

Bargain and Sale Deed
Lookout Pointe/224873

AA 7

Forward and Return to:

Prepared By: Marysol Rosado Thomas
Westminster Title Agency
Westminster Corporate Center III
Box 4002
Clinton, New Jersey 08809-4002

**DEED
(NEW CONSTRUCTION)**

THIS DEED is made on July 9, 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: PENG CAI and WEI HUANG,

whose post office address is about to be: **79 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 THIRTY-NINE THOUSAND, SIX HUNDRED ONE and 00/100----- (\$839,601.00)-----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. 8.16 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 8.16 , 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.

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11/8.16



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07/23/2007 02:54:10 PM D
Bk: 2109 Pg: 403
Mary H. Meli
Hunterdon County Clerk

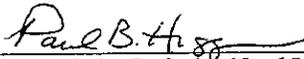
SCHEDULE "A"
DESCRIPTION
LOT 8.16 BLOCK 11
TOWNSHIP OF UNION, HUNTERDON COUNTY, NEW JERSEY

BEGINNING at a point in the northerly sideline of Albert Drive, 50 feet wide, where said sideline is intersected by the division line between Lot 8.15 and Lot 8.16, 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 8.15 and Lot 8.16 in Block 11, North 00 degrees 57 minutes 47 seconds East, a distance of 237.23 feet; thence
2. Along a division line between Lot 4 and Lot 8.16 in Block 11, North 88 degrees 56 minutes 21 seconds East, a distance of 124.18 feet; thence
3. Along the division line between Lot 8.16 and Lot 8.17 in Block 11, South 01 degrees 01 minutes 51 seconds East, a distance of 240.22 feet to the aforementioned northerly sideline of Albert Drive; thence along said sideline the following two(2) courses:
4. Westerly, on the arc of a curve to the right having a radius of 2475.00 feet, an arc length of 84.21 feet and a central angle of 01 degrees 56 minutes 58 seconds, the chord of which bears South 89 degrees 56 minutes 38 seconds West, a distance of 84.20 feet to a point of tangency; thence
5. North 89 degrees 04 minutes 53 seconds West, a distance of 48.27 feet to the point of BEGINNING.

Containing 30,682 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

Sv010

COMMONWEALTH OF PENNSYLVANIA

COUNTY Montgomery } SS. County Municipal Code 1025

FOR RECORDER'S USE ONLY
 Consideration \$ 839,600.00
 RTF paid by seller \$ 7729
 Date 7/23/07 By AKB

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 July 9, 2007 transferring (Grantor, Legal Representative, Corporate Officer, Officer of This Company, Lending Institution, etc.)

real property identified as Block number 11 Lot number 8.16 located at 79 Albert Drive, Union Township and annexed thereto.
 (Street Address, Town)

(2) **CONSIDERATION** \$ 839,600.00 (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. * (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/CIVIL UNION PARTNERS, 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. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this 9th day of July, 2007

Colleen Connolly

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

TOLL LAND IV LTD PARTNERSHIP
 Grantor Name
250 Gibraltar Road
Horsham, 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

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: _____
 Deed Dated: 7/9/07 Book: 2189 Page: 425
 Date Recorded: 7/23/07

Send 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 08646-0251

ATTENTION: REALTY TRANSFER FEE UNIT

