

Prepared by:

TC Miller

Thomas C. Miller

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

AF
Wor

COUNTY OF HUNTERDON	
CONSIDERATION	385,850.-
REALTY TRANSFER FEE	1405.-
DATE	12-28-99 BY <i>TJM</i>

DEED

25

22/32.05

This Deed is made on December 17, 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 **Taitin M. Chen and Sophie Kuanghua Sie**

whose address is about to be 10 Midvale Drive, 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 eighty five thousand eight hundred fifty and no/100---(\$385,850.00)--- 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 Lot No.32.05
() 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. 32.05 in Block 22 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 32.05 in Block 22 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 32.05 in Block 22 is prohibited by the Union Township Planning Board.

117687

B1228 P0786



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

CHEN/SIE

FROM

HIGHLAND RIDGE

BLOCK 22, LOT 32.05

TOWNSHIP OF UNION, HUNTERDON COUNTY, NEW JERSEY

BEGINNING at a point, said point being a capped pin set and located 717.23 feet along the various courses of the easterly sideline of Midvale Drive from its intersection with the northerly sideline of Race Street and running thence:

- 1) Along the easterly sideline of Midvale Drive, North 58 degrees 06 minutes 33 seconds West 69.71 feet to a concrete monument set, thence;
- 2) Still along the same on a curve to the right having a radius of 275.00 feet, a length of 162.17 feet and whose chord bears North 41 degrees 12 minutes 55 seconds West 159.83 feet to a capped pin set, thence;
- 3) Along the common line between Block 22, Lots 32.05 and 32.06, North 54 degrees 02 minutes 06 seconds East 369.46 feet to a capped pin set, thence;
- 4) Along a common line between Block 22, Lots 32.05 and 32.13, South 60 degrees 01 minutes 30 seconds East 112.51 feet to a capped pin set, thence;
- 5) Along the common line between Block 22, Lots 32.05 and 32.04, South 36 degrees 07 minutes 36 seconds West 393.49 feet to the point and place of **BEGINNING**.

BEING known and designated as Lot 32.05 in Block 22 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 2 of 4, said map recorded in the Hunterdon County Clerk's Office on July 15, 1997 as Filed Map No. 1258.

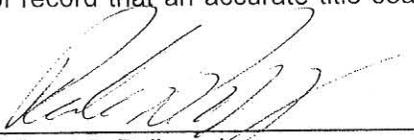
BEING further known as Lot 32.05 in Block 22 on the present tax maps of the Township of Union, Hunterdon County, and by street address of 10 Midvale Drive, Hampton, NJ.

All bearings being in accordance with the meridian contained on Filed Map No. 1258. The tract or parcel contains a calculated area of 1.520 acres (66,228 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 60 foot wide Transcontinental Gasline 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

443\chen-sie.des 11/19/99

FED EX ADDRESS: 33 RUPELL ROAD, HAMPTON, NJ 08827

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. Fallon, Manager

STATE OF NEW JERSEY, COUNTY OF HUNTERDON

ss:

I certify that on *December 17*, 1999, John A. Fallon 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 \$385,850.00 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

Mary M. Brunt
A Notary Public of New Jersey

DEC 28 10 19 AM '99

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

HUNTERDON COUNTY
DORTHY S. AMPOK
CLERK

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>385,850.-</u>
Realty Transfer Fee \$	<u>1405.-</u>
Date <u>12-28-99</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 December 17, 1999
(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)

transferring real property identified as Block No. 22 Lot No. 32.05

located at 10 Midvale Drive, 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 \$ 385,850.00

(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 day of December, 1999

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

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

Mary M. Brunt
A Notary Public of New Jersey

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

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>117487</u> County <u>Hunterdon</u>
Deed Number	<u>117487</u> Book _____ Page _____
Deed Dated	<u>12-17-99</u> Date Recorded <u>12-28-99</u>

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

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.
TRIPLICATE - Is your file copy.

END OF DOCUMENT