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Bargain and Return to:  
Lookout Pointe/224873  
Westminster Title Agency  
The Perryville Corporate center III  
P.O. Box 4002  
Clinton, New Jersey 08809-4002

Prepared By: Marysol Rosado Thomas  
Marysol Rosado Thomas, Esq.

**DEED  
(NEW CONSTRUCTION)**

  
20070430000125488 1/7  
04/30/2007 03:46:04 PM D  
Bk: 2182 Pg: 653  
Mary H. Meffi  
Hunterdon County Clerk

THIS DEED is made on April 12 , 2007,

**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: CHERYL L. PAROLO,**

whose post office address is about to be: **61 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 **SEVEN HUNDRED SEVENTY THOUSAND, THREE HUNDRED TWENTY-SEVEN and 00/100-----(\$770,327.00)-----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. **8.09** 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 8.09 , 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.

**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.

11/8.09

SCHEDULE "A"

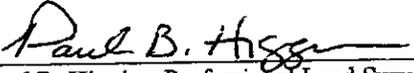
DESCRIPTION  
LOT 8.09 BLOCK 11  
TOWNSHIP OF UNION, HUNTERDON COUNTY, NEW JERSEY

BEGINNING at a point in the westerly sideline of Albert Drive, 50 feet wide, where said sideline is intersected by the division line between Lot 8.08 and Lot 8.09, in Block 11, 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 8.08 and Lot 8.09 in Block 11, South 62 degrees 48 minutes 51 seconds West, a distance of 297.94 feet; thence
2. Along a division line between Lot 8.09 and Tax Lot 9, Block 11, North 01 degrees 31 minutes 03 seconds East, a distance of 210.25 feet; thence
3. Along the division line between Lot 8.09 and Lot 8.10, North 82 degrees 37 minutes 25 seconds East, a distance of 229.16 feet to the aforementioned westerly sideline of Albert Drive; thence
4. Along said sideline on the arc of a curve to the left having a radius of 315.00 feet, an arc length of 108.91 feet and a central angle of 19 degrees 48 minutes 35 seconds, the chord of which bears South 17 degrees 16 minutes 51 seconds East, 108.37 feet the point of BEGINNING.

Containing 39,364 square feet, more or less.

Subject to restrictions and easements of record, if any.

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

Sv003

**SCHEDULE "B"**  
**DESCRIPTION**  
**CONSERVATION EASEMENT**  
**LOT 8.09 BLOCK 11**  
**TOWNSHIP OF UNION, HUNTERDON COUNTY, NEW JERSEY**

BEGINNING at a point on the easterly side of Tax Lot 9 in Block 11, where said line is intersected by the division line between Lot 8.08 and Lot 8.09, in Block 11, 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 the division line between Lot 8.09 and Tax Lot 9, Block 11, North 01 degrees 31 minutes 03 seconds East, a distance of 210.25 feet; thence
2. Along the division line between Lot 8.09 and Lot 8.10, North 82 degrees 37 minutes 25 seconds East, a distance of 101.22 feet; thence
3. By a line through Lot 8.09 in Block 11, South 01 degrees 24 minutes 56 seconds West, a distance of 171.14 feet; thence
4. Along the division line between Lot 8.08 and Lot 8.09 in Block 11, South 62 degrees 48 minutes 51 seconds West, a distance of 114.01 feet to the point of BEGINNING.

The above described tract being a conservation easement on Lot 8.09, Block 11 as it appears on the above mentioned map.

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

Sv003-Cons-Esmt

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 "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.)

**BEING** commonly known and designated as **61 Albert Drive, Clinton, NJ 08809.**

**BEING** also known as TBI Lot No. **3 (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.



MUST SUBMIT IN DUPLICATE

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

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

SS. County Municipal Code
COUNTY Montgomery 1025
MUNICIPALITY OF PROPERTY LOCATION Union Township

\*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, 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 Legal Representative in a deed dated April 12, 2007 transferring
real property identified as Block number 11 Lot number 8.09 located at
61 Albert Drive, Union Township and annexed thereto.

(2) CONSIDERATION \$ 770,372.00 (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
\$ + % = \$
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. 1968, 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.
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.

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 used for any purpose.
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 12 day of April, 2007
Signature of Deponent: Kathryn L. Yates
Grantor Name: TOLL LAND IV LTD PARTNERHSIP
250 Gibraltar Road
Horsham, PA 19044
Deponent Address: 250 Gibraltar Road
Horsham, PA 19044

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
Deed Number Book Page
Deed Dated Date Recorded



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

GIT/REP-3  
 (2-07)

(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 State Zip Code  
 Horsham PA 19044

**PROPERTY INFORMATION (Brief Property Description)**

Block(s)	Lot(s)	Qualifier
11	8.09	

Street Address:  
 61 Albert Drive

City, Town, Post Office State Zip Code  
 Clinton (Union Township) NJ 08809

Seller's Percentage of Ownership	Consideration	Closing Date
100%	\$770,327.00	April 24, 2007

**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  
 CORP. 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

4-12-07  
 Date

\_\_\_\_\_  
 Date

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