

# Deed

25

This Deed is made on May 25, 2006

**BETWEEN JOHN UNORSKI and DARLENE UNORSKI,** (Include Soc. Sec. No.)  
husband and wife, an undivided one-half interest, and  
**WALTER UNORSKI and NANCY UNORSKI,**  
husband and wife, an undivided one-half interest

whose post office address is 20 Race Street, Pittstown, NJ 08867

referred to as the Grantor,

**AND P.S. CONSTRUCTION, INC., a Pennsylvania Corporation** (Include Soc. Sec. No.)

whose post office address is 2150 Stoney Garden Road, Kintnersville, PA 18973

referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

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 \$80,000.00  
**EIGHTY THOUSAND DOLLARS**

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 Lot No. 27.04 Qualifier No. Account No.

No lot and block or account number is available on the date of this Deed. (Check Box if Applicable.)

3. **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:

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

Being known and designated as Lot 27.04, Block 22 on a Map entitled "final Plat for P.S. Construction, Block 22 Lot 27. Union township, Hunterdon County, New Jersey dated March 16, 2006 and recorded May 16, 2006 in the Hunterdon County Clerk's Office as Map #8586090.

Being a part of the same lands conveyed to the Grantors herein under Deed from Johanna Unorski, widow, dated September 27, 1976 and recorded September 28, 1976 at the Hunterdon County Clerk's office in Deed Book 805, Page 103.



Instr# 8589652 Dorothy K. Tripok  
Recorded/Filed ASB Hunterdon County Clerk  
06/15/2006 13:02 Bk 2157 Pg 246 #Pg 6 DEED

Prepared by:

ANTHONY J. DANZO

Consideration: 80000.00  
Realty Tax: 320.00 R  
Fees: 90.00

22/27.04



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Neil I. Van Cleef, P.E., L.S. & P.P.  
Robert J. Clerico, P.E. & P.P.  
Robert B. Heibell, P.E., L.S. & P.P.  
Daniel A. Nagy, L.S. & P.P.  
Paul E. Pogorzelski, P.E. & P.P.  
Samuel D. Costanzo, P.E. & P.P.

May 24, 2006  
VCEA Project No. 02-02-U

**Metes and Bounds Description  
Block 22, Lot 27.04  
Union Township, Hunterdon County, New Jersey**

Being known and designated as Block 22, Lot 27.04 as shown on a plan entitled "Final Plat for P.S. Construction, Inc., Block 22, Lot 27, Union Township, Hunterdon County, New Jersey", prepared by Van Cleef Engineering Associates, Lebanon, New Jersey, dated September 30, 2005, revised to March 14, 2006 and to be filed at the Hunterdon County Clerk's Office and described as follows.

Beginning at a railroad spike found and southwesterlymost corner of Block 22, Lot 27.04 in Race Street at the dividing line between Block 22, Lot 27.04, lands now or formerly John and Darlene Unorski, and Block 22, Lot 29, lands now or formerly Jacqueline Burachynski, and from said point of beginning, thence;

- 1) along the said dividing line between Block 22, Lot 27.04 and Block 22, Lot 29, North  $15^{\circ}29'26''$  East for a distance of 459.60 to a corner, thence;
- 2) along the dividing line between Block 22, Lot 27.04 and Block 22, Lot 30, then Block 22, Lot 28, lands now or formerly Red Hills Industrial Park, North  $74^{\circ}39'17''$  East for a distance of 254.47' to a corner, thence;
- 3) along the dividing line between Block 22, Lot 27.04 and Block 22, Lot 27.03, lands now or formerly John and Darlene Unorski, South  $13^{\circ}32'04''$  West for a distance of 515.67' to a corner in the center of Race Street, thence;

the following 2 courses and distances along the centerline of Race Street:

- 4) on the arc of a circle to the left having a radius of 700.00', a central angle of  $14^{\circ}05'37''$ , an arc length of 172.19', a chord bearing of North  $89^{\circ}53'36''$  West for a distance of 171.75' to the end of curve, thence;
- 5) South  $83^{\circ}03'36''$  for a distance of 76.27' to the POINT AND PLACE OF BEGINNING.

Containing 110,299 square feet or 2.532 acres more or less.

The above being subject to a conservation easement, said easement being located in the southwesterly portion of the above-described lands and shown on the above-referenced file map.

Also being subject to a Transco Gas Pipeline easement and a Transco Gas Pipeline temporary workspace easement, said easements being shown on the above-referenced file map.

Please Reply To:

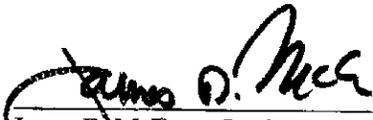
- CENTRAL NJ OFFICE • 339 Amwell Road, Bldg. B, PO Box 5877 • Hillsborough, NJ 08844-5877 • 908.359.8291 • Fax: 908.359.1580
- NORTHERN NJ OFFICE • 114 Algonquin Parkway • Whippany, NJ 07981 • 973.887.8711 • Fax: 973.887.7749
- SOUTHCENTRAL NJ OFFICE • 2345 Route 33 • Robbinsville, NJ 08691 • 609.259.3263 • Fax: 609.259.0278
- SOUTHERN NJ OFFICE • 196 Grove Avenue, Suite F • Thorofare, NJ 08086 • 856.251.0928 • Fax: 856.251.1594
- WESTERN NJ OFFICE • 1128 Route 31 • Lebanon, NJ 08833 • 908.735.9500 • Fax: 908.735.6364
- DOYLESTOWN PA OFFICE • 501 North Main Street • Doylestown, PA 18901 • 215.345.1876 • Fax: 215.345.1730
- LEHIGH VALLEY PA OFFICE • 551 Main Street • Bethlehem, PA 18018 • 610.332.1772 • Fax: 610.332.1771
- BERKS COUNTY PA OFFICE • 4 Wellington Boulevard • Wyomissing, PA 19610 • 610.670.6630 • Fax: 610.670.4603

May 24, 2006  
VCEA Project No. 02-02-U  
Metes and Bounds Description  
Block 22, Lot 27.04  
Union Township, Hunterdon County, New Jersey  
Page 2

The above-described lands also being subject to a 25' wide roadway easement, said easement being located northerly 25.00' parallel with and adjacent to courses 4 and 5 as described above.

Also being subject to a 25' wide drainage easement to Union Township and a bridge maintenance easement to Hunterdon County, said easements being located in the southwesterly portion of the above-described lands and shown on the above-referenced file map.

Subject to covenants, restrictions and/or easements either written or implied.



James D. McEwen, Professional Land Surveyor  
New Jersey License No. 31659  
Van Cleef Engineering Associates

JDM/rlg F:\project\Union\0202U\Descriptions\D-0202U-060524-B22L2704.doc

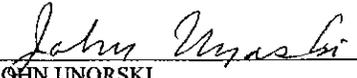
The street address of the Property is Race Street, Pittstown, NJ 08867

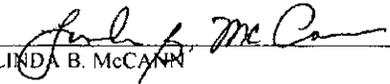
4. **Promises by Grantor.** The Grantor promises that the Grantor has done no act to encumber the Property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the Property (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.)

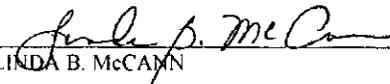
Witnessed by:

  
LINDA B. McCANN

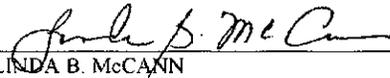
 (Seal)  
JOHN UNORSKI

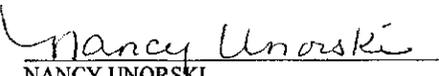
  
LINDA B. McCANN

 (Seal)  
DARLENE UNORSKI

  
LINDA B. McCANN

 (Seal)  
WALTER UNORSKI

  
LINDA B. McCANN

 (Seal)  
NANCY UNORSKI

STATE OF NEW JERSEY, COUNTY OF HUNTERDON SS:  
I CERTIFY that on May 25, 2006

JOHN UNORSKI and DARLENE UNORSKI, husband and wife, and  
WALTER UNORSKI and NANCY UNORSKI, husband and wife  
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 \$80,000.00 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.)

  
LINDA B. McCANN  
Notary Public of New Jersey  
My Commission Expires: 2/5/2009

RECORD AND RETURN TO:

JAMES E. HAY, ESQ.  
DiFrancesco, Bateman, Coley, Yospin,  
Kunzman, Davis & Lehrer  
15 Warren Boulevard  
Warren, NJ 07059



DOCUMENT RECEIVED  
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GIT/REP-3  
(6-05)

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)

JOHN UNORSKI AND DARLENE UNORSKI

Current Resident Address:

Street: 20 Race Street

City, Town, Post Office

Pittstown

State

NJ

Zip Code

08867

**PROPERTY INFORMATION (Brief Property Description)**

Block(s)

Block 22

Lot(s)

Lot 27.04

Qualifier

Union Township

Street Address:

Race Street

City, Town, Post Office

Pittstown

State

NJ

Zip Code

08867

Seller's Percentage of Ownership

50%

Consideration

\$80,000.00

Closing Date

5/25/06

**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 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.

May 25, 2006

Date

JOHN UNORSKI

Signature

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

May 25, 2006

Date

DARLENE UNORSKI

Signature

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

DOCUMENT RECEIVED  
ILLEGIBLE

GIT/REP-3  
(6-05)



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)  
WALTER UNORSKI AND NANCY UNORSKI

Current Resident Address:

Street: 20 Race Street  
City, Town, Post Office: Pittstown

State: NJ  
Zip Code: 08867

**PROPERTY INFORMATION (Brief Property Description)**

Block(s)	Lot(s)	Qualifier
Block 22	Lot 27.04	Union Township
Street Address: Race Street		
City, Town, Post Office Pittstown	State NJ	Zip Code 08867
Seller's Percentage of Ownership 50%	Consideration \$80,000.00	Closing Date 5/25/06

**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.
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**SELLER(S) DECLARATION**

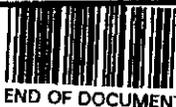
The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein could be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete.

May 25, 2006  
Date

*Walter Unorski*  
WALTER UNORSKI  
Signature  
(Seller) Please indicate if Power of Attorney or Attorney in Fact

May 25, 2006  
Date

*Nancy Unorski*  
NANCY UNORSKI  
Signature  
(Seller) Please indicate if Power of Attorney or Attorney in Fact



END OF DOCUMENT