

BOOK 1026 PAGE 906

DEED

Prepared by: (Print signer's name below signature)

William J. Gianos

WILLIAM J. GIANOS, ESQUIRE

This Deed is made on June 1, 1989

BETWEEN SKYTOP BUILDERS, INC.

25

a corporation of the state of New Jersey
having its principal office at 44 Country Acres Drive, Annandale, New Jersey 08801
referred to as the Grantor.

AND JOHN K. SHORTSLEEVE and SUSAN S. SHORTSLEEVE, husband and wife

whose post office address is 9 ELMWOOD PLACE
SHORT HILLS, NJ 07078
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 ONE HUNDRED SEVENTY THOUSAND AND NO/100 (\$170,000.00)-----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. 17 Lot No. 4.27 Account No.

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 State of New Jersey. The legal description is:

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

Subject to all easements, restrictions and covenants of record, if any.

Being the same premises conveyed to the Grantor herein by deed dated December 27, 1988 from John J. Traub and Pearl Traub, husband and wife, and recorded in the Hunterdon County Clerk's Office on December 30, 1988 in Deed Book 1019, page 799.

COUNTY OF HUNTERDON
CONSIDERATION 170,000.00
REALTY TRANSFER FEE 625.00
DATE 6-2-89 BY JMG

60794

17427

10

Beginning at a point for a corner in the northerly right-of-way line of Country Acres Drive (50' wide right-of-way), said point also being common corner to Block 17, Lot 4.28, as shown on a Final Plat entitled "Country Acres III, Union", filed in the Hunterdon County Clerk's Office on August 25, 1982 as Map No. 682 and running:

thence (1) North 23°58'00" West, along Lot 4.28, a distance of 373.21' to a point for a corner to the same, said point also being on line of land of Block 17, Lot 2, now or formerly Marianne L. Hewitt;

thence (2) North 74°05'50" East, along Lot 2, a distance of 169.40' to a point for a corner in line of the same and being at a proposed property line herein created and further shown on a plan entitled "Minor Subdivision for Country Acres III, Union, Block 17, Lot 4.26", prepared by Van Cleef Engineering Associates, dated June 3, 1988 and revised to August 11, 1988, said point being corner also to Remaining Land, Block 17, Lot 4.26;

thence (3) South 35°24'18" East, along proposed remaining land Lot 4.26, a distance of 162.68' to a point for a corner;

thence (4) South 23°58'00" East, still with same, a distance of 190.00' to a point for a corner in the aforementioned right-of-way line of Country Acres Drive;

thence (5) South 66°02'00" West, along Country Acres Drive, a distance of 200.00' to the point and place of beginning.

Containing a gross calculated area of 69,305 s.f. or 1.59 acres of land.

Subject to one half of an existing 25' wide Drainage Easement described as follows:

Beginning at the same beginning point as described above and running:

thence (1) North 23°58'00" West, a distance of 241.85' to a point;

thence (2) North 38°46'44" East, a distance of 14.06' to a point;

thence (3) South 23°58'00" East, a distance of 248.29' to a point;

thence (4) South 66°02'00" West, a distance of 12.50' to the point and place of beginning.

Containing a calculated area of 3,063 s.f. or 0.07 acres of land as shown on File Map No. 682 and also on the Minor Subdivision previously referenced.

Also subject to a Conservation Easement described as follows:

Beginning at the termination of course 1 in the above overall tract description and running:

thence (1) North 74°05'50" East, a distance of 169.40' to a point;

thence (2) South 35°24'18" East, a distance of 19.58' to a point;

thence (3) South 38°46'44" West, a distance of 193.04' to a point;

thence (4) North 23°58'00" West, a distance of 131.36' to the point and place of beginning.

Containing a calculated area of 12,835 s.f. or 0.29 acres of land as shown on the Minor Subdivision previously referenced and also shown on File Map No. 682.

Also subject to easement and restrictions of record.

Being a portion of the same Block 17, Lot 4.26 as shown on a Final Plat entitled "Country Acres III, Union, Block 17, Lot 4, Township of Union, Hunterdon County, New Jersey", prepared by Van Cleef Engineering Associates, dated November 9, 1981, and filed in the Hunterdon County Clerk's Office on August 25, 1982 as Map No. 682.

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.

Attested by:

SKYTOP BUILDERS, INC.

Joyce E. Burke
JOYCE BURKE, Secretary

By: *Anthony D. Pastore*
ANTHONY D. PASTORE, President

STATE OF NEW JERSEY, COUNTY OF HUNTERDON

SS.:

I CERTIFY that on June 1, 19 89

JOYCE BURKE

personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is the secretary of Skytop Builders, Inc. the corporation named in this Deed;
- (b) this person is the attesting witness to the signing of this Deed by the proper corporate officer who is Anthony D. Pastore, the President of the corporation;
- (c) this Deed was signed and delivered by the corporation as its voluntary act duly authorized by a proper resolution of its Board of Directors;
- (d) this person knows the proper seal of the corporation which was affixed to this Deed;
- (e) this person signed this proof to attest to the truth of these facts; and
- (f) the full and actual consideration paid or to be paid for the transfer of title is \$ 170,000.00 (Such consideration is defined in N.J.S.A. 46:15-5.)

Signed and sworn to before me on

June 1, 1989

William J. Gianos
WILLIAM J. GIANOS, ESQUIRE
An Attorney at Law of New Jersey.

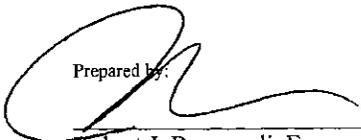
Joyce E. Burke
JOYCE BURKE
(Print name of attesting witness below signature)

RECORDED

JUN 2 12 15 PM '89

HUNTERDON COUNTY
DEEDS

END OF DOCUMENT

Prepared by:

Robert J. Bavagnoli, Esq.

DEED


20071210000346040 1/4
12/10/2007 11:09:02 AM D
Bk: 2199 Pg: 865
Mary H. Melfi
Hunterdon County Clerk

This Deed is made on: FEBRUARY 17, 2007
Delivered on: NOVEMBER 27, 2007

BETWEEN **JOHN J. DIMATTEO and DONNA L. DIMATTEO, Husband and Wife**

Whose address is **58 Country Acres Drive, Hampton, New Jersey 08827**

referred to as the Grantor.

AND CARTUS FINANCIAL CORPORATION, a Delaware Corporation

Whose address is **40 Apple Ridge Road, Danbury, CT 06810**

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 \$ 565,000.00

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1), Block No. 17, Lot No. 4.27

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** the County of **Hunterdon** and State of New Jersey, and further described:

SEE ATTACHED SCHEDULE "A"

Handwritten: 72-75

Being commonly known as **58 COUNTRY ACRES DRIVE, HAMPTON, NJ 08827**

Being the same premises vested in Grantors by Deed from John K. Shortsleeve and Susan S. Shortsleeve, husband and wife, dated November 23, 1992, recorded December 24, 1992 in the Hunterdon County Clerk/Register's Office in Deed Book 1082 at Page 1079.

The within conveyance is subject to the following:

- (a) All ordinances and regulations of local, municipal and other governmental authorities;
- (b) All utility easements of record or easements and restrictions of record, if any, granted or to be granted, any state of facts which an accurate survey of inspection of the premises would disclose.

Handwritten: 12/17/07

**SCHEDULE A
PROPERTY DESCRIPTION**

All that certain Lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of Union, County of Hunterdon, State of New Jersey

BEGINNING at a point for a corner in the northerly right of way line of Country Acres Drive (50 foot wide right of way), said point also being common corner to Block 17 Lot 4.28, as shown on a Final Plat entitled "Country Acres III, Union", filed in the Hunterdon County Clerk's Office on August 25, 1982 as Map No. 682 and running; thence

(1) North 23 degrees 58 minutes 00 seconds West, along Lot 4.28, a distance of 373.21 feet to a point for a corner to the same, said point also being on line of land of Block 17 Lot 2, now or formerly Marianne L. Hewitt; thence

(2) North 74 degrees 05 minutes 50 seconds East, along Lot 2, a distance of 169.40 feet to a point for a corner in line of the same and being at a proposed property line herein created and further shown on a plan entitled "Minor Subdivision for Country Acres III, Union, Block 17 Lot 4.26", prepared by Van Cleef Engineering Associates, dated June 3, 1988 and revised to August 11, 1988, said point being corner also to Remaining Land, Block 17 Lot 4.26; thence

(3) South 35 degrees 24 minutes 18 seconds East, along proposed remaining land Lot 4.26, a distance of 162.68 feet to a point for a corner; thence

(4) South 23 degrees 58 minutes 00 seconds East, still with same, a distance of 190.00 feet to a point for a corner in the aforementioned right of way line of Country Acres Drive; thence

(5) South 66 degrees 02 minutes 00 seconds West, along Country Acres Drive, a distance of 200.00 feet to the point and place of BEGINNING.

Subject to one half of an existing 25 foot wide Drainage Easement described as follows:

BEGINNING at the same beginning point as described above and running; thence

(1) North 23 degrees 58 minutes 00 seconds West, a distance of 241.85 feet to a point; thence

(2) North 38 degrees 46 minutes 44 seconds East, a distance of 14.06 feet to a point; thence

(3) South 23 degrees 58 minutes 00 seconds East, a distance of 248.29 feet to a point; thence

(4) South 66 degrees 02 minutes 00 seconds West, a distance of 12.50 feet to the point and place of BEGINNING.

Also subject to a Conservation Easement described as follows:

BEGINNING at the termination of course 1 in the above overall tract description and running; thence

(1) North 74 degrees 05 minutes 50 seconds East, a distance of 169.40 feet to a point; thence

(2) South 35 degrees 24 minutes 18 seconds East, a distance of 19.58 feet to a point; thence

(3) South 38 degrees 46 minutes 44 seconds West, a distance of 193.04 feet to a point; thence

(4) North 23 degrees 58 minutes 00 seconds West, a distance of 131.36 feet to the point and place of BEGINNING.

BEING known and designated as Lot 4.26 in Block 17, as shown on a certain Map entitled, "Country Acres III, Union, Block 17 Lot 4, Township of Union, Hunterdon County, New Jersey", prepared by Van Cleef Engineering Associates, dated November 9, 1981 and filed in the Hunterdon County Clerk's Office on August 25, 1982 as Map No. 682.

NOTE FOR INFORMATIONAL PURPOSES ONLY: Being known and designated as Lot 4.27, Block 17 on the Tax Map in the Township of Union, County of Hunterdon, State of New Jersey

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 effect 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:

John J. DiMatteo (Seal)
John J. DiMatteo

[Signature]
 Witness (Notary may sign as Witness)

Donna L. DiMatteo (Seal)
Donna L. DiMatteo

Maria Lyle
 Witness Name Printed

STATE OF New Jersey, COUNTY OF Hunterdon SS:

I CERTIFY that on February 17 2007, **John J. DiMatteo** personally came before me and stated to my satisfaction that this person;
 (a) is named in and personally signed this Deed;
 (b) signed, sealed and delivered this Deed as their own act and deed; and
 (c) made this Deed for \$565,000.00 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]
 Notary Signature, Stamp and Seal
 My Commission Expires: May 21 2008

MARIA LYLE
 NOTARY PUBLIC
 STATE OF NEW JERSEY
 MY COMMISSION EXPIRES MAY 21, 2008

STATE OF New Jersey, COUNTY OF Hunterdon SS:

I CERTIFY that on February 17 2007, **Donna L. DiMatteo** personally came before me and stated to my satisfaction that this person;
 (a) is named in and personally signed this Deed;
 (b) signed, sealed and delivered this Deed as their own act and deed; and
 (c) made this Deed for \$565,000.00 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]
 Notary Signature, Stamp and Seal
 My Commission Expires: May 21 2008

MARIA LYLE
 NOTARY PUBLIC
 STATE OF NEW JERSEY
 MY COMMISSION EXPIRES MAY 21, 2008

DEED		Dated: <u>2/17/07</u>
<u>DiMatteo</u>	Grantor,	Record and Return to: Bavagnoli & Bavagnoli 12 Furler Street P.O. Box 147 Totowa, NJ 07511-0147
to <u>Cartus Financial Corporation</u>	Grantee	



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

20071210000346040 4/4
12/10/2007 11:09:02 AM D
Recording Fee: \$70.00
Tax Fee: \$4914.00
Consideration: \$565000.00
Buyers Fee: \$.00
NF11

(Please Print or Type)

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

Name(s) Donna and John DiMatteo

Current Resident Address:

Street: 58 Country Acres Drive

City, Town, Post Office

Hampton

State
NJ

Zip Code

08827

PROPERTY INFORMATION (Brief Property Description)

Block(s) 17 Lot(s) 4.27 Qualifier

Street Address:

58 Country Acres Drive

Hampton, NJ

08827

City, Town, Post Office

State

Zip Code

Seller's Percentage of Ownership

100%

Consideration

\$565,000.00

Closing Date

11-27-07

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 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 interstate 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.

2/17/2007

Date

John DiMatteo

Signature

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

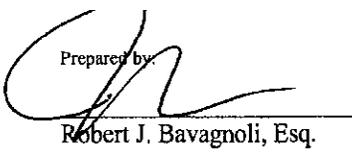
2/17/07

Date

Don L DiMatteo

Signature

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

Prepared by:

Robert J. Bavagnoli, Esq.

25

DEED

This Deed is made on: JUNE 20, 2008
Delivered on: JUNE 30, 2008


20080701000164360 1/5
07/01/2008 12:15:19 PM D
Bk: 2212 Pg: 609
Mary H. Melfi
Hunterdon County Clerk

BETWEEN **CARTUS FINANCIAL CORPORATION, a Delaware Corporation**

Whose address is **40 Apple Ridge Road, Danbury, CT 06810**

referred to as the Grantor.

AND **DANIEL O'GRADY and RITA O'GRADY, Husband and Wife**

Whose address is about to be **58 Country Acres Drive, Hampton, NJ 08827**

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 \$ 475,000.00

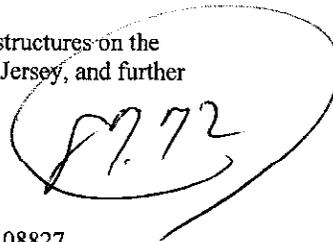
The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) , Block No. 17 , Lot No. 4.27

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** the County of **Hunterdon** and State of New Jersey, and further described:

SEE ATTACHED SCHEDULE "A"



Being commonly known as **58 COUNTRY ACRES DRIVE, HAMPTON, NJ 08827**

Being the same premises conveyed to the Grantor herein by Deed from John J. DiMatteo and Donna L. DiMatteo, Husband and Wife, dated November 27, 2007, recorded December 10, 2007 in the Hunterdon County Clerk/Register's Office in Deed Book 2199 at Page 865.

Also, being the same premises vested in John J. DiMatteo and Donna L. DiMatteo, Husband and Wife by Deed from John K. Shortsleeve and Susan S. Shortsleeve, husband and wife, dated November 23, 1992, recorded December 24, 1992 in the Hunterdon County Clerk/Register's Office in Deed Book 1082 at Page 1079.

The within conveyance is subject to the following:

- (e) All ordinances and regulations of local, municipal and other governmental authorities;
- (f) All utility easements of record or easements and restrictions of record, if any, granted or to be granted, any state of facts which an accurate survey of inspection of the premises would disclose.

17/4/27

**SCHEDULE A
PROPERTY DESCRIPTION**

All that certain Lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of Union, County of Hunterdon, State of New Jersey

BEGINNING at a point for a corner in the northerly right of way line of Country Acres Drive (50 foot wide right of way), said point also being common corner to Block 17 Lot 4.28, as shown on a Final Plat entitled "Country Acres III, Union", filed in the Hunterdon County Clerk's Office on August 25, 1982 as Map No. 682 and running; thence

(1) North 23 degrees 58 minutes 00 seconds West, along Lot 4.28, a distance of 373.21 feet to a point for a corner to the same, said point also being on line of land of Block 17 Lot 2, now or formerly Marianne L. Hewitt; thence

(2) North 74 degrees 05 minutes 50 seconds East, along Lot 2, a distance of 169.40 feet to a point for a corner in line of the same and being at a proposed property line herein created and further shown on a plan entitled "Minor Subdivision for Country Acres III, Union, Block 17 Lot 4.26", prepared by Van Cleef Engineering Associates, dated June 3, 1988 and revised to August 11, 1988, said point being corner also to Remaining Land, Block 17 Lot 4.26; thence

(3) South 35 degrees 24 minutes 18 seconds East, along proposed remaining land Lot 4.26, a distance of 162.68 feet to a point for a corner; thence

(4) South 23 degrees 58 minutes 00 seconds East, still with same, a distance of 190.00 feet to a point for a corner in the aforementioned right of way line of Country Acres Drive; thence

(5) South 66 degrees 02 minutes 00 seconds West, along Country Acres Drive, a distance of 200.00 feet to the point and place of BEGINNING.

Subject to one half of an existing 25 foot wide Drainage Easement described as follows:

BEGINNING at the same beginning point as described above and running; thence

(1) North 23 degrees 58 minutes 00 seconds West, a distance of 241.85 feet to a point; thence

(2) North 38 degrees 46 minutes 44 seconds East, a distance of 14.06 feet to a point; thence

(3) South 23 degrees 58 minutes 00 seconds East, a distance of 248.29 feet to a point; thence

(4) South 66 degrees 02 minutes 00 seconds West, a distance of 12.50 feet to the point and place of BEGINNING.

Also subject to a Conservation Easement described as follows:

BEGINNING at the termination of course 1 in the above overall tract description and running; thence

(1) North 74 degrees 05 minutes 50 seconds East, a distance of 169.40 feet to a point; thence

(2) South 35 degrees 24 minutes 18 seconds East, a distance of 19.58 feet to a point; thence

(3) South 38 degrees 46 minutes 44 seconds West, a distance of 193.04 feet to a point; thence

(4) North 23 degrees 58 minutes 00 seconds West, a distance of 131.36 feet to the point and place of BEGINNING.

BEING known and designated as Lot 4.26 in Block 17, as shown on a certain Map entitled, "Country Acres III, Union, Block 17 Lot 4, Township of Union, Hunterdon County, New Jersey", prepared by Van Cleef Engineering Associates, dated November 9, 1981 and filed in the Hunterdon County Clerk's Office on August 25, 1982 as Map No. 682.

Being further described as follows:

BEGINNING at a point on the Northwesterly line of Country Acres Drive (50' R.O.W.), where the same is intersected by the common line dividing Lots 4.28 and 4.27, said point also being the Southeasterly corner of Lot 4.28 lands n/f Matthew and Lynn A. Mulhall (Deed Book 1249 Page 410) and thence,

(1) North 23 degrees 58 minutes 00 seconds West, 373.21 feet to a point; thence

(2) North 74 degrees 05 minutes 50 seconds East, 169.40 feet to a point; thence

(3) South 35 degrees 24 minutes 18 seconds East, 162.68 feet to an iron pin with cap; thence

(4) South 23 degrees 58 minutes 00 seconds East, 190.00 feet to an iron pin with cap in the Northwesterly line of Country Acres Drive; thence

(5) Along the same, South 66 degrees 02 minutes 00 seconds West, 200.00 feet to the point or place of BEGINNING.

The above description is drawn in accordance with a survey made by Brunswick West, Inc. dated June 5, 2008.

NOTE FOR INFORMATIONAL PURPOSES ONLY: Being known and designated as Lot 4.27, Block 17 on the Tax Map in the Township of Union, County of Hunterdon, State of New Jersey



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

GIT/REP-3
 (2-07)

(Please Print or Type)

20080701000164360 5/5
 07/01/2008 12:15:19 PM D
 Recording Fee: \$80.00
 Tax Fee: \$3935.00
 Consideration: \$475000.00
 Buyers Fee: \$.00
 M511

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

Name(s)

Cartus Financial Corporation

Current Resident Address:

Street: 40 Apple Ridge Road

City, Town, Post Office

Danbury

State

CT

Zip Code

06810

PROPERTY INFORMATION (Brief Property Description)

Block(s)

17

Lot(s)

4.27

Qualifier

Street Address:

58 Country Acres Drive

City, Town, Post Office

Hampton

State

NJ

Zip Code

08827

Seller's Percentage of Ownership

100%

Consideration

\$475,000.00

Closing Date

6-30-08

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.

6/20/08
 Date

Date

Cartus Financial Corporation

Mary Ellis
 Signature

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

Mary Ellis, Authorized Officer
 Signature

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