

BOOK 1198 PAGE 0040
Prepared by:

T. Miller

Thomas C. Miller

Bivona, Cohen et al
Record & Return To:
James E. Hay, Esquire
15 Mountain Blvd.
Warren, NJ 07060

25

COUNTY OF HUNTERDON	
CONSIDERATION	321,745.-
REALTY TRANSFER FEE	1085.-
DATE	10-19-98 BY <i>TCM</i>

DEED

This Deed is made on September 16, 1998.

BETWEEN **Fallone at Highland Ridge, L.L.C.**
A New Jersey Limited Liability Company

whose address is 1117 Route #31 South, Suite #1, Lebanon, New Jersey, 08833, referred to as the Grantor,

AND **Douglas W. Montgomery and Carol B. Montgomery,**
husband and wife

whose address is about to be 15 Midvale Drive, Pittstown, NJ, 08867, 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 Three hundred twenty one thousand seven hundred forty five and no/100---(\$321,745.00)--- 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. 22.02 Lot No. 17
() No property tax identification is available on the date of this deed. (Check box if applicable.)

Property. This 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:

Being known and designated as Lot No. 17 in Block 22.01 as shown on a map entitled "Final Plat for Highland Ridge", prepared by Brokaw De Riso Associates, Inc., dated March 15, 1996, and filed in the Office of the Clerk of Hunterdon County on July 15th, 1997, as Map No. 1258.

Being also known as Lot 17 in Block 22.02 as shown on the Tax Map of the Township of Union.

Being a part of the same premises conveyed to the Grantor herein by Deed of Anthony J. Colorafi and Barbara Colorafi, husband and wife, dated July 29, 1997, which deed was recorded on July 31, 1997, in Deed Book 1170 at page 811 et seq. in the Office of the Clerk of Hunterdon County.

Subject to easements, restrictions and reservations of record, if any.

Further subdivision of Lot 17 in Block 22.02 is prohibited by the Union Township Planning Board.

109831

2202/17



- CIVIL ENGINEERING
- LAND SURVEYING
- SITE ANALYSIS
- LAND PLANNING
- ENVIRONMENTAL ENGINEERING

MONTGOMERY

FROM

HIGHLAND RIDGE

BLOCK 22.02, LOT 17

TOWNSHIP OF UNION, HUNTERDON COUNTY, NJ

BEGINNING at a point, said point being a capped pin set and located 1,755.26 feet along the various courses of the westerly sideline of Midvale Drive from its intersection with the northerly sideline of Race Street and running thence:

- 1) Along the common line between Block 22.02, Lots 17 and 16, South 04 degrees 56 minutes 04 seconds East 376.89 feet to a capped pin set, thence;
- 2) Along the common line between Block 22.02, Lots 17 and 15, South 82 degrees 02 minutes 54 seconds West 165.23 feet to a capped pin set, thence;
- 3) Along the common line between Block 22.02, Lots 17 and 18, North 04 degrees 56 minutes 04 seconds West 500.67 feet to a capped pin set at the southerly sideline of Midvale Drive, thence;
- 4) Along the southerly sideline of Midvale Drive South 60 degrees 02 minutes 31 seconds East 201.16 feet to the point and place of **BEGINNING**.

BEING known and designated as Lot 17 in Block 22.01 as shown on a certain map entitled in part "Final Plat for Highland Ridge," prepared by Brokaw DeRiso Associates, Inc. dated March 15, 1996 and revised through December 19, 1996 and labeled as Sheet 3 of 4 said map recorded in the Hunterdon County Clerk's Office on July 15, 1997 as Filed Map No. 1258. Subsequent to the filing of this map, the Union Township Tax Assessor changed the block designation from 22.01 to 22.02.

BEING further known as Lot 17 in Block 22.02 on the present tax maps of the Township of Union, Hunterdon County, and by street address of 15 Midvale Drive, Hampton, NJ.

All bearings being in accordance with the meridian contained on Filed Map No. 1258. The tract or parcel contains a calculated area of 1.662 acres (72,398 SF) of land, more or less, as surveyed by Richard S. Pelizzoni, P.E., and P.L.S., NJ License No. 27892, for Brokaw FG, formerly Brokaw DeRiso Associates, Inc.

Subject to a 60' wide Transcontinental Gas Line Easement.

Subject to a Conservation Easement.

Subject also to any other easement or restrictions of record that an accurate title search may disclose.

Richard S. Pelizzoni
Professional Engineer
Professional Land Surveyor
NJ License No. 27892

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION OR
EXEMPTION
(c. 49, P.L. 1968)
or
PARTIAL EXEMPTION
(c. 176, P.L. 1975)

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To Be Recorded With Deed Pursuant to c. 49, P.L. 1968, as amended by c. 225, P.L. 1985 (N.J.S.A. 46:15-5 et seq.)

STATE OF NEW JERSEY

COUNTY OF Hunterdon

SS.

FOR RECORDER'S USE ONLY	
Consideration \$	<u>321,745.-</u>
Realty Transfer Fee \$	<u>1085.-</u>
Date <u>10-19-98</u>	By <u>[Signature]</u>

* Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions # 3, 4 and 5 on reverse side.)

Deponent John A. Fallone (Name), being duly sworn according to law upon his/her oath

deposes and says that he/she is the Manager of Fallone at Highland Ridge, L.L.C., Grantor in a deed dated September 16, 1998
(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)

transferring real property identified as Block No. 22.02 Lot No. 17

located at 15 Midvale Drive, Union Township, Hunterdon County, New Jersey
(Street Address, Municipality, County)

(2) CONSIDERATION (See Instruction # 6.) and annexed hereto.

Deponent states that, with respect to deed hereto annexed, the actual amount of money and the monetary value of any other thing of value constituting the entire compensation paid or to be paid for the transfer of title to the lands, tenements or other realty, including the remaining amount of any prior mortgage to which the transfer is subject or which is to be assumed and agreed to be paid by the grantee and any other lien or encumbrance thereon not paid, satisfied or removed in connection with the transfer of title is \$ 321,745.00

(3) FULL EXEMPTION FROM FEE Deponent claims that this deed transaction is fully exempt from the Realty Transfer Fee imposed by c.49, P.L. 1968, for the following reason(s): Explain in detail. (See Instruction # 7.) Mere reference to exemption symbol is not sufficient.

(4) PARTIAL EXEMPTION FROM FEE

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. (See Instructions # 8 and # 9.)

Deponent claims that this deed transaction is exempt from the increased portion of the Realty Transfer Fee imposed by c. 176, P.L. 1975 for the following reason(s):

- A) SENIOR CITIZEN (See Instruction # 8.)
 - Grantor(s) 62 yrs. of age or over. *
 - One or two-family residential premises.
 - Owned and occupied by grantor(s) at time of sale.
 - No joint owners other than spouse or other qualified exempt owners.
- B) BLIND (See Instruction # 8.)
 - Grantor(s) legally blind. *
 - One- or two-family residential premises.
 - Owned and occupied by grantor(s) at time of sale.
 - No joint owners other than spouse or other qualified exempt owners.
- DISABLED (See Instruction # 8.)
 - Grantor(s) permanently and totally disabled. *
 - One or two-family residential premises.
 - Receiving disability payments.
 - Owned and occupied by grantor(s) at time of sale.
 - Not gainfully employed.
 - No joint owners other than spouse or other qualified exempt owners.

* IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANTOR NEED QUALIFY.

- C) LOW AND MODERATE INCOME HOUSING (See Instruction # 8.)
 - Affordable According to HUD Standards.
 - Meets Income Requirements of Region.
 - Reserved for Occupancy.
 - Subject to Resale Controls.

- D) NEW CONSTRUCTION (See Instruction # 9.)
 - Entirely new improvement.
 - Not previously used for any purpose.
 - Not previously occupied.

Deponent makes this Affidavit to induce the County Clerk or Register of Deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of c. 49, P.L. 1968.

Subscribed and sworn to before me
this 16th day of September, 1998

[Signature]
Name of Deponent (sign above line)
John A. Fallone

Fallone at Highland Ridge, LLC
Name of Grantor (type above line)

1117 Rt #31 South, Suite 1
Lebanon, NJ 08833
Address of Deponent

1117 Rt #31 South, Suite 1
Lebanon, NJ 08833
Address of Grantor at Time of Sale

[Signature]
A Notary Public of New Jersey
MARY M. BRUNT
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES AUGUST 29, 1999

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds	
Instrument Number	<u>109831</u> County <u>Hunterdon</u>
Deed Number	<u>109831</u> Book _____ Page _____
Deed Dated	<u>9-16-98</u> Date Recorded <u>10-19-98</u>

IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HEREOF. This format is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered without the approval of the Director.

ORIGINAL - To be retained by County.
DUPLICATE - To be forwarded by County to Division of Taxation for partial exemption from fee (N.J.S.A. 17B-8.12)
TRIPPLICATE - Is your file copy.

END OF DOCUMENT

ORIGINAL AND COPY MUST BE SUBMITTED WITH DEED TO COUNTY RECORDING OFFICER

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:

Fallone at Highland Ridge
A Limited Liability Company

Mary M. Brunt
Mary M. Brunt

By John A. Fallone
John A. Fallone, Manager

STATE OF NEW JERSEY, COUNTY OF HUNTERDON

SS:

I certify that on September 16, 1998, John A. Fallone personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of the attached deed;
- (b) executed this deed as his or her own act; and
- (c) made this Deed for \$321,745.00 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.)

RECORDED
Oct 19 2 56 PM '98
HUNTERDON COUNTY
DORTHY K. TIRPOK
CLERK

Mary M. Brunt
A Notary Public of New Jersey

MARY M. BRUNT
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES AUGUST 20, 1999