

Record & Return To:
Westminster Abstract Co.
250 Gibraltar Road
1st Floor - West Wing
Horsham, PA 19044
(215) 293-5080

117-0800031-RET

Prepared by:

Betsy P. Stein
Betsy P. Stein, BS, MBA

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DEED

THIS DEED is made on August ¹³ 2008,

BETWEEN TOLL LAND IV LIMITED PARTNERSHIP, a New Jersey limited partnership, maintaining offices at 250 Gibraltar Road, Horsham, PA 19044, referred to as the Grantor.

AND

PETER D. GREAVES AND CHRISTINA K. GREAVES, individuals with an address at 2 Stires Way, Pittstown, New Jersey, referred to as the Grantee.

08867

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 Seventy Five Thousand and no/100 Dollars (\$375,000). The Grantor acknowledges receipt of this money.

TAX MAP REFERENCE (N.J.S.A. 46:15-2.1) Township of Union, Hunterdon County, New Jersey, Block No. 11.01, Lot 1, as shown on a map entitled "Final Plat, Lookout Pointe, dated April 2, 2001, last revised October 31, 2005, prepared by Eastern States Engineering, Inc., and filed in the Hunterdon County Clerk's Office on February 23, 2006 as Instrument No. 8577543.

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, as described on the attached **Exhibit "A"**.

Being a portion of the same property conveyed to the Grantor herein by a deed from Alpheus H. Albert and Catherine K. Albert, his wife, dated December 10, 2002, and recorded on December 16, 2002, in the Hunterdon County Clerk's Office in Deed Book 2053, at page 750.

SUBJECT to all municipal ordinances and easements and restrictions of record.

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



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Bk: 2215 Pg: 576
Mary H. Melfi
Hunterdon County Clerk

11/01/08

EXHIBIT "A"

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or parcel of land known and designated as Lot 1, Block 11.01, situated in the Township of Union, County of Hunterdon, and State of New Jersey, shown on a plan entitled, "Final Plat, Lookout Pointe", dated 4/2/01, last revised 10/31/05, prepared by Eastern States Engineering, Inc., Horsham, Pennsylvania, 19044, and filed in the Hunterdon County Clerk's Office on 2/23/06 as Instrument Number 8577543; being more particularly described as follows:

BEGINNING at a point on the curved northeasterly Right of Way line of Albert Drive (50' wide R.O.W.) said point located where said Right of Way line is intersected by the division line between Lot 1 and Lot 2 in Block 11.01 as shown on said Plat and running:

- 1.) Along a line common to said Lot 1 and Lot 2, North 23 degrees 37 minutes 02 seconds East, 295.54 feet; thence
- 2.) Along a line common to Lot 1 with Lots 12, 13, 14, 15, and 16, North 88 degrees 55 minutes 04 seconds East, 505.80 feet; thence
- 3.) Along a line common to Lot 1 and Lot 22, South 6 degrees 56 minutes 37 seconds East, 450.42 feet to the northwesterly Right of Way line of Albert Drive (50' wide R.O.W.); thence along said Right of Way line on the following three courses:
 - 4.) South 55 degrees 06 minutes 31 seconds West, 174.71 feet to a point of curvature; thence
 - 5.) Along the arc of a curve to the left having a radius of 225.00 feet, an arc of 147.20 feet, and a central angle of 37 degrees 29 minutes 04 seconds, the chord of which bears South 36 degrees 21 minutes 59 seconds West, distant 144.59 feet to a point of tangency; thence
 - 6.) South 17 degrees 37 minutes 27 seconds West, a distance of 6.82 feet to a point of curvature; thence
 - 7.) Along the arc of a curve to the right having a radius of 15.00 feet, an arc length of 21.99 feet, and a central angle of 84 degrees 00 minutes 49 seconds, the chord of which bears South 59 degrees 37 minutes 51 seconds West, distant 20.08 feet to a point of tangency on the northeasterly Right of Way line of Albert Drive (90' wide R.O.W.); thence
 - 8.) Along northeasterly Right of Way line, North 78 degrees 21 minutes 44 seconds West, 153.72 feet to a point of curvature; thence along the northeasterly Right of Way line of Albert Drive (transitioning from a 90' wide R.O.W. to a 50' wide R.O.W.) on the following three courses:
 - 9.) along the arc of a curve to the right having a radius of 252.00 feet, an arc length of 279.79 feet, and a central angle of 63 degrees 36 minutes 51 seconds, the chord of which bears North 46 degrees 33 minutes 19 seconds West, distant 265.64 feet to a point of tangency; thence
 - 10.) North 14 degrees 44 minutes 53 seconds West, 95.11 feet to a point of curvature; thence
 - 11.) Along the arc of a curve to the left having a radius of 175.00 feet, an arc length of 115.06 feet, and a central angle of 37 degrees 40 minutes 16 seconds, the chord of which bears North 33 degrees 35 minutes 01 second West, distant 113.00 feet to the point of Beginning.

that affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

SIGNATURES. The Grantor has caused this Deed to be duly executed the day and year first written above.

Witnessed:

TOLL NJ IV LIMITED PARTNERSHIP
By: TOLL LAND CORP. NO. 10, its general partner

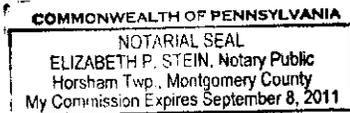
By: Stammy Jacobo

By: James A. Majewski
Name: James A. Majewski
Title: Authorized Representative

STATE OF Pennsylvania)
COUNTY OF Montgomery) SS.:

I CERTIFY that on August 13, 2008, James A. Majewski personally came before me and acknowledged under oath, to my satisfaction, that this person:

- (a) Was the maker of the attached instrument;
- (b) Was authorized to and did execute this instrument as the Authorized Representative of Toll Land Corp. No. 10, a Delaware corporation and the general partner of the entity named in this instrument;
- (c) Made this instrument for \$375,000 as the full and actual consideration paid or to be paid for the transfer of title.
- (d) Executed this instrument as the voluntary act of the entity by the authority of the general partner.



Elizabeth P. Stein
Notary Public

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER
(Chapter 49, P.L. 1988, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)
BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

COUNTY Hunterdon } SS. County Municipal Code 1025

MUNICIPALITY OF PROPERTY LOCATION Union Township

FOR RECORDER'S USE ONLY	
Consideration	\$ _____
RTF paid by seller	\$ _____
Date	By _____

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

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

Deponent, James A. Majewski being duly sworn according to law upon his/her oath, deposes and says that he/she is the Authorized Rep of Grantor (Name) In a deed dated August, 2008 (transferring Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.) real property identified as Block number 11.01 Lot number 1 located at Lookout Pointe, Union Township, Hunterdon County, NJ and annexed thereto. (Street Address, Town)

(2) CONSIDERATION \$ 375,000.00 (See Instructions #1 and #5 on reverse side)

(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A COMMERCIAL PROPERTY TRANSACTIONS: (See Instructions #5A and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation

\$ _____ + Lot 1 % = \$ _____

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (See Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1988, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(5) PARTIAL EXEMPTION FROM FEE (See Instruction #9 on reverse side)

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. Deponent claims that this deed transaction is exempt from State portions of the Basic Fee, Supplemental Fee, and General Purpose Fee, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

- A. SENIOR CITIZEN Grantor(s) 62 years of age or over. * (See Instruction #9 on reverse side for A or B)
- B. BLIND PERSON Grantor(s) legally blind or;
- DISABLED PERSON Grantor(s) permanently and totally disabled Receiving disability payments Not gainfully employed*

Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:
 Owned and occupied by grantor(s) at time of sale. Resident of State of New Jersey.
 One or two-family residential premises. Owners as joint tenants must all qualify.

*IN THE CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEEDS TO QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (See Instruction #9 on reverse side)

- Affordable according to H.U.D. standards. Reserved for occupancy.
- Meets income requirements of region. Subject to resale controls.

(6) NEW CONSTRUCTION (See Instructions #2, #10 and #12 on reverse side)

- Entirely new improvement. Not previously occupied.
- Not previously used for any purpose. "NEW CONSTRUCTION" printed clearly at the top of the first page of the deed.

(7) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1988, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this 13 day of August, 2008

Elizabeth P. Stein

James A. Majewski
Signature of Deponent

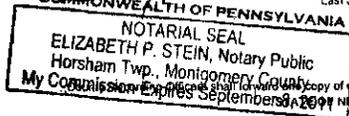
Toll Land IV Limited Partnership
377 Toll Land Corp No. 10
Grantor Name

306 Grant St. Twp
Deponent Address

PA 19044
Grantor Address at Time of Sale

XXX-XXX-XXXX
Last 3 digits in Grantor's Social Security Number

Name/Company of Settlement Officer



FOR OFFICIAL USE ONLY		
Instrument Number	County	
Deed Number	Book	Page
Deed Dated	Date Recorded	

NEW JERSEY DIVISION OF TAXATION
PO BOX 251
TRENTON, NJ 08646-0251
ATTENTION: REALTY TRANSFER FEE UNIT
The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at: www.state.nj.us/treasury/taxation/rtflocaltax.htm.



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)
Toll Land IV Limited Partnership
Current Resident Address:
Street: 250 Gibraltar Road, Horsham, PA 19044
City, Town, Post Office State Zip Code

PROPERTY INFORMATION (Brief Property Description)

Block(s) Lot(s) Quallfier
Block 11.01 Lot 1
Street Address:
Union Township, Hunterdon County, NJ
City, Town, Post Office State Zip Code
100%
Seller's Percentage of Ownership Consideration Closing Date
100% \$375,000

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.

August 13, 2008
Date

Toll Land IV Limited Partnership
Toll Land Cop No 10, general partner
BY: James M. Myskowski
Signature
(Seller) Please indicate if Power of Attorney or Attorney in Fact
James Myskowski Authorized Representative
Signature
(Seller) Please indicate if Power of Attorney or Attorney in Fact

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Recording Fee: \$80.00
Tax Fee: \$2975.00
Consideration: \$375000.00
Buyers Fee: \$.00
ASB11