

DEED

25

Prepared by:

*[Signature]*  
Martin Liberman, Esq.  
Attorney at Law, State of New Jersey

This Deed is made on July 21, 2006,

BETWEEN George J. Pastrana and Michelle L. Pastrana, husband and wife  
whose address is 463 County Road 579, Milford, New Jersey 08848, referred to as the Grantor,

AND The MIGroup, Inc., a New Jersey Corporation

having its principal office at 118 Algonquin Parkway, Whippany, New Jersey 07981, referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and 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 Fifty Thousand and 00/100 (\$750,000.00) Dollars. The Grantor acknowledges receipt of this money.

**Tax Map Reference.** (N.J.S.A. 46:15-2.1) Municipality of Union Township  
Block No. 16 Lot No. 7.02 Account No.

[<X>] No property tax identification number is available on the date of this deed. (Check box if applicable)

**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 the State of New Jersey. The legal description is:

See Exhibit "A" attached hereto.

Being intended to be the same premises conveyed to the Grantors herein by Deed from Molasses Hill, Inc., a New Jersey Corporation dated November 15, 2001 and recorded November 21, 2001 in the Hunterdon County Clerk/Register's Office in Deed Book 2023, Page 618.

SUBJECT to easements and restrictions of record, if any, and such state of facts as an accurate survey may reveal.

*[Handwritten notes]*  
167102  
70.38

*[Handwritten note in circle]*  
70.38



Instr# 8594215 Dorothy K. Tirpok  
Recorded/Filed ASB Hunterdon County Clerk  
07/26/2006 14:20 Bk 2161 Pg 390 #Pg 5 DEED

Consideration: 750000.00  
Realty Tax: 6775.00 R  
Fees: 80.00

EXHIBIT A

Township of Union, County of Hunterdon, State of New Jersey

BEGINNING at a point in the new northerly right-of-way line of County Route No. 579 (AKA Bloomsbury-Pittstown Road) (40.00 feet wide from the center line of pavement), where the same intersects the northerly line of lands now or formerly of David and Virginia Hurford (Tax Lot 7, Block 16), said point being distant 41.66 feet measured on a bearing of North 45° 46' 27" West along said boundary line from the northeasterly corner of said lands now or formerly of Hurford all as shown on the hereinafter referenced filed map and running; thence

- 1) North 45° 46' 27" West, a distance of 1,184.82 feet along the northerly line of said lands now or formerly of Hurford to a 5/8 inch rebar found marking the corner of same, also being a corner to lands now or formerly of Kathryn E. Jurgensen (Tax Lot 3, Block 16); thence
- 2) North 02° 40' 33" West, a distance of 127.70 feet along the southerly line of lands now or formerly of Jurgensen to a 1 inch iron pipe set in stones found marking a corner of same; thence
- 3) North 81° 17' 50" East, a distance of 105.90 feet along the same to a point; thence
- 4) South 45° 36' 00" East, a distance of 1,233.47 feet along the boundary line between the herein described lot and Lot 7.03 Block 16 as created on the hereinafter referenced filed map to an angle point; thence
- 5) South 12° 54' 49" East, a distance of 75.00 feet along the same to a point in the aforesaid new northerly right-of-way line of County Route No. 579; thence
- 6) South 77° 05' 11" West, a distance of 151.55 feet along said line of County Route No. 579 to the point and place of BEGINNING.

TOGETHER with the easterly half of a 50.00 wide Driveway Easement lying within Lot 7.03 and being more particularly bounded and described as follows:

BEGINNING at a point in the aforesaid new northerly right-of-way line of County Route No. 579 where the same is intersected by the common boundary line between the herein described lot and Lot 7.03, Block 16, and running; thence

- 1) North 12° 54' 49" West, a distance of 75.00 feet along said common boundary line to an angle point in the same; thence  
(continued)

Rev. July 24, 2006

- 2) North  $77^{\circ} 05' 11''$  East, a distance of 25.00 feet through said Lot 7.03, Block 16 to a point within the same; thence
- 3) South  $12^{\circ} 54' 49''$  East, 75.00 feet through the same to a point in the aforesaid new line of County Route No. 579; thence
- 4) Southwesterly along said line of County Route No. 579, on a curve to the left having a radius of 1463.12 feet, an arc length of 14.03 feet to a point of tangency in the same; thence
- 5) South  $77^{\circ} 05' 11''$  West, a distance of 10.97 feet along the same to a point in the same and the point and place of BEGINNING.

BEING known and designated as Lot 7.02 in Block 16 on a certain map entitled "Final Plat Prepared for Lot 7.02 & 7.01, Block 16, Sheet 1, Union Township, Hunterdon County, New Jersey" which map was filed in the Hunterdon County Clerk's Office on April 6, 1999 as Map 1322.

The above description is drawn in accordance with a survey made by Goldenbaum Bail Associates, Inc. dated July 21, 2006.

BEING also known and designated as Lot 7.02 in Block 16 on the official Tax Map of the Township of Union.

Rev. July 24, 2006

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

**Signatures.** The Grantor signs this Deed as of the date at the top of the first page.

Witnessed by:

Pamela Wyman

[Signature]

Witness

[Signature]  
George J. Pastrana

Michelle L. Pastrana  
Michelle L. Pastrana

STATE OF *Georgia* , COUNTY OF *GWINNETT* SS.:

I CERTIFY that on *July 21, 2006* , George J. Pastrana and Michelle L. Pastrana, husband and wife, personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his or her act and deed; and
- (c) made this Deed for \$ *750,000.00* as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)

[Signature]  
A Notary Public of:  
My Commission Expires:

RECORD AND RETURN TO:

The MGroup, Inc.  
118 Algonquin Parkway  
Whippany, NJ 07981



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

GIT/REP-3  
 (6-05)

(Please Print or Type)

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

Name(s)  
 George J. Pastrana and Michelle L. Pastrana, husband and wife  
 Current Resident Address: 1010 Bay Tree Lane Duluth, GA 30097  
 Street City, Town, Post Office State Zip Code

**PROPERTY INFORMATION (Brief Property Description)**

Block(s)	Lot(s)	Qualifier
16	7.02	
Street Address: 463 County Road 579		
City, Town, Post Office Milford (Union Township)		State NJ
Zip Code 08648		
Seller's Percentage of Ownership 100%	Consideration \$750,000.00	Closing Date 7/25/2006

**SELLER ASSURANCES (Check the Appropriate Box)**

- 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.
- 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.

<u>7/21/06</u> Date	<u>[Signature]</u> Signature (Seller) Please indicate if Power of Attorney or Attorney in Fact
<u>7/21/06</u> Date	<u>Michelle L. Pastrana</u> Signature (Seller) Please indicate if Power of Attorney or Attorney in Fact



END OF DOCUMENT

DEED

25

Prepared by

Martin Liberman, Esq.  
Attorney at Law of New Jersey

This Deed is made on July 25, 2006,

**BETWEEN** The MIGroup, Inc., a New Jersey Corporation

having its principal office at 118 Algonquin Parkway, Whippany, New Jersey 07981, referred to as the Grantor,

**AND** Johanna B. Schooff

whose post office address is about to be 463 County Road 579, Milford, New Jersey 08848, referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and 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 Fifty Thousand and 00/100 (\$750,000.00) Dollars. The Grantor acknowledges receipt of this money.

**Tax Map Reference.** (N.J.S.A.46:15-2.1) Municipality of Union Township  
Block No. 16 Lot No. 7.02 Account No.

[ <x> ] No property tax identification number is available on the date of this deed. (Check box if applicable)

**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 the State of New Jersey. The legal description is:

See Exhibit "A" attached hereto and made a part hereof.

BEING the same premises conveyed to the Grantor herein by Deed from George J. Pastrana and Michelle L. Pastrana, husband and wife, dated July 21, 2006 and about to be recorded simultaneously herewith in the Hunterdon County Clerk/Register's Office.

SUBJECT to easements and restrictions of record, if any, and such state of facts as an accurate survey may reveal.



Instr# 8594219 Dorothy K. Tirpok  
Recorded/Filed ASB Hunterdon County Clerk  
07/26/2006 14:22 Bk 2161 Pg 395 #Pg 5 DEED

Consideration: 750000.00  
Realty Tax: 6775.00 R  
Fees: 80.00

**EXHIBIT A**

**Township of Union, County of Hunterdon, State of New Jersey**

**BEGINNING** at a point in the new northerly right-of-way line of County Route No. 579 (AKA Bloomsbury-Pittstown Road) (40.00 feet wide from the center line of pavement), where the same intersects the northerly line of lands now or formerly of David and Virginia Hurford (Tax Lot 7, Block 16), said point being distant 41.66 feet measured on a bearing of North 45° 46' 27" West along said boundary line from the northeasterly corner of said lands now or formerly of Hurford all as shown on the hereinafter referenced filed map and running; thence

- 1) North 45° 46' 27" West, a distance of 1,184.82 feet along the northerly line of said lands now or formerly of Hurford to a 5/8 inch rebar found marking the corner of same, also being a corner to lands now or formerly of Kathryn E. Jurgensen (Tax Lot 3, Block 16); thence
- 2) North 02° 40' 33" West, a distance of 127.70 feet along the southerly line of lands now or formerly of Jurgensen to a 1 inch iron pipe set in stones found marking a corner of same; thence
- 3) North 81° 17' 50" East, a distance of 105.90 feet along the same to a point; thence
- 4) South 45° 36' 00" East, a distance of 1,233.47 feet along the boundary line between the herein described lot and Lot 7.03 Block 16 as created on the hereinafter referenced filed map to an angle point; thence
- 5) South 12° 54' 49" East, a distance of 75.00 feet along the same to a point in the aforesaid new northerly right-of-way line of County Route No. 579; thence
- 6) South 77° 05' 11" West, a distance of 151.55 feet along said line of County Route No. 579 to the point and place of **BEGINNING**.

**TOGETHER** with the easterly half of a 50.00 wide Driveway Easement lying within Lot 7.03 and being more particularly bounded and described as follows:

**BEGINNING** at a point in the aforesaid new northerly right-of-way line of County Route No. 579 where the same is intersected by the common boundary line between the herein described lot and Lot 7.03, Block 16, and running: thence

- 1) North 12° 54' 49" West, a distance of 75.00 feet along said common boundary line to an angle point in the same; thence  
(continued)

Rev. July 24, 2006

- 2) North  $77^{\circ} 05' 11''$  East, a distance of 25.00 feet through said Lot 7.03, Block 16 to a point within the same; thence
- 3) South  $12^{\circ} 54' 49''$  East, 75.00 feet through the same to a point in the aforesaid new line of County Route No. 579; thence
- 4) Southwesterly along said line of County Route No. 579, on a curve to the left having a radius of 1463.12 feet, an arc length of 14.03 feet to a point of tangency in the same; thence
- 5) South  $77^{\circ} 05' 11''$  West, a distance of 10.97 feet along the same to a point in the same and the point and place of BEGINNING.

BEING known and designated as Lot 7.02 in Block 16 on a certain map entitled "Final Plat Prepared for Lot 7.02 & 7.01, Block 16, Sheet 1, Union Township, Hunterdon County, New Jersey" which map was filed in the Hunterdon County Clerk's Office on April 6, 1999 as Map 1322.

The above description is drawn in accordance with a survey made by Goldenbaum Bail Associates, Inc. dated July 21, 2006.

BEING also known and designated as Lot 7.02 in Block 16 on the official Tax Map of the Township of Union.

Rev. July 24, 2006

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

**Signatures.** This Deed is signed and attested to by the Grantor's proper corporate officers as of the date at the top of the first page. Its corporate seal is affixed.

Witnessed by:

The MIGroup, Inc.

Evan Luscheck  
EVAN LUSCHECK

By: Roxanne McKnight

STATE OF NEW JERSEY, COUNTY OF MORRIS ss.:

I CERTIFY that on JULY 25, 2006, ROXANNE MCKNIGHT, ASST  
personally came before me and acknowledged under oath, to my satisfaction, that:

- (a) this person signed, sealed and delivered the attached document as the ASSISTANT SECRETARY  
SECRETARY [title] of The MIGroup, Inc., the corporation named in this Deed;
- (b) this document was signed and made by the corporation as its voluntary act and deed by virtue of authority from its Board of Directors; and
- (c) the full and actual consideration paid or to be paid for the transfer of title is \$ 750,000.00  
(Such consideration is defined in N.J.S.A. 46:15-5.)

Jennifer Vogelzanger  
A Notary Public of:  
My Commission Expires:

**Jennifer Vogelzanger**  
**Notary Public State of New Jersey**  
**My Commission Expires January 31, 2011**

RECORD AND RETURN TO:

Norman A. Koertz  
93 Doria Av.  
Livingston NJ  
07039



State of New Jersey  
**SELLER'S RESIDENCY CERTIFICATION/EXEMPTION**  
 (C.56, P.L. 2004)

GIT/REP-3  
 (3-05)

(Please Print or Type)

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

Name(s)  
 The MIGroup, Inc., a New Jersey Corporation  
 Current Resident Address:  
 Street: 118 Algonquin Parkway  
 City, Town, Post Office Whippany State: NJ Zip Code: 07981

**PROPERTY INFORMATION (Brief Property Description)**

Block(s) Lot(s) Qualifier  
 16 7.02  
 Street Address:  
 463 County Road 579  
 City, Town, Post Office Milford (Union Township) State: NJ Zip Code: 08848  
 Seller's Percentage of Ownership 100% Consideration \$750,000.00 Closing Date 07/25/06

**SELLER ASSURANCES (Check the Appropriate Box)**

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 as a bona fide purchaser in good faith and for value 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.

Date: 07/25/2006  
 Signature: Roxanne McKnight  
 (Seller) Please indicate if Power of Attorney or Attorney in Fact  
 Signature: ROXANNE MCKNIGHT, ASS'T SECRETARY  
 (Seller) Please indicate if Power of Attorney or Attorney in Fact



25

**DEED**

This Deed is made on January 23, 2007

BETWEEN JOHANNA B. SCHOOFF, single, whose post office address is 463 Country Road 579, Milford, New Jersey 08848, referred to as the "Grantor",

AND JASON RUSH and CHRISTINE RUSH, husband and wife, whose post office address is 463 Country Road 579, Milford, New Jersey, referred to as the "Grantee".  
08848

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) an undivided one-half (1/2) interest in and to the property (called the "Property") described below to the Grantee. This transfer is made for the sum of Three Hundred Seventy Five Thousand and 00/100 (\$375,000.00) Dollars. The grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of Union Township, Block No. 16, Lot No. 7.02.

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, more particularly described on Schedule A attached hereto.

BEING the same premises conveyed to the Grantor, by Deed, dated July 25, 2006 from THE MI GROUP, INC. A New Jersey Corporation, and recorded in the Office of the Clerk of Hunterdon County on July 26, 2006 in Deed Book 2161 at page 295.

The street address of the Property is 463 Country Road 579, Milford, New Jersey 08848

The within conveyance is made subject to zoning ordinances, easements and restrictions of record, and such facts as an accurate survey and physical inspection of the premises may reveal,

*After the conveyance evidenced by this deed, the owners of the property will be:*  
JOHANNA B. SCHOOFF, as to an undivided one-half interest in said property, as Joint Tenants, and not as Tenants in Common with JASON RUSH and CHRISTINE RUSH, husband and wife, her son-in-law and daughter, as to the other undivided one-half (1/2) interest in said property.

Prepared By:

  
Norman A. Kurtz, Esq.

  
2007013000028170 1/6  
01/30/2007 03:03:58 PM D  
Bk: 2176 Pg: 490  
Mary H. Melfi  
Hunterdon County Clerk

16/702 - Land Divided on July 1st 2007

# OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Prepared by the office of  
TITLE LINES • 15 Mendham Road • Gladstone • New Jersey 07934 • (908) 234-2620

## ALTA RESIDENTIAL TITLE INSURANCE POLICY ONE-TO-FOUR FAMILY RESIDENCES

FILE NUMBER TL 50901

POLICY NUMBER SB 996245

### SCHEDULE A, Description

#### Township of Union, County of Hunterdon, State of New Jersey

BEGINNING at a point in the new northerly right-of-way line of County Route No. 579 (AKA Bloomsbury-Pittstown Road) (40.00 feet wide from the center line of pavement), where the same intersects the northerly line of lands now or formerly of David and Virginia Hurford (Tax Lot 7, Block 16), said point being distant 41.66 feet measured on a bearing of North 45° 46' 27" West along said boundary line from the northeasterly corner of said lands now or formerly of Hurford all as shown on the hereinafter referenced filed map and running; thence

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- 3) North 81° 17' 50" East, a distance of 105.90 feet along the same to a point; thence
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- 6) South 77° 05' 11" West, a distance of 151.55 feet along said line of County Route No. 579 to the point and place of BEGINNING.

TOGETHER with the easterly half of a 50.00 wide Driveway Easement lying within Lot 7.03 and being more particularly bounded and described as follows:

# OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Prepared by the office of  
TITLE LINES • 15 Mendham Road • Gladstone • New Jersey 07934 • (908) 234-2620

## ALTA RESIDENTIAL TITLE INSURANCE POLICY ONE-TO-FOUR FAMILY RESIDENCES

FILE NUMBER TL 50901

POLICY NUMBER SB 996245

### SCHEDULE A, Description

BEGINNING at a point in the aforesaid new northerly right-of-way line of County Route No. 579 where the same is intersected by the common boundary line between the herein described lot and Lot 7.03, Block 16, and running: thence

- 1) North 12° 54' 49" West, a distance of 75.00 feet along said common boundary line to an angle point in the same; thence
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- 4) Southwesterly along said line of County Route No. 579, on a curve to the left having a radius of 1463.12 feet, an arc length of 14.03 feet to a point of tangency in the same; thence
- 5) South 77° 05' 11" West, a distance of 10.97 feet along the same to a point in the same and the point and place of BEGINNING.

BEING known and designated as Lot 7.02 in Block 16 on a certain map entitled "Final Plat Prepared for Lot 7.02 & 7.01, Block 16, Sheet 1, Union Township, Hunterdon County, New Jersey" which map was filed in the Hunterdon County Clerk's Office on April 6, 1999 as Map 1322.

The above description is drawn in accordance with a survey made by Goldenbaum Baill Associates, Inc. dated July 21, 2006.

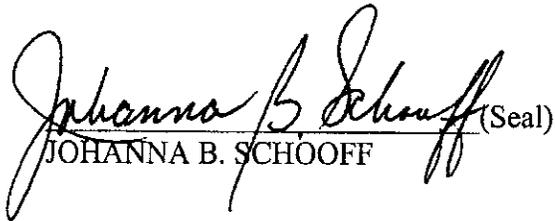
BEING known and designated as Lot 7.02 in Block 16 on the official Tax Map of the Township of Union.

Signatures. The Grantor signs this Deed as of the date at the top of the first page.

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

Witnessed by:

  
NORMAN A. KURTZ

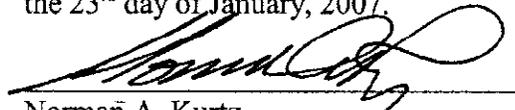
  
JOHANNA B. SCHOOFF (Seal)

STATE OF NEW JERSEY, COUNTY OF ESSEX, SS:

I CERTIFY that on January 23, 2007, JOHANNA B. SCHOOFF, personally came before me and stated to my satisfaction that each person:

- (a) was the maker of this Deed;
- (b) executed this Deed as his or her own act; and
- (c) the full and actual consideration paid or to be paid to the transfer of title is \$375,000.00.

Signed and sworn to before me on  
the 23<sup>rd</sup> day of January, 2007.

  
Norman A. Kurtz  
An Attorney at Law of New Jersey

RECORD & RETURN TO:

Norman A. Kurtz, Esq.  
93 Dorsa Avenue  
Livingston, New Jersey 07039

STATE OF NEW JERSEY  
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER  
(Chapter 49, P.L.1968, as amended through Chapter 33, P.L. 2006)

To be recorded with deed pursuant to Chapter 49, P.L. 1968, as amended by Chapter 308, P.L. 1991 (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 Union Township

FOR RECORDER'S USE ONLY	
Consideration	\$ <u>375,000</u>
RTF paid by seller	\$ <u>5</u>
Date <u>1/30/07</u>	By <u>ASB</u>

\*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, Johanna B. Schooff, being duly sworn according to law upon his/her oath,  
(Name)  
deposes and says that he/she is the Grantor in a deed dated January 23, 2007 transferring  
(Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)  
\* an undivided one half interest in 16 Lot number 7.02 located at  
463 Country Road 579, Milford (Union Township) and annexed thereto.  
(Street Address, Town)

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

(2A) REQUIRED CALCULATION OF EQUALIZED ASSESSED VALUATION FOR ALL CLASS 4A COMMERCIAL PROPERTY TRANSACTIONS:

Total Assessed Valuation + Director's Ratio = Equalized Valuation

\$ \_\_\_\_\_ + \_\_\_\_\_ % = \$ \_\_\_\_\_

If equalized value is in excess of \$1,000,000, the 1% fee is imposed on buyer on entire amount of consideration. 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 value.

(3) FULL EXEMPTION FROM FEE (See Instruction #6 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.  
Conveyance is between parent and child

(4) PARTIAL EXEMPTION FROM FEE (See Instruction #7 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. 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 #7 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 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 #7 on reverse side)

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

(5) NEW CONSTRUCTION (See Instructions #8 and #10 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.

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 23rd day of January, 2007

NORMAN A. KURTZ  
An Attorney at Law of NJ

Johanna B. Schooff  
Signature of Deponent  
463 County Road 579  
Milford, NJ 08848  
Deponent Address

Johanna B. Schooff  
Grantor Name  
463 County Road 579  
Milford, NJ 08848  
Grantor Address at Time of Sale

FOR OFFICIAL USE ONLY	
Instrument Number	County <u>Hunterdon</u>
Deed Number	Book <u>2170</u> Page <u>410</u>
Deed Dated <u>1-23-07</u>	Date Recorded <u>1-30-07</u>

County Recording Officers shall forward one copy of each Affidavit of Consideration for Use by Seller when Section 2A is completed.

STATE OF NEW JERSEY - DIVISION OF TAXATION  
PO BOX 251

TRENTON, NJ 08695-0251

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 further 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/lpt/localtax.htm](http://www.state.nj.us/treasury/taxation/lpt/localtax.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)

Johanna B. Schooff

Current Resident Address:

Street: 463 County Road 579

City, Town, Post Office

Milford

State

NJ

Zip Code

08848

**PROPERTY INFORMATION (Brief Property Description)**

Block(s)

16

Lot(s)

7.02

Qualifier

Street Address:

463 County Road 579

City, Town, Post Office

Milford

State

NJ

Zip Code

08848

Seller's Percentage of Ownership

50% transferred; 50% retained

Consideration

\$375,000.00

Closing Date

1/23/07

**SELLER ASSURANCES (Check the Appropriate Box)**

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.

January 27/ 2007

Date

Signature

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

Signature

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

20070130000028170 6/6  
 01/30/2007 03:03:58 PM D  
 Recording Fee: \$90.00  
 Tax Fee: \$.00  
 Consideration: \$375000.00  
 Buyers Fee: \$.00  
 ASB11