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Deed Bargain & Sale (Cov. as to Grantor's Acts)
Corp. to Ind. or Corp.

Instrument# 8520570
Recorded/Filed 11/03/2004 09:59
ASB Hunterdon County Clerk
BK 2106 Pg 794 #Pg 5 DEED
Dorothy K. Tripok



QUIT CLAIM DEED

Prepared by:

Harold C. Hayes
Harold C. Hayes, Esq.

This Deed is made on 9/14, 2004

BETWEEN

STICKEL CONSTRUCTION, INC.

a corporation of the state of New Jersey
having its principal office at P. O. Box 101, Pittstown, NJ 08867
referred to as the Grantor

AND

JAMES J. PANELLA and WENDY PANELLA, husband and wife

whose post office address is 325 Gano Road, Asbury, New Jersey 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 **THREE HUNDRED FIFTY FIVE THOUSAND NINE HUNDRED SEVENTY EIGHT AND 00/100 (\$355,978.00) DOLLARS.** The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of Union Township
Block No. 1.09 Lot No. 29.04 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:

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, by deed from Raymond A. Poniatowski and Marie E. Poniatowski dated May 18, 1998 and recorded in the Hunterdon County Clerk's Office on May 26, 1998 in Deed Book 1187 at page 847.

109 2106

Consideration:
Realty Tax:
Fees:

355978.00
2792.60 R
80.00

LEGAL DESCRIPTION
Tax Map Lot 29.04 Block 1.09
Union Township
Hunterdon County, New Jersey

Being commonly known as Street No. 325, Gano Road, being all of Lot No. 29.04 in Block 1.09, as shown on a certain filed map entitled, "FINAL PLAT, for CHESTNUT RIDGE ESTATES, Block 1.09 Lot 29, Union Township, Hunterdon County, New Jersey", Dated: August 14, 1998, Scale: 1"=100', and was filed with the Hunterdon County Clerk's Office on November 19, 1998, as FILED MAP No. 1907, and further being known as Lot No. 29.04 Block 1.09, as appears on Sheet No. 2, of the Official Tax Map of the Township of Union, Hunterdon County, new Jersey, and is more particularly described as follows:

Beginning at a capped surveyor's iron set, in the westerly right of way line of the terminal Cul-de-Sac of Gano Road, having a nominal right of way width of 40', at the northeast corner of Tax Map Lot 29.03 Block 1.09, lands now or formerly, Stickel Construction, Inc., and from said point of beginning running thence:

1) Along the northeasterly line of said Lot 29.03, $S71^{\circ}-32'-38''W$, a distance of 263.08', to a capped surveyor's iron set, in the northeasterly right of way line of McCrea Road, having a right of way width of 33', thence;

2) Along the northeasterly right of way line of said Road, $N38^{\circ}-08'-29''W$, a distance of 159.67', to a concrete monument found, at the most southerly corner of Tax Map Lot 29.01 Block 1.09, lands now or formerly, Susan Poniatowski, thence;

3) Along the southeasterly line of said Poniatowski, $N48^{\circ}-03'-05''E$, a distance of 408.57', to an iron pipe found, at a corner to same, thence;

4) Along the northeasterly line of same, $N41^{\circ}-56'-06''W$, a distance of 199.68', to an iron pipe found, in the southeasterly line of Tax Map Lot 23.01 Block 1.09, lands now or formerly, Stanley F. Ehrlich, thence;

5) Along the southeasterly line of said Ehrlich, and the southeasterly line of Tax Map Lot 23 Block 1.09, lands now or formerly, Daniel Ryan & Cathrine Ryan, h/w. $N48^{\circ}-09'-54''E$, a distance of 201.61', to a capped surveyor's iron found, at a corner to same, thence;

6) Along the southwesterly line of same, and the southeasterly line of Tax Map Lot 22 Block 1.09, lands now or formerly, Carolyn Buck, $S48^{\circ}-13'-41''E$, a distance of 200.48', to a capped surveyor's iron set, at the most northerly corner of Tax Map Lot 29.05 Block 1.09, being other lands now or formerly, Stickel Construction, thence;

7) Along said Lot 29.05, 509°-28'-24"W, a distance of 387.79', to a capped surveyor's iron set, in the northerly right of way line of said terminal Cul-de-Sac, thence;

8) Along the northerly right of way line of same, on a curve to the left, having a radius of 60.00', an arc length of 119.73', a central angle of 114°-20'-12", and whose chord bears S35°-13'-59"W, a distance of 100.83', to the point and place of beginning and containing a calculated area of 152,232 square feet or 3.4948 Acres.

Subject to the benefits and burdens of a conservation easement being a 25' wide strip of land contiguous northeasterly to and parallel with the 2nd course above described along its entire length and is more fully delineated on the below mentioned Filed Map 1317, which is dedicated to the township of Union, and contains a calculated area of 4,124 square feet or 0.0947 Acres.

The bearings in this description are referenced to those as found on a certain file map entitle, "FINAL PLAT, for CHESTNUT RIDGE ESTATES, Block 1.09 Lot 29, Union Township, Hunterdon County, New Jersey", dated: August 14, 1998, Scale: 1" -100', and was filed with the Hunterdon County Clerk's Office on November 19, 1998, as FILED MAP No. 1307.

Subject to the benefits and burdens of covenants, easements and restrictions of record.

This Legal Description was prepared in accordance with a Plan of Survey, Prepared by NICHOLAS LEBO for RBZ Enterprises, Inc., P.O. Box 5074, SURVEY No. U1.09/23.04, Scale: 1" - 50', and Dated: May 30, 2000.



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

(Please Print or Type)

SELLER(S) INFORMATION (If Multiple Sellers, Each Seller Must Complete a Certification)

Name(s)

STICKEL CONSTRUCTION INC.

Current Resident Address

P.O. Box 101

Street

City, Town, Post Office

State

Zip Code

Pittstown

NJ

08867

PROPERTY INFORMATION (Brief Property Description)

Block(s)

1.09

Lot(s)

29.04

Qualifier

Street Address:

325 GAND ROAD

City, Town, Post Office

ASBURY

State

NJ

Zip Code

08802

Seller's Percentage of Ownership

100%

Consideration

355,978⁰⁰

Closing Date

9-14-04

SELLER ASSURANCES (Check the Appropriate Box)

1. I am a resident taxpayer 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 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.

SELLER(S) DECLARATION

The undersigned understands that the 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.

Sept 14 2004

Date

STICKEL CONSTRUCTION
Michael Stickel
MICHAEL STICKEL Signature (Print Name)
(Seller) Please indicate if Power of Attorney or Attorney in Fact

Date

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



END OF DOCUMENT