOR, Managing Member of Hamlet at Hidden Meadow LLC personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person);

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his or her act and deed; and
- (c) made this Deed for \$667,782.50 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).


SAM S. MATTHEWS
Attorney-at-Law of New Jersey

D E E D	:	Dated: April 17, 2002
	:	
	:	<u>Record and return to:</u>
HAMLET AT HIDDEN MEADOW L.L.C.:	:	
	:	Lawrence J. Barisonek, Esq.
	:	Barisonek & Dooley
Grantor	:	340 North Arlington East
	:	PO Box 591
to	:	Cranford, NJ 07016
	:	
DONALD H. JOOS and	:	
STEPHANIE E. JOOS,	:	
	:	
	:	
Grantees	:	

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

OR
PARTIAL EXEMPTION
(P.L. 1975, c. 176)

To be recorded with Deed pursuant to P.L. 1968, c. 49, as amended by P.L. 1991, c. 308 (N.J.S.A. 46:15-5 et seq.)

STATE OF NEW JERSEY
COUNTY OF BERGEN

SS:

FOR RECORDER'S USE ONLY	
Consideration \$	667,782.50
Realty Transfer Fee \$	2813.50
Date	3-1-02
By	ASB

* 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 Jonathan Cantor, being duly sworn according to law upon his/her oath

(Name)

deposes and says that he/she is the Legal Representative in a deed dated April 17, 2002

(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)

transferring real property identified as Block No. 28 Lot No. 19.02

located at 306 Hidden Meadow Lane, Hampton, Hunterdon County

(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 \$ 667,782.50

(3) FULL EXEMPTION FROM FEE Deponent claims that this deed transaction is fully exempt from the Realty Transfer Fee imposed by P.L. 1968, c. 49 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 P.L. 1975, c. 176 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.
 - Owners as joint tenants must all qualify except in the case of a spouse.
- 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 owners as joint tenants 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 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.)
- 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 P.L. 1968, c. 49.

Subscribed and sworn to before me
this 17th
day of April 2002

Jonathan Cantor
Name of Deponent (sign above line)
Jonathan Cantor

Hamlet at Hidden Meadow, LLC
Name of Grantor (type above line)

140 Sylvan Avenue
Englewood Cliffs, NJ
Address of Deponent

Same
Address of Grantor at Time of Sale

SAM S. MATTHEWS
Attorney at Law of NJ

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.			
Instrument Number	<u>83166050</u>	County	<u>Hunterdon</u>
Deed Number	<u>236050</u>	Book	Page
Deed Dated	<u>4-17-02</u>	Date Recorded	<u>5/8/02</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
TRIPLICATE - Is your file copy.

ORIGINAL AND DUPLICATE COPY MUST BE



SCORDING OFFICER

Deed

This Deed made on May 25, 2011,

BETWEEN

DONALD H. JOOS and STEHANIE E. JOOS, husband and wife,

whose post office address is 306 Hidden Meadow Lane, Hampton, New Jersey 08827

AND

WILLIAM HIGGINS,

whose address is about to be 306 Hidden Meadow Lane, Hampton, New Jersey 08827

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 FIFTY THOUSAND AND 00/100 DOLLARS (\$750,000.00) DOLLARS** -----

The Grantor acknowledges receipt of this money.

2. Tax Map Reference (N.J.S.A. 46.15-1.1) Municipality of the Union Township,

Block No.	28	Lot No.	19.02	Qualifier No.	Account
No.					

/ / No property tax identification number is available on the date of this Deed. (Check Box if Applicable)

3. Property The Property consists of the land and all the building and structures on the land in the Township of Union, County of Hunterdon, and State of New Jersey. The Legal description is:

/ / Please see attached Legal Description annexed hereto and made part hereof. (Check Box if Applicable)

BEING the same lands and premises conveyed to Donald H. Joos and Stephanie E. Joos, husband and wife, by Deed from Hamlet at Hidden Meadow, LLC, a New Jersey Limited Liability Company, dated April 17, 2002, and recorded May 1, 2002, in the Office of the Clerk of Hunterdon County, in Deed Book 2036, Page 319.

This conveyance is made subject to municipal ordinances, state and federal law, easements and restrictions of record and such facts as an accurate survey may disclose.

Prepared By:

William J. Gianos, Esq.



20110606000124630 1/4
06/06/2011 03:35:22 PM D
Bk: 2270 Pg: 131
Mary H. Melia
Hunterdon County Clerk

LEGAL DESCRIPTION

BEGINNING at an iron pin found in the Southeastery sideline of Hidden Meadow Lane (50' ROW), said point being distant 611.78 feet in a general Southwesterly direction, along various courses and along the same, from its intersection with the Southeastery sideline of Main Street (41.3' ROW); from thence running

- (1) South 29 degrees 33 minutes 35 seconds East, 258.97 feet to a point; thence
- (2) South 33 degrees 09 minutes 47 seconds East, 455.33 feet to a point; thence
- (3) South 78 degrees 39 minutes 25 seconds West, 148.76 feet to a point; thence
- (4) North 18 degrees 51 minutes 57 seconds West, 184.95 feet to a point; thence
- (5) North 82 degrees 36 minutes 41 seconds West, 261.50 feet to a point; thence
- (6) North 13 degrees 03 minutes 10 seconds West, 241.84 feet to a point; thence
- (7) North 21 degrees 59 minutes 12 seconds West, 91.65 feet to a point; thence
- (8) North 50 degrees 50 minutes 44 seconds East, 107.22 feet to a point in the Southwesterly sideline of Hidden Meadow Lane; thence
- (9) Northeastery, along the same, on a curve to the left, having a radius of 50.00 feet, an arc length of 116.71 feet to a point of reverse curvature; thence
- (10) Northeastery, still along the same, on a curve to the right, having a radius of 25.00 feet, an arc length of 14.81 feet to the point and place of BEGINNING.

The street address of the Property is: 306 Hidden Meadow Lane, Hampton, New Jersey 08827

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 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).

5. **Signatures.** The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature.)

Witness:

William Edleston

Donald H. Joos
DONALD H. JOOS
Stephanie E. Joos
STEPHANIE E. JOOS

STATE OF TEXAS

SS:

COUNTY OF TRAVIS

I CERTIFY that on May 24, 2011, Donald H. Joos, married, 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; and,
- (b) executed this Deed as his own act; and
- (c) made this Deed for \$750,000.00 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.)

Stephanie Truong
NOTARY PUBLIC 

STATE OF NEW JERSEY

SS:

COUNTY OF HUNTERDON

I CERTIFY that on May 25, 2011, Stephanie E. Joos, married, 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; and,
- (b) executed this Deed as her own act; and
- (c) made this Deed for \$750,000.00 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.)

William J. Gianos
WILLIAM J. GIANOS
Attorney at Law of New Jersey

RECORD AND RETURN TO:
William Edleston, Esq.
461 Corliss Avenue
Phillipsburg, NJ 08865



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION
(C.55, P.L. 2004)

20110606000124630 4/4
06/06/2011 03:35:22 PM D
Recording Fee: \$70.00
Tax Fee: \$6775.00
Consideration: \$750000.00
Buyer's Fee: \$.00
AS811

(Please Print or Type)

SELLER(S) INFORMATION (See Instructions, Page 2)

Name(s)

DONALD H JOOS and STEPHANIE E JOOS husband and wife

Current Resident Address:

Street: ATR @

City, Town, Post Office

State

Zip Code

PROPERTY INFORMATION (Brief Property Description)

Block(s)	Lot(s)	Qualifier	
28	19.02		
Street Address: 306 Hidden Meadow Lane			
City, Town, Post Office Hampton		State NJ	Zip Code 08827
Seller's Percentage of Ownership 100%		Consideration \$750,000.00	Closing Date 5-31-2011

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to Residents and Non-residents)

1. I am a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
2. The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
3. I am a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. Seller, transferor or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. Seller is not an individual, estate or trust and as such not required to make an estimated payment pursuant to N.J.S.A.54A:1-1 et seq.
6. The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.
7. The gain from the sale will not be recognized for Federal income tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION). If such section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale (see instructions).
 No non-like kind property received.
8. Transfer by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this state.

SELLER(S) DECLARATION

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein could be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box I certify that the Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

05/24/11
Date
5/25/11
Date

Signature
(Seller) Please indicate if Power of Attorney or Attorney in Fact

Signature
(Seller) Please indicate if Power of Attorney or Attorney in Fact