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Prepared By: Amanda L. Mulvaney  
Amanda L. Mulvaney/Esq.

**DEED  
(NEW CONSTRUCTION)**

THIS DEED is made on December 14, 2006 and delivered on December 21, 2006,

**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: JASON BISSON and NICOLE BISSON, husband and wife,**

whose post office address is about to be: **57 Albert Drive, Clinton, NJ 08809,**

referred to as the **GRANTEE**.

The word "Grantee" shall mean all Grantees listed above.

11/8/07

**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, FIVE HUNDRED FIVE and 00/100**—(\$806,505.00)—**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** Lot No. **8.07** 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 8.07, Block 11**, 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.

**BEING** commonly known and designated as **57 Albert Drive, Clinton, NJ 08809.**

**BEING** also known as TBI Lot No. **1 (Lookout Pointe).**

**BEING** the same premises conveyed to TOLL NJ IV LIMITED PARTNERSHIP, a New Jersey Limited Partnership, by Deed from Alpheus H. Albert and Catherine K. Albert, his wife, dated December 10, 2002 and recorded December 16, 2002 in Deed Book 2053, Page 750 of the Hunterdon County Clerk's Office.

**SUBJECT** to easements, restrictions and zoning ordinances of record, including the Terms, Conditions, Easements and Restrictions as set forth in the Declaration of Covenants, Conditions and Restrictions of Lookout Pointe Community Association, Inc.



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12/27/2006 03:00:29 PM D  
Bk: 2174 Pg: 378  
Dorothy K. Tirpok  
Hunterdon County Clerk

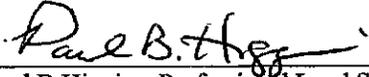
SCHEDULE "A"  
DESCRIPTION  
LOT 8.07 BLOCK 11  
TOWNSHIP OF UNION, HUNTERDON COUNTY, NEW JERSEY

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 8.07 and Lot 8.35, in Block 11, hereindescribed, 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 8.07 and Lot 8.35 in Block 11, South 23 degrees 22 minutes 34 seconds West, a distance of 398.69 feet; thence
2. Along a line common with Lots 8.04, 8.05 and 8.07, North 79 degrees 44 minutes 53 seconds East, a distance of 275.09 feet; thence
3. Along a line common to Lots 8.07 and 9, North 01 degrees 31 minutes 03 seconds East, a distance of 14.60 feet; thence
4. Along a line common to Lots 8.07 and 8.08, North 43 degrees 05 minutes 43 seconds East, a distance of 495.11 feet; thence
5. Along the southerly sideline of Albert Drive, along the arc of a curve to the left having a radius of 315.00 feet, an arc length of 108.41 feet and a central angle of 19 degrees 43 minutes 08 seconds, the chord of which bears South 56 degrees 45 minutes 51 seconds East, 107.88 feet the point of BEGINNING.

Containing 82,450 square feet or 1.893 acres, more or less.

Subject to restrictions and easements of record, if any.

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

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

COUNTY

Montgomery

1025

MUNICIPALITY OF PROPERTY LOCATION Union Township

FOR RECORDER'S USE ONLY	
Consideration	\$ 806,505.00
RTF paid by seller	\$ 7377.20
Date	12/27/06 By ASB

\*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) Kathryn L. Yates for Toll

Deponent, Land IV Limited Partnership being duly sworn according to law upon his/her oath, deposes and says that he/she is the Authorized Representative of Grantor in a deed dated December 14, 2006 transferring

real property identified as Block number 11 Lot number 8.07 located at 57 Albert Drive, Union Township, Hunterdon County, NJ and annexed thereto.

(2) CONSIDERATION \$ 806,505.00 (See Instructions #1 and #5 on reverse side)

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

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

Total Assessed Valuation + Director's Ratio = Equalized Valuation \$ + % = \$ If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value.

(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. 1968, as amended through C. 86, P.L. 2004, for the following reason(s).

(5) PARTIAL EXEMPTION FROM FEE (See Instruction #9 on reverse side) PARTIAL EXEMPTION FROM FEE EXEMPTION FROM FEE (See Instructions #7 on reverse side) NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED.

- A. SENIOR CITIZEN Grantor(s) 62 years of age or over.
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 or disabled persons must also meet all of the following criteria. Owned and occupied by grantor(s) at time of sale. Resident of the State of New Jersey. One or two-family residential premises. Owners as joint tenants must all qualify.

\*IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANTOR NEEDS TO QUALIFY IF OWNED AS 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. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this 14th day of December, 2006 Colleen Connolly

Signature of Deponent Kathryn L. Yates 250 Gibraltar Road Horsham, PA 19044 Deponent Address

TOLL LAND IV LIMITED PARTNERSHIP By TOLL LAND CORP. NO. 10, General Partner 250 Gibraltar Road Horsham, PA 19044 Grantor Address at Time of Sale

COMMONWEALTH OF PENNSYLVANIA NOTARIAL SEAL COLLEEN CONNOLLY, Notary Public Horsham Twp., Montgomery County My Commission Expires April 26, 2010

FOR OFFICIAL USE ONLY	
Instrument Number	Hunterdon
Deed Number	Book 2114 Page 818
Deed Dated	12/14/06 Date Recorded 12/27/06

County Recording Officers shall forward 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 261 TRENTON, NJ 08695-0251 ATTENTION: REALTY TRANSFER FEE UNIT



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

(3-06)

(Please Print or Type)

**SELLER(S) INFORMATION (See Instructions, Page 2)**

Name(s)

TOLL LAND IV LIMITED PARTNERSHIP

Current Resident Address:

250 Gibraltar Road

Street:

City, Town, Post Office

Horsham

State

PA

Zip Code

19044

**PROPERTY INFORMATION (Brief Property Description)**

Block(s)

11

Lot(s)

8.07

Qualifier

Street Address:

57 Albert Drive

City, Town, Post Office

Clinton (Union Township)

State

NJ

Zip Code

08809

Seller's Percentage of Ownership

100%

Consideration

\$806,505.00

Closing Date

12/21/06

**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.
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.

TOLL LAND IV LIMITED PARTNERSHIP, a NJ LP, By TOLL LAND COR  
 NO.10, a DE corporation, General Partner

By Kathryn L. Yates Signature Authorized Representative  
 Kathryn L. Yates (Seller) Please indicate if Power of Attorney or Attorney in Fact

12/14/06

Date

Date

Signature

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

20061227000128270 5/5  
 12/27/2006 03:00:29 PM D  
 Recording Fee: \$90.00  
 Tax Fee: \$7379.20  
 Consideration: \$806505.00  
 Buyers Fee: \$.00  
 ASB11