Prepared by:
Thomas C. Miller

Record & Return To:
Howard J.Apgar, Esq.
P.O.Box 5191
Clinton, NJ 08809

25

24/31.11

DEED

This Deed is made on July 9, 2001.

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 **Rosina DiGnazio**

whose address is about to be 13 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 Six hundred twenty seven thousand seven hundred six and no/100---($627,706.00)--- 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. 31.11
( ) 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. 31.11 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 15th, 1999, as Map No. 1332.

Being also known as Lot 31.11 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.

Union Township Planning Board Resolution requires notification to all owners of subject property of the adjacent commercial use zone which could allow 24 hour a day operations and a rifle range.

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

Instr# 8326346 Dorothy K. Tirpok
Recorded/Filed ASB Hunterdon County Clerk
07/30/2001 14:15 Bk 2015 Pg 24 #Pg 5 DEED

Consideration: 627706.00
Realty Tax: 2615.00 D
Fees: 21.00

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 31.11
situated in
Union Township Hunterdon County New Jersey

Beginning at an iron pin/cap set at the southeasterly corner of lot 31.10 in the northerly sideline of the Carhart Court cul-de-sac
Thence (1) N29°39'00"E along the easterly line of lot 31.10 a distance of 210.40' to an iron pin/cap set at the northeasterly corner of lot 31.10 in a southerly line of lot 30
Thence (2) S51°46'02"E partially along a southerly line of lot 30 a distance of 298.86' to an iron pin found
Thence (3) S03°17'46"E partially along a westerly line of lot 30 a distance of 220.01' to an iron pin/cap set at the northerly corner of lot 31.04
Thence (4) S55°47'00"W partially along a westerly line of lot 31.04 a distance of 85.95' to an iron pin/cap set at the northeasterly corner of lot 31.12
Thence (5) N53°24'00"W along the northerly line of lot 31.12 a distance of 330.10' to an iron pin/cap set at the northwesterly corner of lot 31.12 in the easterly line of the Carhart Court cul-de-sac
Thence (6) along the Carhart Court cul-de-sac along a curve to the left having a radius of 50.00' an arc length of 84.60' to the point and place of beginning.

Containing 2.1115 acres , more or less

Subject to a variable width conservation easement described as follows :
Beginning at an iron pin/cap set at the northeasterly corner of lot 31.12 , said iron pin/cap marks the beginning of course 5 in the description of the entire lot above
Thence (1) N53°24'00"W partially along the northerly line of lot 31.12 a distance of 34.24' to a point
Thence (2) N03°17'46"W through lot 31.11 a distance of 330,.77' to a point in a southerly line of lot 30
Thence (3) S51°46'02"E partially along a southerly line of lot 30 and partially along course 2 in the description of the entire lot above a distance of 133.58' to an iron pin found
Thence (4) S03°17'46"E partially along a westerly line of lot 30 and along course 3 in the description of the entire lot above a distance of 220.01' to the point and place of beginning

Subject to a 20' wide waterline easement to the Town of Clinton Water Company. This easement extends 20' easterly from and parallel to course 1 in the description of the entire lot above.

Subject to a 10' wide utility easement. This easement extends 10' easterly from and is parallel to course 6 in the description of the entire lot 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

4/17/01
Date

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:

Mary M. Brunt

Fallone at Highland Ridge
A Limited Liability Company

By _____
John A. Fallone, Manager

STATE OF NEW JERSEY, COUNTY OF HUNTERDON SS.:

I CERTIFY, that on the 9th day of July 2001, John A. Fallone personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

(a) was the maker of the attached Deed;
(b) was authorized to and did execute this Deed as Manager of Fallone at Highland Ridge, LLC, , the entity named in this Deed;
(c) this Deed was made for $627,706.00, 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
MY COMMISSION EXPIRES AUGUST 20, 2004

MILLER, ROBERTSON and RODGERS, ESQS.

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

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION OR EXEMPTION
(c. 49, P.L. 1968)
or
PARTIAL EXEMPTION
(c. 176, P.L. 1975)

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

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 $ 627,706
Realty Transfer Fee $ 2615 D
Date 7/30/01 By A.B.

* 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 (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 (State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.) in a deed dated July 9, 2001

transferring real property identified as Block No. 22 Lot No. 32.11

located at 13 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 $ 627,706.00

(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.

* 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 c. 49, P.L. 1968.

Subscribed and sworn to before me this 9th day of July 2001

Mary M. Brunt
A Notary Public of New Jersey

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

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

1117 Route #31 South, Ste #1
Lebanon, NJ 08833
Address of Deponent

Fallone at Highland Ridge, L.L.C.
Name of Grantor (type above line)

1117 Route #31 South, Ste #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 83261346 County Hunterdon
Deed Number 83261346 Book ____ Page ____
Deed Dated 7/9/01 Date Recorded 7/30/01

IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEA[illegible] ISE SIDE HEREOF.
This format is prescribed by the Director, Division of Taxation in the D[illegible] y 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 [illegible]
TRIPLICATE - In your file copy.

END OF DOCUMENT

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

THATCHER & LANZA, ESQS.

25

Deed

This Deed is made on January 7, 2002
BETWEEN

ROSINA DIGNAZIO

whose post office address is
13 Carhart Court
Pittstown, New Jersey 08867

referred to as the Grantor,
AND

ANTHONY DILLARD

whose post office address is
39 Wagon Wheel Drive
Sicklerville, New Jersey 08081

W 604

referred to as the Grantee.
The words "Grantor" and "Grantee" shall mean all Grantors and all 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 $700,000.00

The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of Union Township
Block No. 22 Lot No. 31.11 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 buildings 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 a part hereof. (Check Box if Applicable.)

BEING the same premises conveyed to the Grantor herein by Deed of Fallone at Highland Ridge, L.L.C. dated July 9, 2001, which Deed was recorded on July 30, 2001 in Deed Book 2015 at Page 24 in the Office of the Clerk of Hunterdon County.

86.28

Instr# 8350879 Dorothy K. Tirpok
Recorded/Filed ASB Hunterdon County Clerk
01/23/2002 15:13 Bk 2028 Pg 482 #Pg 3 DEED

Consideration: 700000.00
Realty Tax: 3275.00 R
Fees: 24.00

Prepared by: (print signer's name below signature)

JOHN W. THATCHER, ESQ.

(For Recorder's Use Only)

Ellen Barsky, certifier of address on behalf of grantee

108U - Deed - Bargain and Sale
Cov. to Grantor's Act - Ind. to Ind. or Corp.
Plain Language Rev. 10/96 Print date 11/96

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A Division of ALL-STATE® International, Inc.
(908) 272-0800

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 31.11
situated in
Union Township Hunterdon County New Jersey

Beginning at an iron pin/cap set at the southeasterly corner of lot 31.10 in the northerly sideline of the Carhart Court cul-de-sac
Thence (1) N29°39'00"E along the easterly line of lot 31.10 a distance of 210.40' to an iron pin/cap set at the northeasterly corner of lot 31.10 in a southerly line of lot 30
Thence (2) S51°46'02"E partially along a southerly line of lot 30 a distance of 298.86' to an iron pin found
Thence (3) S03°17'46"E partially along a westerly line of lot 30 a distance of 220.01' to an iron pin/cap set at the northerly corner of lot 31.04
Thence (4) S55°47'00"W partially along a westerly line of lot 31.04 a distance of 85.95' to an iron pin/cap set at the northeasterly corner of lot 31.12
Thence (5) N53°24'00"W along the northerly line of lot 31.12 a distance of 330.10' to an iron pin/cap set at the northwesterly corner of lot 31.12 in the easterly line of the Carhart Court cul-de-sac
Thence (6) along the Carhart Court cul-de-sac along a curve to the left having a radius of 50.00' an arc length of 84.60' to the point and place of beginning.

Containing 2.1115 acres , more or less

Subject to a variable width conservation easement described as follows :
Beginning at an iron pin/cap set at the northeasterly corner of lot 31.12 , said iron pin/cap marks the beginning of course 5 in the description of the entire lot above
Thence (1) N53°24'00"W partially along the northerly line of lot 31.12 a distance of 34.24' to a point
Thence (2) N03°17'46"W through lot 31.11 a distance of 330..77' to a point in a southerly line of lot 30
Thence (3) S51°46'02"E partially along a southerly line of lot 30 and partially along course 2 in the description of the entire lot above a distance of 133.58' to an iron pin found
Thence (4) S03°17'46"E partially along a westerly line of lot 30 and along course 3 in the description of the entire lot above a distance of 220.01' to the point and place of beginning

Subject to a 20' wide waterline easement to the Town of Clinton Water Company. This easement extends 20' easterly from and parallel to course 1 in the description of the entire lot above.

Subject to a 10' wide utility easement. This easement extends 10' easterly from and is parallel to course 6 in the description of the entire lot 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

4/17/01
Date

SCHEDULE A

The street address of the Property is:
13 Carhart Court, Pittstown, New Jersey, 08867.

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.)

Witnessed By:

Rosina Dignazio (Seal)
ROSINA DIGNAZIO

_____ _____ (Seal)

_____ _____ (Seal)

STATE OF NEW JERSEY, COUNTY OF OCEAN SS.
I CERTIFY that on January 7, 2002
ROSINA DIGNAZIO

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 $ 700,000.00 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.)

RECORD AND RETURN TO:
United Settlement Services
7 Bala Ave., Ste. 202
Bala Cynwyd, PA 19004

(Print name and title below signature)
Debra J Carrar 1/7/2002
Assistant Branch Mgr

DEBRA J. CARRAR
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES SEPT 13, 2006

END OF DOCUMENT

THATCHER & LANZA, ESQS.

25

Deed

This Deed is made on August 22, 2003
BETWEEN ROSINA DIGNAZIO

whose post office address is

No LISTING See memo of lease

referred to as the Grantor,
AND ANTHONY DILLARD, single

whose post office address is 39 WAGON WHEEL DRIVE
SICKLERVILLE N.J.
08081

referred to as the Grantee.
The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

1. **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 ONE DOLLAR ($1.00)

The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of Union Township
Block No. 22 Lot No. 31.11 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 buildings 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 a part hereof. (Check box if applicable.)

GRANTOR RELEASES AND CONVEYS TO GRANTEE ANY RIGHTS, TITLE AND INTEREST SHE MAY HAVE IN AND TO THE AFOREDESCRIBED PREMISES, BY WAY OF A MEMORANDUM OF LEASE BETWEEN THE PARTIES, DATED JANUARY 11, 2002, AND RECORDED IN THE HUNTERDON COUNTY CLERK'S OFFICE IN DEED BOOK 2028, PAGE 813.

Attorney said Dillard was straw man to help Dignazio, who remained tenant in home while recovering economic losses. owed back rent, reflected in sale back 1 year later.

Instr# 8453369 Dorothy K. Tirpok
Recorded/Filed ASB Hunterdon County Clerk
10/03/2003 12:51 Bk 2072 Pg 412 #Pg 4 DEED

Consideration:	1.00
Realty Tax:	0.00 E
Fees:	70.00

Prepared by: (print signer's name below signature)

JOHN W. THATCHER, ATTORNEY AT LAW NJ

(For Recorder's Use Only)

Thatcher & Lanza
5 Main Street
P.O. Box 2520

106U - Deed - Quitclaim - Ind. or Corp.
Plain Language
Rev. 10/96

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COMMONWEALTH LAND TITLE INSURANCE COMPANY OF NEW JERSEY

TITLE INSURANCE COMMITMENT
File Number: C510204A

SCHEDULE A
LEGAL DESCRIPTION

NOTE FOR INFORMATION: Tax Lot 31.11, Tax Block 22 in the **Township of Union,** County of **Hunterdon, State of New Jersey.**

Beginning at an iron pin/cap set at the southeasterly corner of lot 31.10 in the northerly sideline of the Carhart Court cul-de-sac

Thence (1) N29°39'00"E along the easterly line of lot 31.10 a distance of 210.40' to an iron pin/cap set at the northeasterly corner of lot 31.10 in a southerly line of lot 30

Thence (2) S51°46'02"E partially along a southerly line of lot 30 a distance of 298.86' to an iron pin found

Thence (3) S03°17'46"E partially along a westerly line of lot 30 a distance of 220.01' to an iron pin/cap set at the northerly corner of lot 31.04

Thence (4) S55°47'00"W partially along a westerly line of lot 31.04 a distance of 85.95' to an iron pin/cap set at the northeasterly corner of lot 31.12

Thence (5) N53°24'00"W along the northerly line of lot 31.12 a distance of 330.10' to an iron pin/cap set at the northwesterly corner of lot 31.12 in the easterly line of the Carhart Court cul-de-sac

Thence (6) along the Carhart Court cul-de-sac along a curve to the left having a radius of 50.00' an arc length of 84.60' to the point and place of beginning.

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.

Issued by:
Cortes and Hay, Inc
7 Main Street PO Box 454 Flemington, NJ 08822
Telephone: (908) 782-8850 Fax: (908) 782-1998
email: info@corteshay.com
website: www.corteshay.com

The street address of the Property is: 13 Carhart Court, Pittstown, NJ 08867

4. Type of Deed. This Deed is called a Quitclaim Deed. The Grantor makes no promises as to ownership or title, but simply transfers whatever interest the Grantor has to the Grantee.

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

Witnessed or Attested by:

Rosina Dignazio (Seal)
ROSINA DIGNAZIO

(Seal)

STATE OF NEW JERSEY, COUNTY OF Ocean SS.
I CERTIFY that on August 25, 2003

ROSINA DIGNAZIO

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 $1.00 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.)

(Print name and title below signature)
Debra J Carrar / Assistant Branch Mgr Commerce Bank
NOTARY PUBLIC OF NEW JERSEY
MY COMM. EXPIRES: Sept 13, 2005

DEBRA J. CARRAR
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES SEPTEMBER 13, 2005

STATE OF NEW JERSEY, COUNTY OF SS.
I CERTIFY that on

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) was authorized to and did execute this Deed as of the entity named in this Deed;

(c) made this Deed for $ 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.); and
(d) executed this Deed as the act of the entity.

RECORD AND RETURN TO:
THATCHER & LANZA, ESQS.
5 MAIN ST - P.O. BOX 2520
FLEMINGTON, NJ 08822

(Print name and title below signature)

106U - Deed - Quitclaim - Ind. or Corp.
Plain Language
Rev. 10/96

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(908) 272-0800

NC1645 - Affidavit of Consideration
RTF-1 (Rev. 1/00)
P 4/01

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION OR EXEMPTION
(P.L. 1968, c. 49)
or
PARTIAL EXEMPTION
(P.L. 1975, c. 176)

Printed by ALL-STATE LEGAL®
A Division of ALL-STATE International, Inc.
www.aslegal.com 800-222-0610 Page 1

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 _____ SS:

FOR RECORDER'S USE ONLY
Consideration $ 1.00
Realty Transfer Fee $ E *
Date 10/3/03 By AJB

* 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 ROSINA DIGNAZIO (Name), being duly sworn according to law upon his/her oath

deposes and says that he/she is the Grantor (State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.) in a deed dated Aug. 22, 2003

transferring real property identified as Block No. 22 Lot No. 31.11

located at 13 Carhart Court, Pittstown (08867) Union Township, Hunterdon (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 $ 1.00

(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.

a. Consideration less than $100.00

(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 25 day of August, 2003

Rosina Dignazio
Name of Deponent (sign above line)

ROSINA DIGNAZIO
Name of Grantor (type above line)

4 Bananier Dr
Toms River, NJ 08757
Address of Deponent

Address of Grantor at Time of Sale

Debra J Carrar
NOTARY PUBLIC OF NEW JERSEY
MY COMM. EXP: Sept 13, 2005

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.
Instrument Number 8453369 County Hunterdon
Deed Number 8453369 Book _____ Page _____
Deed Dated 8/22/03 Date Recorded 10-3-03

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

END OF DOCUMENT

DEBRA J. CARRAR
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES SEPTEMBER 13, 2005

ion of Taxation o[illegible] from fee (N.J.A.C. 18:16 - 8.12)

MUST BE SUBMITTED WITH DEED TO COUNTY RECORDING OFFICER

THATCHER & LANZA, ESQS.

25

Deed

22/31.11

This Deed is made on August 22, 2003
BETWEEN

ANTHONY DILLARD

whose post office address is
39 Wagon Wheel Drive
Sicklerville, New Jersey 08081

referred to as the Grantor,
AND

JACLYN DIGNAZIO, SINGLE

whose post office address is
13 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.

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
EIGHT HUNDRED FIFTY THOUSAND DOLLARS AND NO CENTS ($850,000.00)----------
The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of Union Township
Block No. 22 Lot No. 31.11 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 buildings 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 a part hereof. (Check Box if Applicable.)

BEING the same premises conveyed to the Grantor herein by Deed of Rosina Dignazio dated January 7, 2002, which Deed was recorded on January 23, 2002 in Deed Book 2028 at Page 482 in the Office of the Clerk of Hunterdon County.

Instr# 8453371 Dorothy K. Tirpok
Recorded/Filed ASB Hunterdon County Clerk
10/03/2003 12:53 Bk 2072 Pg 416 #Pg 3 DEED

Consideration:	850000.00
Realty Tax:	6005.00 R
Fees:	60.00

Prepared by: (print signer's name below signature)

John W. Thatcher, Esq.

(For Recorder's Use Only)

25

22/31.11

Deed

To All Persons to whom these Presents shall come, or whom they may concern

I, WILLIAM D. DOYLE, Sheriff of the County of Hunterdon in the State of New Jersey, send greetings:

WHEREAS, on March 14, 2006 a certain Writ of Execution was issued out of the Superior Court of the State of New Jersey at Trenton, directed and delivered to me, William D. Doyle, then and still being Sheriff of the said County of Hunterdon, and which said Writ of Execution is in the words or to the effect following, THAT IS TO SAY: --

NEW JERSEY, to wit: THE STATE OF NEW JERSEY, to the Sheriff of the County of Hunterdon, GREETING:

WHEREAS, on the following date, March 14, 2006, by a certain Judgment made in our Superior Court of New Jersey, in a certain cause therein pending, wherein the Plaintiff is WACHOVIA BANK, N.A. AS TRUSTEE. POOLING AND SERVICING AGREEMENT DATED AS OF NOVEMBER 1, 2004. ASSET BACKED PASS-THROUGH CERTIFICATES SERIES 2004-WWF-1 and the following named parties are the Defendants: JACLYN DIGNAZIO; VINCENT DIGNAZIO; EDWARD L. HANAK

IT WAS ORDERED AND ADJUDGED that certain mortgaged premises, with the appurtenances in the Complaint (and Amendment to Complaint, if any) in the said cause particularly set forth and described, that is to say:

The mortgaged premises are described as set forth upon the rider annexed hereto and made a part hereof.

This deed was prepared by the Hunterdon County Sheriff's Office.

William D. Doyle

William D. Doyle, Sheriff of Hunterdon County

20070517000145320 1/9
05/17/2007 11:22:15 AM D
Bk: 2184 Pg: 180
Mary H. Melfi
Hunterdon County Clerk

SEE ATTACHED LEGAL DESCRIPTION.

HUNTERDON COUNTY CLERK
COUNTY OF HUNTERDON
PO BOX 2900
FLEMINGTON NJ 08822-2900

LEGAL DESCRIPTION

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

BEGINNING at an iron pin/cap set at the Southeasterly corner of Lot 31.10 in the Northerly sideline of Carhart Court cul-de-sac; thence

(1) North 29 degrees 39 minutes 00 seconds East along the Easterly line of Lot 31.10 a distance of 210.40 feet to an iron/pin cap set at the Northeasterly corner of Lot 31.10 in a Southerly line of Lot 30; thence

(2) South 51 degrees 46 minutes 02 seconds East partially along the Southerly line of Lot 30 a distance of 298.86 feet to an iron pin found; thence

(3) South 03 degrees 17 minutes 46 seconds East partially along a Westerly line of Lot 30 a distance of 220.01 feet to an iron pin/cap set at the Northerly corner of 31.04; thence

(4) South 55 degrees 47 minutes 00 seconds West partially along a Westerly line of 31.04 a distance of 85.95 feet to an iron pin/cap set at the Northeasterly corner of Lot 31.12; thence

(5) North 53 degrees 24 minutes 00 seconds West along the Northerly line of Lot 31.12 a distance of 330.10 feet to an iron p in/cap set at the Northwesterly corner of Lot 31.12 in the Easterly line of the Carhart Court cul-de-sac; thence

(6) Along the Carhart Court cul-de-sac along a curve to the left having a radius of 50.00 feet an arc length of 84.60 feet to the point and place of BEGINNING.

Being Lot 31.11 in Block 22 on the Official Tax Map of the Township of Union.

EXHIBIT A

Together, with all and singular the rights, liberties, privileges, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof, and also all the estate, right, title, interest, use, property, claim and demand of the said Defendants of, in, to and out of the same, be sold, to pay and satisfy in the first place unto the plaintiff, WACHOVIA BANK, N.A. AS TRUSTEE. POOLING AND SERVICING AGREEMENT DATED AS OF NOVEMBER 1, 2004. ASSET BACKED PASS-THROUGH CERTIFICATES SERIES 2004-WWF-1 the sum of $706,274.60 being the principal and interest secured by a certain mortgage dated September 24, 2004 and given by JACLYN DIGNAZIO, together with lawful interest thereon from February 16, 2006 until the same be paid and satisfied, and also the costs of the aforesaid Plaintiff, with interest thereon.

AND THAT, for that purpose, a Writ of Execution should issue, directed to the Sheriff of the County of HUNTERDON, commanding him to make sale as aforesaid; and that the surplus money arising from such sale, if any there be, should be brought into the said court, subject to the further order of the said court, as by the said Judgment remaining as of record in the said Superior Court of NewJersey, at Trenton, doth and may more fully appear;

AND WHEREAS, the costs of the said Plaintiff have been duly taxed at the sum of $7,921.55

THEREFORE, you are hereby commanded that you cause to be made of the premises aforesaid, by selling so much of the same as may be needful and necessary for the purpose, the said sum, and the same you do pay to the said Plaintiff together with lawful interest thereon as aforesaid, the sum aforesaid of costs,

AND THAT, you have the surplus money, if any there be, before the said Superior Court of New Jersey, aforesaid at Trenton, within thirty(30) days after sale (if no sale, Writ of Execution returnable within (24) months. R. 4:59-1(a)), to abide the further order of the said court; according to the judgment aforesaid; and you are to make return at the time and place aforesaid, by certificate under your hand, of the manner in which you have executed this our Writ of Execution, together with this Writ of Execution.

Witness, the HONORABLE NEIL H. SHUSTER, P.J.CH., Judge of the Superior Court, at Trenton aforesaid, this day Tuesday, March 14, 2006.

Signed: *DONALD F. PHELAN*
DONALD F. PHELAN
Clerk of Superior Court

PHELAN HALLINAN & SCHMIEG, P.C.
Attorneys for Plaintiff
BY: *ROSEMARIE DIAMOND, ESQ.*
ROSEMARIE DIAMOND, ESQ.
A Member of the Firm

As by the Record of the said Writ of Execution, remaining in the office of the Clerk of the Superior Court of New Jersey, 2018F-06, being Docket No. F-18630-05 and examined by me.

Signed: DONALD F. PHELAN
DONALD F. PHELAN
Clerk of Superior Court

AND WHEREAS, I the said William D. Doyle, as such Sheriff, as aforesaid, did, in due form of law, advertise the said lot of land and premises to be sold under and by virtue of the said Writ of Execution at public vendue, to be held at the Sheriff's Office in Flemington, New Jersey in said County of Hunterdon, on Wednesday, April 26, 2006, at two o'clock P.M. of said day of advertisement signed by myself, and posted in the Sheriff's Office and also on the property which was in the TOWNSHIP OF UNION, in which the said land lies, at least three weeks next before the time appointed for selling the same and did likewise cause the same to be published in the HUNTERDON COUNTY DEMOCRAT and COURIER NEWS, two newspapers printed and published in the said county, where the said land is situated, and circulating in the neighborhood of said land, for at least four weeks, successively, once in each week next preceeding the said time of which said newspapers is printed and published in Flemington, the county seat of said County.

The sale of said lot of land and premises to be sold under and by virtue of the said Writ of Execution at public vendue was adjourned by me from Wednesday, April 26, 2006 at 2:00 p.m. to Wednesday, May 10, 2006 at 2:00 p.m.and further adjourned by the attorney for the plaintiff from Wednesday, May 10, 2006 at 2:00 p.m.to Wednesday, May 24, 2006 at 2:00 p.m. and further adjourned by the attorney for the plaintiff from Wednesday, May 24, 2006 at 2:00 p.m. to Wednesday, June 28, 2006 at 2:00 p.m. and further adjourned by the attorney for the plaintiff from Wednesday, June 28, 2006 at 2:00 p.m. to Wednesday, August 2, 2006 at 2:00 p.m. and further adjourned by the attorney for the plaintiff from Wednesday, August 2, 2006 at 2:00 p.m. to Wednesday, September 6, 2006 at 2:00 p.m. and further adjourned by the attorney for the plaintiff from Wednesday, September 6, 2006 at 2:00 p.m. to Wednesday, October 11, 2006 at 2:00 p.m. and further adjourned by the attorney for the plaintiff from Wednesday, October 11, 2006 at 2:00 p.m. to Wednesday, November 15, 2006 at 2:00 p.m. and further adjourned by the attorney for the plaintiff from Wednesday, November 15, 2006 at 2:00 p.m. to Wednesday, January 10, 2007 at 2:00 p.m. and further adjourned by the attorney for the plaintiff from Wednesday, January 10, 2007 at 2:00 p.m. to Wednesday, April 18, 2007 at 2:00 p.m.

at which last-named time and place I did accordingly offer and expose the said tract or parcel of land and premises for sale at public vendue, under and by virtue of the Writ of Execution.

WHEREUPON WACHOVIA BANK, N.A. AS TRUSTEE POOLING AND SERVICING AGREEMENT DATED AS OF NOVEMBER 1, 2004 ASSET BACKED PASS-THROUGH CERTIFICATES SERIES 2004-WWF-1, 3476 STATEVIEW BOULEVARD, FORT MILL, SC 29715, by JAMES FINKEL, bidding for PHELAN HALLINAN & SCHMIEG, PC, ATTORNEY FOR THE PLAINTIFF, bidding the sum of ONE HUNDRED DOLLARS AND NO CENTS and no other person bidding as much, I did then and there openly and publicly in due form of law, between the hours of two and five in the afternoon, strike off and sell the said lot of land and premises for the said sum of ONE HUNDRED DOLLARS AND NO CENTS to the said WACHOVIA BANK, N.A. AS TRUSTEE POOLING AND SERVICING AGREEMENT DATED AS OF NOVEMBER 1, 2004 ASSET BACKED PASS-THROUGH CERTIFICATES SERIES 2004-WWF-1 being then and there the highest bidder for the same:

NOW, THEREFORE, KNOW YE that I, the said WILLIAM D. DOYLE, as such Sheriff as aforesaid, under and by virtue of the said Writ of Execution and in execution of the power and trust in me reposed, and also for, and in consideration of the sum of ONE HUNDRED DOLLARS AND NO CENTS to me in hand paid, the receipt whereof I did hereby, acknowledge and therefrom acquit, exonerate and forever discharge, the said

WACHOVIA BANK, N.A. AS TRUSTEE POOLING AND SERVICING AGREEMENT DATED AS OF NOVEMBER 1, 2004 ASSET BACKED PASS-THROUGH CERTIFICATES SERIES 2004-WWF-1, it and its,

successors and assigns, have granted, bargained sold, assigned, transferred and conveyed, and by these presents do grant, bargin, sell, assign, transfer, and convey unto the said

WACHOVIA BANK, N.A. AS TRUSTEE POOLING AND SERVICING AGREEMENT DATED AS OF NOVEMBER 1, 2004 ASSET BACKED PASS-THROUGH CERTIFICATES SERIES 2004-WWF-1, it and its,

successors and assigns, all and singular the said lot of land and premises, with the appurtenances, priviledges, and hereditaments thereto belonging or in anywise appertaining:
TO HAVE AND TO HOLD the same unto the said

WACHOVIA BANK, N.A. AS TRUSTEE POOLING AND SERVICING AGREEMENT DATED AS OF NOVEMBER 1, 2004 ASSET BACKED PASS-THROUGH CERTIFICATES SERIES 2004-WWF-1, it and its

successors and assigns, to it and its only proper use, benefit and behoof forever, in as full, ample and beneficial a manner as by virtue of the Writ of Execution I may, can or ought to convey the same:

And I, the said WILLIAM D. DOYLE, for myself, my heirs, executors and administrators, do hereby convenant, promise and agree to and with the said

WACHOVIA BANK, N.A. AS TRUSTEE POOLING AND SERVICING AGREEMENT DATED AS OF NOVEMBER 1, 2004 ASSET BACKED PASS-THROUGH CERTIFICATES SERIES 2004-WWF-1, it and its,

successors and assigns, that I have not, as such Sheriff, aforesaid, done or caused, suffered or procured to be done, any act, matter or thing whereby the estate hereby intended to be conveyed in and to the said lot of land and premises with the appurtenances, is, may or can be changed, charged, encumbered or defeated in any way whatever.

In Witness Whereof, I, the said WILLIAM D. DOYLE, as such Sheriff aforesaid, have hereunto set my hand and seal, this day May 2, 2007.

Signed, sealed and delivered In presence of

WILLIAM D. DOYLE, SHERIFF (L.S.)

MICHELLE A. NODES, ESQ.

NEW JERSEY, HUNTERDON COUNTY, ss.

On May 2, 2007, before me, the subscriber, as Attorney at Law of New Jersey, personally appeared WILLIAM D. DOYLE, Sheriff of the County of Hunterdon aforesaid, who is I am satisfied, the grantor of the within indenture named, and I having first made known to him, the contents thereof he did thereupon acknowledge that he signed, sealed and delivered the same as his voluntary act and deed, for the use and purposes therein expressed.

MICHELLE A. NODES, ESQ.
An Attorney at Law of New Jersey

I, WILLIAM D. DOYLE, Sheriff of the County of Hunterdon, State of New Jersey do, solemnly swear that the land and real estate described in this deed made by me to WACHOVIA BANK, N.A. AS TRUSTEE POOLING AND SERVICING AGREEMENT DATED AS OF NOVEMBER 1, 2004 ASSET BACKED PASS-THROUGH CERTIFICATES SERIES 2004-WWF-1 was by me sold, by virtue of a good and subsisting execution, as is therein recited, that the money ordered to be made has not been, to my knowledge or belief, paid or satisfied; that the time and place of the sale of the land and real estate was by me duly advertised, as required by law; and that the same was cried off and sold to a bona fide purchaser, for the best price that could be obtained, and that the full and actual consideration paid or to be paid for the transfer of title to realty evidence by the within deed, as such consideration is defined in P.L. 1968, C.49, Sec. 1 (c) is $100.00.

WILLIAM D. DOYLE, SHERIFF
Hunterdon County

Sworn before me, one of the Attorneys at law of New Jersey, this day May 2, 2007 and I do certify that I have examined the above deed mentioned, and do approve the same and order it to be recorded as a good and sufficient conveyance of the lands and real estate therein described.

MICHELLE A. NODES, ESQ.
An Attorney at Law of New Jersey

TF-1(Rev. 8/2/2004)

2007051700014532O 979
05/17/2007 11:22:15 AM D
Recording Fee: $120.00
Tax Fee: $2.00
Consideration: $100.00
Buyers Fee: $.00
LB11

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER
(STATEMENT OF PRIOR MORTGAGE, LIENS OR ENCUMBRANCES
FOR
SHERIFF'S DEEDS
(c. 225, P.L. 1979)
To be recorded with deed pursuant to Chapter 49, P.L. 1968, as amended, and c. 225, ...

STATE OF NEW JERSEY
COUNTY OF BURLINGTON } SS.

FOR RECORDER'S USE ONLY
Consideration $ 100.00
Reality Transfer Fee $ 2.00
Date: 5-17-06 By DB

IMPORTANT NOTES:

This form is to be attached to all Sheriff's Deed not otherwise exempt pursuant to N.J.S.A 46:15-10, when presented to the County Clerk or Register of Deed's for recording. One of the following blocks MUST be checked:

☒ NO PRIOR MORTGAGES OR LIENS ARE OUTSTANDING.

☐ PRIOR MORTGAGE OR LIENS OUTSTANDING AND NOT EXTINGUISHING BY THE SALE ARE LISTED IN SECTION 2 BELOW.

(1) PARTY OR LEGAL REPRESENTATIVE
WACHOVIA BANK, N.A. AS TRUSTEE POOLING AND SERVICING AGREEMENT DATED AS OF NOVEMBER 1, 2004 ASSET BACKED PASS-THROUGH CERTIFICATES SERIES 2004-WWF-1
(Plaintiff)

PHELAN, HALLINAN & SCHMIEG, P.C.
(Legal Representative of Plaintiff)

("Legal representative is to interpreted broadly to include any person actively and responsibly participating in the transaction, such as but not limited to an attorney representing one of the parties; a closing officer of a title company of lending institution participating in transaction; a holder of power of attorney from plaintiff)

(2) CONSIDERATION

Deponent states that, with respect to deed hereto annexed, there follows the name or names of all mortgagees and other holders of encumbrances constituting "consideration" as defined in the act to which this act is a supplement (C. 46:15-5©), to which such sale shall be subject. Such prior mortgagees, liens and encumbrances are as follows:

NAME OF SECURED PARTY	CURRENT AMOUNT DUE
NONE	$0.00
TOTAL	$

NOTE: The amount of consideration on which the Reality Transfer Fee shall be calculated shall include both the total listed above and the amount bid at the sale as set forth in the Sheriff's Deed.

Deponent makes 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, as amended, and c. 225, P.L. 1979.

Subscribe and Sworn to before me this
Day of March 16, 2006
CORINNE M. WOOLSON
ID # 2258311
NOTARY PUBLIC OF NEW JERSEY
Commission Expires 7/31/2010

ROSEMARIE DIAMOND

400 FELLOWSHIP ROAD, SUITE 100 MT. LAUREL, NJ 08054
Address of Deponent

AMOUNT BID AT SHERIFF SALE
$ 100.00

FOR OFFICIAL USE ONLY
This space for use County Clerk or Register of Deeds
Instrument Number _____ County Hunterdon
Deed Number _____ Book 2184 Page 18
Deed Dated 5-2-07 Date Recorded 5-17-07

IMPORTANT – BEOFRE COMPLETEING THIS AFFIDAVIT PLEASE READ THE FOLLOWING PAGE.
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 or amended without the approval of the Director.

ORIGINAL to be attached to Sheriff's Deed
COPY to be retained by Sheriff's Deed

New Jersey Form (for warranties) revised 01/02/92

REO NO. 1247002191A

25

22/31.11

SPECIAL WARRANTY DEED

This Deed is made on March 25th, 2008,

BETWEEN WACHOVIA BANK, NA, N/K/A U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE UNDER POOLING & SERVICING AGREEMENT DATED AS OF NOVEMBER 1, 2004 ASSET BACKED PASS-THROUGH CERTIFICATES SERIES 2004-WWF1, By: Wells Fargo Bank, NA, as attorney in fact, whose address is One Home Campus, Des Moines, IA 50328, referred to as the Grantor, JOHN D. BRINICH AND JODI L. BRINICH, residing at 13 CARHART COURT, PITTSTOWN, NJ, referred to as the Grantee. The word "Grantee" shall mean 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 THIRTEEN THOUSAND and 00/100 Dollars ($613,000.00). The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46: 15-2.1) Township of Union.
Block No. 22, Lot No. 31.11 Account No.

☐

No property tax identification number is available on the date of this Deed.
(Check box if applicable.)

Property. The property consists of the land and all the buildings and structures of the land in the Township of Union, County of Hunterdon, and the State of New Jersey.

The property is commonly known as 13 Carhart Court, Union, New Jersey and is more particularly described in Exhibit A attached hereto and made a part hereof by this reference.

Prepared by:
N.J.S.A. 46:15-13 (Print signer's name below signature)
Pei P. Lam, Esq.

BEING the same premises which William D. Doyle, Sheriff of Hunterdon County, granted and conveyed unto Grantor herein, by Deed dated March 14, 2006, recorded May 17, 2007 in Deed Book 2184, Page 180 in the Hunterdon County Clerk's/Register's office.

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).

**THE POWER AND AUTHORITY TO EXECUTE THIS DEED IS ANNEXED HERETO AND MADE A PART HEREOF AS SCHEDULE B.

20080407000081400 1/6
04/07/2008 11:25:31 AM D
Bk: 2207 Pg: 71
Mary H. Melfi
Hunterdon County Clerk

FIRST AMERICAN TITLE INSURANCE COMPANY

TITLE INSURANCE COMMITMENT

File Number: REO101621

SCHEDULE A
LEGAL DESCRIPTION

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:

BEGINNING at an iron pin/cap set at the Southeasterly corner of Lot 31.10 in the Northerly sideline of Carhart Court cul-de-sac; thence

(1) North 29 degrees 39 minutes 00 seconds East along the Easterly line of Lot 31.10 a distance of 210.40 feet to an iron/pin cap set at the Northeasterly corner of Lot 31.10 in a Southerly line of Lot 30; thence

(2) South 51 degrees 46 minutes 02 seconds East partially along the Southerly line of Lot 30 a distance of 298.86 feet to an iron pin found; thence

(3) South 03 degrees 17 minutes 46 seconds East partially along a Westerly line of Lot 30 a distance of 220.01 feet to an iron pin/cap set at the Northerly corner of 31.04; thence

(4) South 55 degrees 47 minutes 00 seconds West partially along a Westerly line of 31.04 a distance of 85.95 feet to an iron pin/cap set at the Northeasterly corner of Lot 31.12; thence

(5) North 53 degrees 24 minutes 00 seconds West along the Northerly line of Lot 31.12 a distance of 330.10 feet to an iron p in/cap set at the Northwesterly corner of Lot 31.12 in the Easterly line of the Carhart Court cul-de-sac; thence

(6) Along the Carhart Court cul-de-sac along a curve to the left having a radius of 50.00 feet an arc length of 84.60 feet to the point and place of BEGINNING.

NOTE: Being Lot(s) 31.11 ,, **Block** 22, **Tax Map of the** Township of Union, **County of** Hunterdon.

NOTE: Lot and Block shown for informational purposes only.

Issued by:

REO Express, Inc. c/o Fortune Title Agency, Inc.

39 Woodland Road
Roseland, NJ 07068
Telephone: 973-226-6555 Fax: 973-226-6171

WHEN RECORDED MAIL TO:

SCHEDULE B

LIMITED POWER OF ATTORNEY

U.S. Bank National Association ("U.S. Bank"), a national banking association organized and existing under the laws of the United States of America, 1 Federal St., Corporate Trust, 3rd Floor, Boston, MA 02110, hereby constitutes and appoints Wells Fargo Bank, N.A., successor by merger to Wells Fargo Home Mortgage, Inc. and in its name, aforesaid Attorney-In-Fact, by and through any officer appointed by the Board of Directors of Wells Fargo Bank, NA, to execute and acknowledge in writing or by facsimile stamp all documents customarily and reasonably necessary and appropriate for the tasks described in the items (1) through (4) below; provided however, that the documents described below may only be executed and delivered by such Attorneys-In-Fact if such documents are required or permitted under the terms of the related servicing agreements and no power is granted hereunder to take any action that would be adverse to the interests of the Trustee of the Holder. This Power of Attorney is being issued in connection with Wells Fargo Bank, N.A., successor by merger to Wells Fargo Home Mortgage, Inc.'s, responsibilities to service certain mortgage loans (the "Loans") held by U.S. Bank in its capacity as Trustee. These Loans are comprised of Mortgages, Deeds of Trust, Deeds to Secure Debt and other forms of Security instruments (collectively the "Security Instruments") and the Notes secured thereby.

1. Demand, sure for, recover, collect and receive each and every sum of money, debt, account and interest (which now is, or hereafter shall become due and payable) belonging to or claimed by U.S. Bank National Association, and to use or take any lawful means for recovery by legal process or otherwise.

2. Transact business of any kind regarding the Loans, and obtain an interest therein and/or building thereon, as U.S. Bank National Association's act and deed, to contact for, purchase, receive and take possession and evidence of title in and to the property and/or to secure payment of a promissory note or performance of any obligation or agreement.

3. Execute bonds, notes, mortgages, deeds of trust and other contracts, agreements and instruments regarding the Borrowers and/or the Property, including but not limited to the execution of releases, satisfactions, assignments, and other instruments pertaining to mortgages or deeds of trust, and execution of deeds and associated instruments, if any, conveying the Property, in the interest of U.S. Bank National Association.
4. Endorse on behalf of the undersigned all checks, drafts and/or other negotiable instruments made payable to the undersigned.

Witness my hand and seal this 15th day of January, 2008.

U.S. Bank National Association, as Trustee

Witness: Damaris Ortiz

By: Karen R. Beard, Vice President

Witness: Andrew Lee

By: James H. Byrnes, Vice President

Attest: Jodi Scully, Assistant Vice President

FOR CORPORATE ACKNOWLEDGMENT

State of Massachusetts

County of Suffolk

On this 15th day of January, 2008, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Karen R. Beard and James H. Byrnes personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons who executed the within instrument as Vice President and Vice President, respectively of U.S. Bank National Association, and known to me to be the person who executed the within instrument on behalf of the corporation therein named, and acknowledge to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.

WITNESS my hand and official seal.

Signature: Catherine R. Brown

My commission expires: 07/11/2014

CATHERINE R. BROWN
MY COMM. EXPIRES JULY 11, 2014
COMMONWEALTH OF MASSACHUSETTS
NOTARY PUBLIC

RR
Lurie & Surick
545 Heckman St.
Phillipsburg NJ
08865

Signatures. This Deed is signed and attested to by the Grantor's proper corporate officers as of the date at the top of the first page. Its corporate seal is affixed.

Attested by:

WACHOVIA BANK, NA, N/K/A U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE UNDER POOLING & SERVICING AGREEMENT DATED AS OF NOVEMBER 1, 2004 ASSET BACKED PASS-THROUGH CERTIFICATES SERIES 2004-WWF1, By: WELLS FARGO BANK, NA, as attorney in fact,

Qianna Shepard
Qianna Shepard
Assistant Secretary

By: _____ Ann Niles
VP Loan Documentation

Corporate Seal

STATE OF California ss:)
COUNTY OF San Bernardino)

I CERTIFY that on March 25, 2008, QIANNA SHEPARD personally came before me and this person acknowledged under oath, to my satisfaction, that:

(a) This person is the ASST. Secretary of WACHOVIA BANK, NA, N/K/A U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE UNDER POOLING & SERVICING AGREEMENT DATED AS OF NOVEMBER 1, 2004 ASSET BACKED PASS-THROUGH CERTIFICATES SERIES 2004-WWF1, By: Wells Fargo Bank, NA, as attorney in fact, 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 ANN NILES, 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 $613,000.00.

Signed and sworn to before me on March 25, 2008

Qianna Shepard
Asst. Secretary
QIANNA SHEPARD

Rachel Camarena
(Notary Public)

RACHEL CAMARENA
Commission # 1792285
Notary Public - California
San Bernardino County
My Comm. Expires Feb 28, 2012

20080407000081400 6/6
04/07/2008 11:25:31 AM D
Recording Fee: $90.00
Tax Fee: $5322.80
Consideration: $613000.00
Buyers Fee: $.00
A5811

GIT/REP-3
(12-07)

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

(Please Print or Type)

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

Name(s)
Wachovia Bank, NA, N/K/A U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE BY: WELLS FARGO, AS ATTORNEY IN FACT

Current Resident Address:
Street: One Home Campus

City, Town, Post Office	State	Zip Code
Des Moines	IA	50328

PROPERTY INFORMATION (Brief Property Description)

Block(s)	Lot(s)	Qualifier
22	31.11	

Street Address:
13 Carhart Court

City, Town, Post Office	State	Zip Code
Union	NJ	08827

Seller's Percentage of Ownership	Consideration	Closing Date
100%	$613,000.00	3/27/08

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to 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.

March 25, 2008 — Date
Signature — Ann Niles, VP Loan Documentation, Wells Fargo Bank, N
(Seller) Please Indicate if Power of Attorney or Attorney in Fact

March 25, 2008 — Date
Signature — Attorney-In-Fact
(Seller) Please Indicate if Power of Attorney or Attorney in Fact

Prepared by:

MICHAEL F. SPIELBERGER
ATTORNEY AT LAW
STATE OF NEW JERSEY

BARGAIN AND SALE DEED
with Covenants

20100512000098870 1/4
05/12/2010 02:41:13 PM D
Bk: 2249 Pg: 906
Mary H. Melfi
Hunterdon County Clerk

This Deed is made on this 18th day of February, 2010,

BETWEEN

John D. Brinich and Jodi L. Brinich, husband and wife

whose address is 13 Carhart Court, Pittstown, NJ 08867

referred to as the **Grantor.**

AND

American International Relocation Solutions, LLC

Having its principal office at 2000 Cliff Mine Road, Pittsburgh, PA 15275

referred to as the **Grantee.**

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

TRANSFER OF TITLE. The grantor grants and conveys (transfers ownership of and title to) the property described below to the Grantee. This transfer is made for the sum of **Six Hundred Fifty Nine Thousand Nine Hundred and 00/100 Dollars ($659,900.00).**

The Grantor acknowledges receipt of this money.

TAX MAP REFERENCE. (N.J.S.A. 46:15-2.1) The property conveyed herein is known as Lot 31.11 Block 22 as shown on the Tax Map of the Township of Union.

☐ No property tax identification number is available on the date of this deed. (Check box if applicable.)

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 and is described as follows:

SEE SCHEDULE "A" ANNEXED HERETO.

Being the same premises conveyed to John D. Brinich and Jodi L. Brinich, by Deed from Wells Fargo Bank, NA, dated 3/25/2008 and recorded 4/7/2008 in Deed Book 2207, Page 71, in the Hunterdon County Clerk's Office, 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 allowing a judgment to be entered against the Grantor or by making a mortgage on the property).

EXHIBIT A

Township of Union, County of Hunterdon, State of New Jersey

BEGINNING at an iron pin/cap set at the southeasterly corner of Lot 31.10 in the northerly side line of Carhart Court cul-de-sac; thence

1) North 29° 39' 00" East along the easterly line of Lot 31.10 a distance of 210.40 feet to an iron/pin cap set at the northeasterly corner of Lot 31.10 in a southerly line of Lot 30; thence
2) South 51° 46' 02" East partially along the southerly line of Lot 30 a distance of 298.86 feet to an iron pin found; thence
3) South 03° 17' 46" East partially along a westerly line of Lot 30 a distance of 220.01 feet to an iron pin/cap set at the northerly corner of 31.04; thence
4) South 55° 47' 00" West partially along a westerly line of Lot 31.04 a distance of 85.95 feet to an iron pin/cap set at the northeasterly corner of Lot 31.12; thence
5) North 53° 24' 00" West along the northerly line of Lot 31.12 a distance of 330.10 feet to an iron pin/cap set at the northwesterly corner of Lot 31.12 in the easterly line of the Carhart Court cul-de-sac; thence
6) Along the Carhart Court cul-de-sac along a curve to the left having a radius of 50.00 feet an arc length of 84.60 feet to the point and place of BEGINNING.

BEING known and designated as Lot 31.11 in Block 22 on a certain 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" which map was filed in the Hunterdon County Clerk's Office on September 15, 1999 as Map 1332.

NOTE FOR INFORMATION ONLY: BEING also known and designated as Lot 31.11 in Block 22 on the official Tax Map of the Township of Union.

SIGNATURES. The Grantor signs this Deed as of the date at the top of the first page.

Witnessed or Attested by:

_____

John D. Brinich

_____

Jodi L. Brinich

STATE OF Virginia
COUNTY OF Prince William

SS:

I CERTIFY that on February 18, , 2010, John D. Brinich personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

(1) is named in and personally signed this Deed.

(2) signed, sealed and delivered this Deed as his or her act and deed; and

(3) made this Deed for $ 659,900.00 as 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.)

OFFICIAL SEAL
NOTARY PUBLIC-COMMONWEALTH OF VIRGINIA
JENA BIAS
COUNTY OF PRINCE WILLIAM
ID # 294565
My Commission Expires
February 29, 2012

Jena Bias

STATE OF Virginia
COUNTY OF Prince William

SS:

I CERTIFY that on February 18 , 2010, Jodi L. Brinich personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

(1) is named in and personally signed this Deed.

(2) signed, sealed and delivered this Deed as his or her act and deed; and

(3) made this Deed for $ 659,900.00 as 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.)

Jena Bias

Record and Return to:

Stacey J. Gould Esq
4 Walter Foran Blvd
Ste 405
Chatham NJ 08822

OFFICIAL SEAL
NOTARY PUBLIC-COMMONWEALTH OF VIRGINIA
JENA BIAS
COUNTY OF PRINCE WILLIAM
ID # 294565
My Commission Expires
February 29, 2012

State of New Jersey

SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

(C.55,P.L. 2004)

GIT/REP-3
(10-09)

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

Name(s)

John D. Brinich and Jodi L. Brinich

Current Resident Address:

Street:

City, Town, Post Office | State | Zip Code

PROPERTY INFORMATION (Brief Property Description)

Block(s)	Lot(s)	Qualifier
22	31.11	

Street Address:

13 Carhart Court

City, Town, Post Office	State	Zip Code
Pittstown	New Jersey	08867

Seller's Percentage of Ownership	Consideration	Closing Date
100%	$659,900.00	May 6 2010

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to 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 toa 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 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 $1,000.00 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 filea 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 disclosedor 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.

2/18/10
Date — Signature (Seller) Please indicate if Power of Attorney in Fact

2/18/10
Date — Signature (Seller) Please indicate if Power c

20100512000098870 4/4
05/12/2010 02:41:13 PM D
Recording Fee: $70.00
Tax Fee: $5821.00
Consideration: $659900.00
Buyers Fee: $.00
A5811

Prepared by:

MICHAEL F. SPIELBERGER
ATTORNEY AT LAW
STATE OF NEW JERSEY

BARGAIN AND SALE DEED
with Covenants

This Deed is made on this 29th day of April 2010, delivered May 6, 2010

BETWEEN

American International Relocation Solutions, LLC

Having its principal office at 2000 Cliff Mine Road, Pittsburgh, PA 15275

referred to as the **Grantor.**

AND

David R. Brin and Nicole M. Brin

Whose address is about to 13 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 TITLE. The grantor grants and conveys (transfers ownership of and title to) the property described below to the Grantee. This transfer is made for the sum of **Six Hundred Fifty Nine Thousand Nine Hundred and 00/100 Dollars ($659,900.00).**

The Grantor acknowledges receipt of this money.

TAX MAP REFERENCE. (N.J.S.A. 46:15-2.1) The property conveyed herein is known as Lot 31.11 Block 22 as shown on the Tax Map of the Township of Union.

☐ No property tax identification ~~number is avai~~lable on the date of this deed. (Check box if applicable.)

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 and is described as follows:

SEE SCHEDULE "A" ANNEXED HERETO.

Being the same premises conveyed to American International Relocation Solutions, LLC by Deed from John D. Brinich and Jodi L. Brinich, husband and wife, dated February 18, 2010, and recorded immediately prior to this Deed in the Hunterdon County Clerk's office.

Being the same premises conveyed to John D. Brinich and Jodi L. Brinich, by Deed from Wells Fargo Bank, NA, dated 3/25/2008 and recorded 4/7/2008 in Deed Book 2207, Page 71, in the Hunterdon County Clerk's Office, 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 allowing a judgment to be entered against the Grantor or by making a mortgage on the property).

20100512000098880 1/4
05/12/2010 02:41:14 PM D
Bk: 2249 Pg: 910
Mary H. Melfi
Hunterdon County Clerk

Reference
TL 53117

EXHIBIT A

Township of Union, County of Hunterdon, State of New Jersey

BEGINNING at an iron pin/cap set at the southeasterly corner of Lot 31.10 in the northerly side line of Carhart Court cul-de-sac; thence

1) North 29° 39' 00" East along the easterly line of Lot 31.10 a distance of 210.40 feet to an iron/pin cap set at the northeasterly corner of Lot 31.10 in a southerly line of Lot 30; thence
2) South 51° 46' 02" East partially along the southerly line of Lot 30 a distance of 298.86 feet to an iron pin found; thence
3) South 03° 17' 46" East partially along a westerly line of Lot 30 a distance of 220.01 feet to an iron pin/cap set at the northerly corner of 31.04; thence
4) South 55° 47' 00" West partially along a westerly line of Lot 31.04 a distance of 85.95 feet to an iron pin/cap set at the northeasterly corner of Lot 31.12; thence
5) North 53° 24' 00" West along the northerly line of Lot 31.12 a distance of 330.10 feet to an iron pin/cap set at the northwesterly corner of Lot 31.12 in the easterly line of the Carhart Court cul-de-sac; thence
6) Along the Carhart Court cul-de-sac along a curve to the left having a radius of 50.00 feet an arc length of 84.60 feet to the point and place of BEGINNING.

BEING known and designated as Lot 31.11 in Block 22 on a certain 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" which map was filed in the Hunterdon County Clerk's Office on September 15, 1999 as Map 1332.

NOTE FOR INFORMATION ONLY: BEING also known and designated as Lot 31.11 in Block 22 on the official Tax Map of the Township of Union.

SIGNATURES. This Deed is signed and attested to by the Grantor's proper corporate officers as of the date at the top of the first page. Its corporate seal is affixed.

Witnessed or Attested by:

Kim May

Attesting Witness
Kim May

Karin A. NeJame

STATE OF CONNECTICUT
COUNTY OFFAIRFIELD ***SS:*** Danbury

I CERTIFY that on April 29, 2010,

The Attesting Witness, Kim May, personally came before me and acknowledged under oath, to my satisfaction, that: Karin A. NeJame

(1) this person is the Agent of American International Relocation Solutions, LLC, the corporation named in this Deed;

(2) this person is the attesting witness to the signing of the Deed by the proper corporate officer who is Karin A. NeJame, the Agent of the Corporation;

(3) this Deed was signed and delivered by the Corporation as its voluntary act duly authorized by a proper resolution of its Board of Directors;

(4) this person signed this proof to attest to the truth of these facts; and

(5) made this Deed for $659,900.00 as 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.)

Signed and sworn to before me on
April 29, 2010

Jennifer D. Barabas
Notary Public
State of Connecticut
My Commission Expires 1/31/13

Kim May

Attesting Witness
Kim May

RR
Stacey J. Gould
4 Walter Foran Blvd
Ste 405
Flem. NJ 08822

State of New Jersey

SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

(C.55,P.L. 2004)

GIT/REP-3
(10-09)

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

Name(s)

American International Relocation Solutions

Current Resident Address:

Street: 2000 Cliff Mine Road

City, Town, Post Office	State	Zip Code
Pittsburgh	PA	15275

PROPERTY INFORMATION (Brief Property Description)

Block(s)	Lot(s)	Qualifier
22	31.11	

Street Address:

13 Carhart Court

City, Town, Post Office	State	Zip Code
Pittstown	New Jersey	08867

Seller's Percentage of Ownership	Consideration	Closing Date
100%	$659,900.00	May 6, 2010

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to 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 toa 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. X Seller is not 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 $1,000.00 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 filea 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 disclosedor 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.

April 29, 2010
Date

Signature (Seller) Please indicate if Power of Attorney in Fact
Karin A. De Lane

Date

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

20100512000098880 4/4
05/12/2010 02:41:14 PM D
Recording Fee: $70.00
Tax Fee: $5821.00
Consideration: $659900.00
Buyers Fee: $.00
A5811