

B1221 P0962

AA

Prepared by:

*TCM*

Thomas C. Miller

Record & Return To:  
Walter N. Wilson, Esq.  
~~P.O. Box 22~~ 67 Beaver Ave  
Annandale, NJ 08801

# DEED

25

22/02/99

This Deed is made on September 23, 1999.

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

**Yasuhiro Torigoe and Jo Ann Torigoe,**  
husband and wife

whose address is about to be 4 Everett Road, Pittstown, New Jersey, 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 fifty thousand and no/100---(\$350,000.00)---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. 22.02 Lot No. 24  
( ) 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. 24 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 24 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 24 in Block 22.02 is prohibited by the Union Township Planning Board.

COUNTY OF HUNTERDON  
CONSIDERATION 350,000 -  
HEALTH TRANSFER FEE 1225  
DATE 9/28/99 BY AAB

116092



BROKAW FG

P.O. BOX 5192  
(908) 735-7750

CLINTON, NJ 08809-0192  
FAX (908) 735-7746

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

TORIGOEFROMHIGHLAND RIDGEBLOCK 22.02, LOT 24

TOWNSHIP OF UNION, HUNTERDON COUNTY, NEW JERSEY

**BEGINNING** at a point, said point being a capped pin set and located 749.00 feet along various courses of the westerly sideline of Everett Road from its intersection with the northerly side of Carhart Court, and running, thence;

1. Along the common line between Block 22.02, Lots 24 and 23, South 83 degrees 55 minutes 18 seconds West 210.75 feet to a capped pin set, thence;
2. Along the common line between Block 22.02, Lots 24 and 7.02, North 04 degrees 57 minutes 01 seconds West 420.05 feet to a capped pin set, thence;
3. Along the common line between Block 22.02, Lots 24 and 25, North 83 degrees 55 minutes 18 seconds East 202.48 feet to a capped pin set, thence;
4. Along the westerly sideline of Everett Road South 06 degrees 04 minutes 42 seconds East 419.97 feet to the point and place of **BEGINNING**.

**BEING** known and designated as Lot 24 in Block 22.02 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 4 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 24 in Block 22.02 on the present tax maps of the Township of Union, Hunterdon County, and by street address of 4 Everett Road, 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 1.992 acres (86,773 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 Conservation Easement.

Subject to a portion of a 40 foot wide Drainage Easement.

Subject to wetland.

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

**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*

By *[Signature]*  
John A. Fallone, Manager

RECORDED

SEP 28 3 08 PM '99

HUNTERDON COUNTY  
DORTHY M. WISPOK  
CLERK

STATE OF NEW JERSEY, COUNTY OF HUNTERDON

ss:

I certify that on *September 23*, 1999, 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 \$350,000.00 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.)

*Mary M. Brunt*  
A Notary Public of New Jersey

**MARY M. BRUNT**  
**NOTARY PUBLIC OF NEW JERSEY**  
**MY COMMISSION EXPIRES AUGUST 20, 2004**

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

ALL-STATE Legal, A Division of  
ALL-STATE International, Inc.  
908-272-0800

or  
PARTIAL EXEMPTION  
(c. 176, P.L. 1975)

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>350,000 - D*</u>
Realty Transfer Fee \$	<u>1225</u>
Date	<u>9/28/99</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, 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 23, 1999  
(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. 24

located at 4 Everett Road, Union Township, Hunterdon County, New Jersey  
(Street Address, Municipality, County)

and annexed hereto.

(2) CONSIDERATION (See Instruction # 6.)

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 \$ 350,000.00

(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 23rd day of September, 1999

[Signature]  
Name of Deponent (type 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

1117 Rt #31 South, Suite 1  
Lebanon, NJ 08833

Address of Deponent

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 20, 2004

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.	
Instrument Number	<u>116082</u> County <u>Hunterdon</u>
Deed Number	<u>116082</u> Book <u>        </u> Page <u>        </u>
Deed Dated	<u>9/23/99</u> Date Recorded <u>9/28/99</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 on partial exemption from fee (N.J.A.C. 18:16-8.1)

TRIPLICATE - Is your file copy.

**END OF DOCUMENT**

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

**Title Agency Inc.**

**ROBERT L. NIELTOPP, PRESIDENT**  
57 Paterson Street  
P.O. Box 916  
New Brunswick, New Jersey 08903-0916  
1-800-352-4713 No. 100376

Phillip J. Simms, Attorney at Law

**Deed**

25

This Deed is made on  
**BETWEEN**  
YASUHIRO TORIGOE  
and  
JO ANN TORIGOE, husband and wife

whose post office address is  
4 Everett Road  
Pittstown, New Jersey 08867

referred to as the Grantor,  
**AND**  
LAWRENCE W. PISCATELLI  
and  
CAROL J. PISCATELLI, husband and wife

whose post office address is  
about to be: 4 Everett Road  
Pittstown, New Jersey 08867

referred to as the Grantee.  
The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

PP 370,000 9/23/99  
AV 344,900

22,02/24

**1. Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of **FOUR HUNDRED TWENTY NINE THOUSAND NINE HUNDRED DOLLARS AND 00/100 (\$429,900.00)**-----  
The Grantor acknowledges receipt of this money.

**2. Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of Union Township  
Block No. 22.02 Lot No. 24 Qualifier No. Account No.  
 No property tax identification number is available on the date of this Deed. (Check Box if Applicable.)

80,22

**3. Property.** The Property consists of the land and all the buildings and structures on the land in the Township of Union and State of New Jersey. The legal description is:

Please see attached Legal Description annexed hereto and made a part hereof. (Check Box if Applicable.)

Being the same premises conveyed to the Grantors herein by Deed from Fallone at Highland Ridge, LLC, A New Jersey Limited Liability Company, dated 9/23/99 and recorded in the Hunterdon County Clerk's Office on 9/28/99 in Deed Book 1221, Page 962.



**Consideration:** 429900.00  
**Realty Tax:** 1925.00 R  
**Fees:** 22.00

Instr# 8330121 Dorothy K. Tirpok  
Recorded/Filed ASB Hunterdon County Clerk  
08/24/2001 12:33 Bk 2017 Pg 271 #Pg 3 DEED

Prepared by (print signer's name below signature)  
  
PHILLIP J. SIMMS  
An Attorney at Law of New Jersey

(For Recorder's Use Only)



**SCHEDULE "A" ITEM NO. 4**

**Description**

BEING ALL that certain tract and parcel of land located in the Township of UNION, County of HUNTERDON and State of New Jersey.

Being known as Tax Lot 24 in Block 22.02.  
(FOR INFORMATIONAL PURPOSES ONLY)

Beginning at a point, said point being a capped pin set and located 749.00 feet along various courses of the westerly sideline of Everett Road from its intersection with the northerly side of Carhart Court, and running, thence;

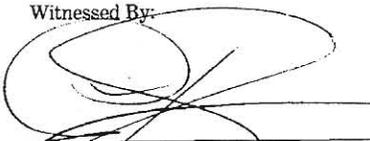
1. Along the common line between Block 22.02, Lots 24 and 23, South 83 degrees 55 minutes 18 seconds West 210.75 feet to a capped pin set, thence
2. Along the common line between Block 22.02, Lots 24 and 7.02, North 04 degrees 57 minutes 01 seconds West 420.05 feet to a capped pin set; thence
3. Along the common line between Block 22.02, Lots 24 and 25, North 83 degrees 55 inutes 18 seconds East 202.48 feet tp a capped pin set; thence
4. Along the westerly sideline of Everett Road South 06 degrees 04 minutes 42 seconds East 419.97 feet to the point and place of Beginning.

The street address of the Property is:  
4 Everett Road  
Pittstown, New Jersey 08867

4. **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).

5. **Signatures.** The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature.)

Witnessed By:

  
\_\_\_\_\_  
PHILLIP J. SIMMS  
An Attorney at Law of New Jersey

  
\_\_\_\_\_  
YASUHIRO TORIGOE (Seal)

  
\_\_\_\_\_  
JO ANN TORIGOE (Seal)

\_\_\_\_\_  
(Seal)

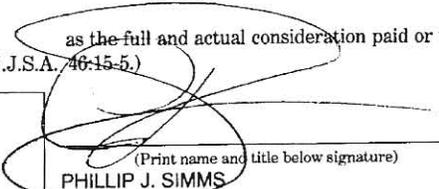
STATE OF NEW JERSEY, COUNTY OF HUNTERDON SS.  
I CERTIFY that on  
YASUHIRO TORIGOE and JO ANN TORIGOE, h/w

personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of this Deed;
- (b) executed this Deed as his or her own act; and,

(c) made this Deed for \$ 429,900.00 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.)

RECORD AND RETURN TO:  
ALBERT J. TRABILSY, JR., ESQ.  
764 Easton Avenue  
Suite 1  
Somerset, New Jersey 08873

  
\_\_\_\_\_  
(Print name and title below signature)  
PHILLIP J. SIMMS  
An Attorney at Law of New Jersey

