

Deed

25

This Deed is made on June 24, 2004
BETWEEN

JOSEPH RUSIN and SUSAN RUSIN, husband and wife,

whose post office address is

319 Gano Road, Asbury, New Jersey 08802,

referred to as the Grantor,
AND

MATTHEW R. WUNDER and SUZANNE WUNDER, husband and wife,

whose post office address is

about to be 319 Gano Road, Asbury, New Jersey 08802,

pr

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 FIVE HUNDRED FIFTY-FIVE THOUSAND AND 00/100-----(\$555,000.00)-----Dollars-----
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. 1.09 Lot No. 29.02 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 buildings and structures on the land in the Township of Union 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 lands and premises conveyed to Grantor(s) herein by Deed of Stickle Construction, Inc., a New Jersey Corporation, dated March 15, 2000 and recorded March 17, 2000 in Deed Book 1234 at Page 709 in the Office of the Clerk of Hunterdon County.

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.

1.09 / 29.02



Consideration: 555000.00
Realty Tax: 3704.00 R
Fees: 60.00

Instr# 8503238 Dorothy K. Tirpok
Recorded/Filed ASB Hunterdon County Clerk
07/01/2004 09:57 Bk 2095 Pg 564 #Pg 3 DEED

Prepared by: (print signor's name below signature)
William J. Gianos
WILLIAM J. GIANOS
ATTORNEY AT LAW OF NEW JERSEY

(For Recorder's Use Only)

103U - 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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(908) 272-0800 Page 1

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Prepared by the office of TITLE LINES • 15 Mendham Road • Gladstone, New Jersey 07934 (908) 234-2620

Reference TL 48204

EXHIBIT A

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

BEGINNING at a capped surveyor's iron set, at the most easterly corner of Tax Map Lot 29.03 Block 1.09, lands now or formerly, Stickel Construction, Inc., and in the southwesterly right of way line of Gano Road, having a right of way width of 50.00 feet, and from said point of beginning running; thence

- 1) Along the southwesterly right of way line of said Gano Road, on a curve to the left, having a radius of 250.00 feet, a central angle of 22° 13' 22", an arc length of 96.97 feet, and whose chord bears, South 75° 25' 20" East, a distance of 96.36 feet, to a capped surveyor's iron set, at the most northerly corner of Tax Map Lot 29.16, Block 1.09, lands now or formerly, Stickel Construction, Inc.; thence
- 2) Along the westerly line of said Corporation, South 04° 15' 03" East, a distance of 270.70 feet, to a capped surveyor's iron set at a corner to same; thence
- 3) Along a northeasterly line of same, South 86° 50' 10" West, a distance of 380.10 feet, to a capped surveyor's iron set, in the southeasterly right of way line of McCrea Road, having a right of way width of 33.00 feet; thence
- 4) Along said southeasterly right of way line North 47° 46' 47" East, a distance of 72.46 feet, to a concrete monument found, at a corner to same; thence
- 5) Along a stone row and the northeasterly right of way line of same, North 38° 08' 29" West, a distance of 55.13 feet, to a cut cross set, in a boulder in said stone row, at the most southerly corner of said Lot 29.03; thence
- 6) Along the southeasterly line of same, North 47° 51' 31" East, a distance of 332.55 feet to the point and place of BEGINNING.

BEING known and designated as Lot 29.02 in Block 1.09 on a certain map entitled "Final Plat of Chestnut Ridge Estates, Block 1.09, Lot 29, Union Township, Hunterdon County, New Jersey" which map was filed in the Hunterdon County Clerk's Office on November 19, 1998 as Map 1307.

The above description is drawn in accordance with a survey made by RBZ Enterprises, Inc. dated February 8, 2000.

BEING also known and designated as Lot 29.02 in Block 1.09 on the official Tax Map of the Township of Union.

Schedule A of this Commitment consists of 2 page(s)

This commitment is invalid unless the Insuring Provisions and Schedules A and B are attached.

TIM FORM

2946 2/83

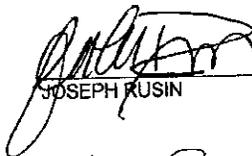
The street address of the Property is:

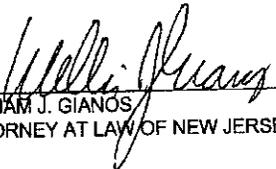
319 Gano Road, Asbury, New Jersey 08802.

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:

 _____ (Seal)
JOSEPH RUSIN

 _____
WILLIAM J. GIANOS
ATTORNEY AT LAW OF NEW JERSEY

 _____ (Seal)
SUSAN RUSIN

_____ (Seal)

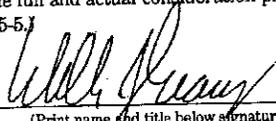
STATE OF NEW JERSEY, COUNTY OF HUNTERDON
I CERTIFY that on June 24, 2004
JOSEPH RUSIN and SUSAN RUSIN,

SS.

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 \$ 555,000.00 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:
Stacey J. Gould, Esq.
6 Route 31 North
Flemington NJ 08822

 _____
(Print name and title below signature)
WILLIAM J. GIANOS
ATTORNEY AT LAW OF NEW JERSEY



B1234 P0709

At 2000

25

DEED- BARGAIN AND SALE (Covenant as to Grantor's Acts)
CORP. TO IND. OR CORP. - Plain Language

Prepared by:

WILLIAM J. WILLARD, ESQ.

[Signature]
1.09/2902

DEED

THIS DEED is made on March 15, 2000,

BETWEEN

STICKEL CONSTRUCTION, INC.

a corporation of the state of New Jersey,

having its principal office at P.O. Box 101, Pittstown, New Jersey 08867

referred to as the Grantor,

AND

JOSEPH RUSIN and SUSAN RUSIN, husband and wife,

whose post office address is about to be 319 Gano Road, Asbury, New Jersey 08802

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 THREE HUNDRED TWENTY SEVEN THOUSAND NINE HUNDRED and NO/100 (\$327,900.00) DOLLARS.

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Union Township
Block No. 1.09 Lot No. 29.02 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 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.

Subject to restrictions and easements of record, if any, and zoning ordinances, and such facts as an accurate survey may disclose.

Being part of the same premises conveyed to Stickel Construction, Inc., a New Jersey Corporation, under deed from Raymond A. Poniatowski, a one-half undivided interest and Marie E. Poniatowski, a one-half undivided interest, as Tenants in Common, dated May 18, 1998 and recorded on May 26, 1998 in Deed Book 1187, page 847, in the Hunterdon County Clerk's Office.

COUNTY OF HUNTERDON
CONSIDERATION \$327,900
REALTY TRANSFER FEE 1115
DATE 3/15/00 BY ASB

118957

Reference TL 38428

EXHIBIT ATownship of Union, County of Hunterdon, State of New Jersey

BEGINNING at a capped surveyor's iron set, at the most easterly corner of Tax Map Lot 29.03 Block 1.09, lands now or formerly, Sticket Construction, Inc., and in the southwesterly right of way line of Gano Road, having a right of way width of 50.00 feet, and from said point of beginning running, thence

- 1) Along the southwesterly right of way line of said Gano Road, on a curve to the left, having a radius of 250.00 feet, a central angle of 22° 13' 22", an arc length of 96.97 feet, and whose chord bears, South 75° 25' 20" East, a distance of 96.36 feet, to a capped surveyor's iron set, at the most northerly corner of Tax Map Lot 29.16, Block 1.09, lands now or formerly, Sticket Homes, Inc.; thence
- 2) Along the westerly corner of said Corporation, South 04° 15' 03" East, a distance of 270.70 feet, to a capped surveyor's iron set at a corner to same; thence
- 3) Along a northeasterly line of same, South 86° 50' 10" West, a distance of 380.10 feet, to a capped surveyor's iron set, in the southeasterly right of way line of McCrea Road, having a right of way width of 33.00 feet, thence
- 4) Along said southeasterly right of way line North 47° 46' 47" East, a distance of 72.46 feet, to a concrete monument found, at a corner to same; thence
- 5) Along a stone row and the northeasterly right of way line of same, North 38° 08' 29" West, a distance of 55.13 feet, to a cut cross set, in a boulder in said stone row, at the most southerly corner of said Lot 29.03; thence
- 6) Along the southeasterly line of same, North 47° 51' 31" East, a distance of 332.55 feet to the point and place of BEGINNING.

BEING known and designated as Lot 29.02 in Block 1.09 on a certain map entitled "Final Plat of Chestnut Ridge Estates, Block 1.09, Lot 29, Union Township, Hunterdon County, New Jersey" which map was filed in the Hunterdon County Clerk's Office on November 19, 1998 as Map 1307.

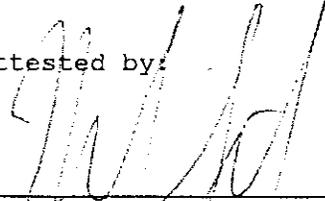
The above description is drawn in accordance with a survey made by RBZ Enterprises, Inc. dated February 8, 2000.

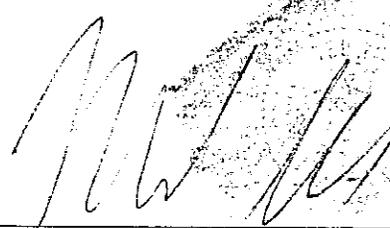
BEING also known and designated as Lot 29.02 in Block 1.09 on the official Tax Map of the Township of Union.

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. 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:


MICHAEL STICKEL Secretary


MICHAEL STICKEL President

RECORDED

STATE OF NEW JERSEY, COUNTY OF Somerset

SS. MAR 17 12 09 PM '00

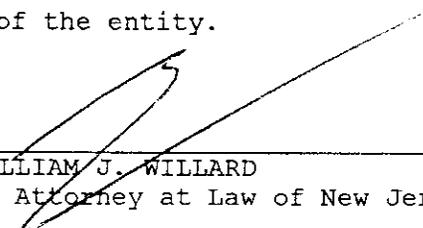
I CERTIFY that on March 15, 2000,

Michael Stickel

HUNTERDON COUNTY
DORTHY E. TERPOK
CLERK

personally came before me and stated to my satisfaction that this person:

- (a) was the maker of the attached Deed;
- (b) was authorized to and did execute this Deed as President and Secretary of Stickel Construction, Inc., the entity named in this Deed;
- (c) made this Deed for \$327,900.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.); and
- (d) executed this Deed as the act of the entity.


WILLIAM J. WILLARD
An Attorney at Law of New Jersey

DEED	Dated: March 15, 2000
STICKEL CONSTRUCTION, INC., a New Jersey Corporation	<u>Record and Return to:</u> William J. Gianos, Esq. RYLAK & GIANOS 12 Lower Center Street P.O. Box 5365 Clinton, NJ 08809
Grantor,	
TO	
JOSEPH RUSIN and SUSAN RUSIN, husband and wife	
Grantee.	

B1234 P0712

NC1645 - Affidavit of Consideration
RTF-1 (Rev. 9/98)
P1/99

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

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908-272-0800 Page 1

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 Somerset

SS:

FOR RECORDER'S USE ONLY	
Consideration \$	<u>327,900</u>
Realty Transfer Fee \$	<u>115</u> D
Date	<u>3/17/00</u> By <u>ASB</u>

* Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3, 4 and 5 on reverse side.)

Deponent MICHAEL STICKEL, being duly sworn according to law upon his/her oath
(Name)

deposes and says that he/she is the President of Corporate Grantor in a deed dated 3-15-2000
(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)

transferring real property identified as Block No. 1.09 Lot No. 29.02

located at 319 Gano Road, Asbury, NJ 08802 Union Township
(Street Address, Municipality, County)

Hunterdon 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 \$ 327,900.00

(3) FULL EXEMPTION FROM FEE Deponent claims that this deed transaction is fully exempt from the Realty Transfer Fee imposed by c. 49, P.L. 1968, for the following reason(s): Explain in detail. (See Instruction #7.) Mere reference to exemption symbol is not sufficient.

(4) PARTIAL EXEMPTION FROM FEE

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. (See Instructions #8 and #9.)

Deponent claims that this deed transaction is exempt from the increased portion of the Realty Transfer Fee imposed by c. 176, P.L. 1975 for the following reason(s):

A) **SENIOR CITIZEN** (See Instruction #8.)
 Grantor(s) 62 yrs. of age or over.*
 One- or two-family residential premises.
 Owned and occupied by grantor(s) at time of sale.
 No joint owners other than spouse or other qualified exempt owners.

B) **BLIND** (See Instruction #8.) **DISABLED** (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.
 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 15th day of March, 2000

WILLIAM J. WILLARD
An Attorney at Law of
New Jersey

Name of Deponent (sign above line)
MICHAEL STICKEL
P.O. Box 101, Pittstown, NJ 08867

STICKEL CONSTRUCTION, INC.,
a NJ corporation

Name of Grantor (type above line)

Address of Deponent:

Address of Grantor at Time of Sale

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.	
Instrument Number	<u>118957</u> County <u>Hunterdon</u>
Deed Number	<u>118957</u> Book _____ Page _____
Deed Dated	<u>3/15/00</u> Date Recorded <u>3/17/00</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 - White copy to be retained by County.
DUPLICATE - Yellow Copy to be forwarded by County to Division of Taxation on partial exemption from fee (N.J.A.C. 18:16 - 8.12)
TRIPPLICATE - Pink Copy is your file copy.

END OF DOCUMENT