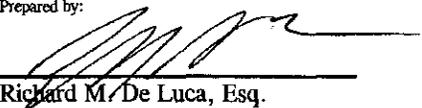


Prepared by:  
  
Richard M. De Luca, Esq.

**DEED**

This Deed is made on June 29, 2007,

**BETWEEN**

NICHOLAS L. KROCHTA and ESTHER M. KROCHTA, married

whose address 321 Gano Road, Asbury, in the Township of Union, NJ 08802

**AND**

RICHARD L. BAEDER and CHRISTINE R. BAEDER, married

whose post office address is about to be: 321 Gano Road, Asbury, in the Township of Union, NJ 08802

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 \$710,000.00

Seven Hundred Ten Thousand Dollars and 00/xx

The Grantor acknowledges receipt of this money.

**Tax Map Reference.** (N.J.S.A. 46:15-2.1) Municipality of Township of Union, Block No. 1.09, Lot 29.03

No property tax identification number is available on the date of this deed. (Check line 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:

SEE LEGAL DESCRIPTION ATTACHED

25  
1.09 / 29.03

68.15



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07/05/2007 03:47:27 PM D  
Bk: 2180 Pg: 88  
Mary H. Melfi  
Hunterdon County Clerk

P

## LEGAL DESCRIPTION

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

Beginning at an old iron corner in the southerly sideline of Gano Road, said corner being the beginning of course 1, as recorded in deed book 1216, page 418, and running thence

- (1) Along line of lands of Lot 29.02, of Block 1.09 as shown on the current Tax Map of Union Township, South 47 degrees 51 minutes 31 seconds West 332.55 feet to a corner to the same, said corner being in the northeasterly sideline of McCrea Road, thence
- (2) Along said northeasterly sideline of McCrea Road, North 38 degrees 08 minutes 29 seconds West 318.80 feet to a corner in the same, thence
- (3) Along line of lands of Lot 29.04 of Block 1.09 as shown on aforementioned Tax Map, North 71 degrees 32 minutes 38 seconds East 263.08 feet to a corner in the southwesterly sideline of aforementioned Gano Road, thence
- (4) Along said southwesterly sideline of Gano Road on a curve to the left with a radius of 60.00 feet an arc length of 93.89 feet and a chord bearing and distance of South 66 degrees 45 minutes 58 seconds East 84.60 feet to an old concrete monument corner in the same, thence
- (5) By the same on a curve to the right with a radius of 25.00 feet an arc length of 31.91 feet and a chord bearing and distance of South 75 degrees 01 minutes 34 seconds East 29.79 feet to an old concrete monument corner in the same, thence
- (6) By the same on a curve to the left with a radius of 250.00 feet an arc length of 112.83 feet and a chord bearing and distance of South 51 degrees 23 minutes 00 seconds East 111.87 feet to the place of beginning.

Containing 1.73 Acres as surveyed by George A. Sniffin, Professional Land Surveyor June 20, 2007.

BEING known and designated as Lot 29.03 in Block 1.09 as shown on map entitled "Final Plat Chestnut Ridge Estates, Block 1.09 Lot 29, Union Township, Hunterdon County, New Jersey" filed in the Hunterdon County Clerk's Office on November 19, 1998 on Map No. 1307.

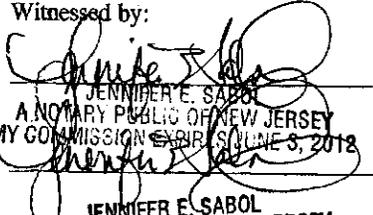
FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot 29.03 in Block 1.09 on the Township of Union Tax Map.

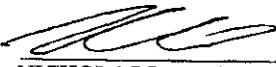
Being the same property conveyed to the Grantor by Deed from Stickel Construction, Inc. dated June 30, 1999 and recorded July 22, 1999 in the Hunterdon County Clerk's Office, in Deed Book 1216, Page 0417.

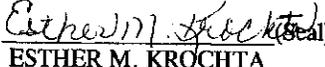
**Promises by Grantor.** The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain legal rights which affect the property (such as 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:

  
JENNIFER E. SABOL  
A NOTARY PUBLIC OF NEW JERSEY  
MY COMMISSION EXPIRES JUNE 3, 2012

  
(Seal)  
NICHOLAS L. KROCHTA

  
(Seal)  
ESTHER M. KROCHTA

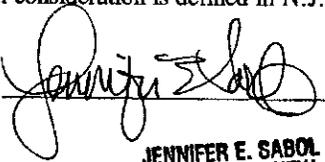
STATE OF NEW JERSEY, COUNTY OF SOMERSET

SS.:

I CERTIFY that on June 28<sup>th</sup> 2007

NICHOLAS L. KROCHTA and ESTHER M. KROCHTA personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his or her act and deed; and
- (c) made this Deed for \$710,000.00 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.)

  
JENNIFER E. SABOL  
A NOTARY PUBLIC OF NEW JERSEY  
MY COMMISSION EXPIRES JUNE 3, 2012

**RECORD & RETURN TO:**

~~LORI KOPF MCWILLIAMS, ESQ.  
Gebhardt and Kiefer  
PO Box 4001  
Clinton, NJ 08809-4001~~

**Cortes & Hay, Inc.**  
P.O. Box 454  
80 Main Street  
Flemington, NJ 08822  
CS5113

**Seller's Residency Certification/Exemption**  
(C.55, P.L. 2004)

<b>SELLER INFORMATION:</b> NAME: Nicholas Krochta & Esther Krochta ADDRESS: 150 Piedmont Drive, Bound Brook, NJ 08805		<b>ACTUAL CLOSING DATE</b> 6/29/07
<b>SUBJECT PROPERTY INFORMATION</b>		
<u>321 Gano Road</u> Street Address or Brief Legal Description		
<u>Union Twp. Asbury NJ</u> City State Zip Code	<u>08802</u> Zip Code	

Sellers Percentage of Ownership 100%

Consideration Amount \$710,000.00

**SELLER(S) ASSURANCES:**

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. ✓

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. ✓

I am a mortgagor conveying the mortgage property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.

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.

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..

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.

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 to N.J.S. A. 54A:1-1 et seq.

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 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.

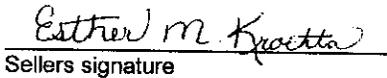
Transfer by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will of the interstate laws of this estate.

**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 these declarations and, to the best of my knowledge and belief, it is true, correct and complete.

  
Sellers signature

06/28/07  
Date signed

  
Sellers signature

06/28/07  
Date signed

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07/05/2007 03:47:27 PM D  
Recording Fee: \$70.00  
Tax Fee: \$6351.00  
Consideration: \$710000.00  
Buyers Fee: \$.00  
ASB11