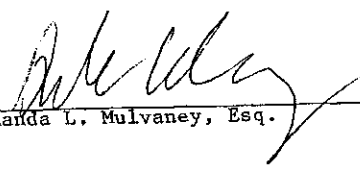


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06/12/2009 04:13:55 PM D
Bk: 2231 Pg: 647
Mary H. Melfi
Hunterdon County Clerk

Prepared By: 
Amanda L. Mulvaney, Esq.

25

**DEED
(NEW CONSTRUCTION)**

THIS DEED is made on May 29, 2009,

BETWEEN: TOLL LAND IV LIMITED PARTNERSHIP, a New Jersey Limited Partnership, By **TOLL LAND CORP. NO. 10**, a Delaware corporation, It's General Partner, having its principal office at: c/o Toll Brothers, Inc., 250 Gibraltar Road, Horsham, PA 19044, referred to as the **GRANTOR**.

AND: PING-CHIEH KAO and CHIEN-LING HAN, husband and wife,

whose post office address is about to be: **94 Albert Drive, Clinton, NJ 08809**,

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 **EIGHT HUNDRED SIX THOUSAND EIGHT HUNDRED SEVEN and 00/100**-----
(\$806,807.00)-----**DOLLARS**.

The Grantor acknowledges receipt of this money.

TAX MAP REFERENCE. (N.J.S.A. 46:15-1.1) Municipality: Township of Union
Block No. **11.01** Lot No. **18** Account No.

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 as follows:

BEING known and designated as **Lot 18, Block 11.01**, as it appears on a map entitled: "Final Plat, Lookout Pointe, Union Township, Hunterdon County, New Jersey, Sheets 1-4, dated December 7, 2001 and revised to October 31, 2005, prepared by Eastern States Engineering and filed in the Hunterdon County Clerk's Office on February 23, 2006 as Instrument No. 8577543.

Further described in accordance with Schedule "A" attached hereto.

SUBJECT to, without limitation, a conservation easement on that part of the property as delineated and described on Schedule "B" attached hereto in which the following activities are prohibited:

Open space or conservation deed restricted areas cannot be re-subdivided and no additional disturbance can be provided within these areas beyond what is proposed within the construction plans and these plans.

The conservation deed restriction open space located on individual lots will be owned and maintained by the individual property owners.

No temporary or permanent structures can be located within conservation deed restriction open space except for what is proposed within these subdivision plans. The only additional improvements allowed to be construction within the conservation deed restriction open space by individual property owners is planting of vegetation, fences, and dry laid stone, brick or wood chip garden paths and walkways.

Within each performance subdivision lot, all areas outside of the net buildable area shall remain as a conservation deed restriction open space easement. (See Subdivision Lot Area Table on

{09263187-1}

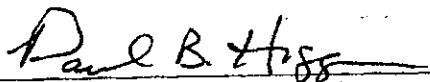
SCHEDULE "A"
DESCRIPTION
LOT 18 BLOCK 11.01
TOWNSHIP OF UNION, HUNTERDON COUNTY, NEW JERSEY

BEGINNING at a point in the southerly sideline of Albert Drive, 50 feet wide, where said sideline is intersected by the division line between Lot 18 and Lot 19, in Block 11.01, as shown on a Map entitled "FINAL PLAT, LOOKOUT POINTE", sheets 1-4, revised dated 10/31/05, prepared by Eastern States Engineering, and filed in the Hunterdon County Clerk's Office on 02/23/06 as Instrument No. 8577543 and running; thence

1. Along said division line between Lot 18 and Lot 19 in Block 11.01, South 03 degrees 15 minutes 29 seconds West, a distance of 302.89 feet; thence
2. Along a division line between Lot 18 and Lot 22 in Block 11.01, South 88 degrees 55 minutes 04 seconds West, a distance of 115.08 feet; thence
3. Along the division line between Lot 17 and Lot 18 in Block 11.01, North 03 degrees 15 minutes 29 seconds West, a distance of 298.52 feet to the aforementioned southerly sideline of Albert Drive; thence:
4. North 86 degrees 44 minutes 31 seconds East, a distance of 115.00 feet to the point of BEGINNING.

Containing 34,581 square feet, more or less.

Subject to a Conservation Restriction Easement.
Subject to a 10' wide Walkway Easement.
Subject to restrictions and easements of record, if any.



Paul B. Higgins, Professional Land Surveyor
New Jersey License No. 34004

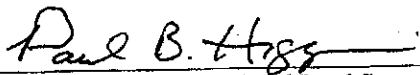
Sv030

SCHEDULE "B"
DESCRIPTION
CONSERVATION EASEMENT
LOT 18 BLOCK 11.01
TOWNSHIP OF UNION, HUNTERDON COUNTY, NEW JERSEY

BEGINNING at the southeasterly corner of Lot 18, Block 11.01, as shown on a Map entitled "FINAL PLAT, LOOKOUT POINTE", sheets 1-4, revised dated 10/31/05, prepared by Eastern States Engineering, and filed in the Hunterdon County Clerk's Office on 02/23/06 as Instrument No. 8577543 said corner also being the southwesterly corner of Lot 97 and also a point in the northerly line of Lot 22 as shown on said Final Plat and running; thence

1. Along the southerly line of Lot 18, in Block 11.01, South 88 degrees 55 minutes 04 seconds West, a distance of 115.08 feet; thence
2. Along the division line between Lot 17 and Lot 18, in Block 11.01, North 03 degrees 15 minutes 29 seconds West, a distance of 142.00 feet; thence
3. By a line through Lot 18 in Block 11.01, North 86 degrees 44 minutes 31 seconds East, a distance of 115.00 feet; thence
4. Along the division line between Lot 18 and Lot 19 in Block 11.01, South 03 degrees 15 minutes 29 seconds East, a distance of 146.37 feet to the point of BEGINNING.

The above described tract being a conservation easement on Lot 18, Block 11.01 as it appears on the above mentioned map.


Paul B. Higgins, Professional Land Surveyor
New Jersey License No. 34004

Sv030-Cons-Esmt

RTF-1 (Rev. 7/08) MUST SUBMIT IN DUPLICATE

STATE OF NEW JERSEY AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER (Chapter 49, P.L. 1968, 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.

Commonwealth of Pennsylvania } SS. County Municipal Code Montgomery 1025

FOR RECORDER'S USE ONLY Consideration \$ 806,807 RTF paid by seller \$ 7,379.20 Date 6-12-09 By NF

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side) Deponent, Kathryn L. Yates for Toll Land IV Limited Partnership, being duly sworn according to law upon his/her oath, deposes and says that he/she is the Authorized Representative in a deed dated 5/29/09 transferring real property identified as Block number 11.01 Lot number 18 located at 94 Albert Drive, Clinton and annexed thereto.

(2) CONSIDERATION \$ 806,807.00 (See Instructions #1 and #15 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: Total Assessed Valuation + Director's Ratio = Equalized Assessed 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. 4B, P.L. 1960, as amended through C. 60, P.L. 2004, for the following reason(s):

(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. 175, P.L. 1975, C. 113, P.L. 2004, and C. 86, 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

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) [X] Entirely new improvement. [X] Not previously used for any purpose. [X] Not previously occupied. "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. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this 2nd day of May, 2009. Signature of Deponent: Kathryn L. Yates, 250 Gibraltar Rd, Horsham, PA. Deponent Address: 250 Gibraltar Rd., Horsham, PA. Grantor Address at Time of Sale: Toll Land IV, LP, by Toll Land Corp. No. 10 Grantor Name: 250 Gibraltar Rd., Horsham, PA. Grantor Address at Time of Sale

COMMONWEALTH OF PENNSYLVANIA NOTARIAL SEAL COLLEEN CONNOLLY, Notary Public Horsham Twp., Montgomery County My Commission Expires April 28, 2010

FOR OFFICIAL USE ONLY Instrument Number: 20090612000146060 Deed Number: 2031 Book: 697 Deed Dated: 5-29-09 Date Recorded: 6-12-09

one copy of each Affidavit of Consideration for Use by Seller when Section 3A is completed, STATE OF NEW JERSEY- DIVISION OF TAXATION PO BOX 251 TRENTON, NJ 08605-0251 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/rtf/localfax.html.



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 NJ IV, L.P.

Current Resident Address:

Street: 250 Gibraltar Road
City, Town, Post Office

State

Zip Code

Horsham, PA 19044

PROPERTY INFORMATION (Brief Property Description)

Block(s)	Lot(s)	Qualifier
11.01	18	

Street Address:

94 Albert Drive

City, Town, Post Office

State

Zip Code

Clinton (Union Township)

NJ

08809

Seller's Percentage of Ownership
100%

Consideration
\$806,807.00

Closing Date
5/29/09

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to NON-residents)

- 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 mortgaged 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 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 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.
- 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.

TOLL NJ IV, L.P., a NJ Limited Partnership, By TOLL LAND CORP. NO.10,
a DE corporation, General Partner

Date

May 27, 2009

Date

Signature

(Seller) Please Indicate if Power of Attorney or Attorney In Fact

By *Kathryn L. Yates*
Kathryn L. Yates,

Signature Authorized Representative

(Seller) Please Indicate if Power of Attorney or Attorney In Fact

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Recording Fee: \$90.00
Tax Fee: \$7379.20
Consideration: \$806807.00
Buyers Fee: \$.00
NF11