

Deed

25

This Deed is made on June 27, 2005

BETWEEN

GARY HERMAN and RENEE HERMAN, husband and wife

whose post office address is
9 Everett Road
Pittstown, NJ 08867
referred to as the Grantor,

AND

JORGE R. GONZALEZ and LYNNE P. GONZALEZ, husband and wife

whose post office address is
34 White Cliff Lane
Nesconset, NY 11767
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 FIVE HUNDRED SEVENTY FOUR THOUSAND NINE HUNDRED AND 00/100 (\$574,900.00) 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. 32.19 Account No.
 No property tax identification 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 and State of New Jersey. The legal description is:
County of Hunterdon

Please see attached Legal Description annexed hereto and made a part hereof (check box if applicable).
Being the same lands and premises conveyed to the grantors by deed from Fallone at Highland Ridge, L.L.C., dated July 15, 1999 and recorded in the Hunterdon County Clerk's Office on July 20, 1999 in Deed Book 1215 Page 905.



Instr# 8549073 Dorothy K. Tirpok
Recorded/Filed ASB Hunterdon County Clerk
06/29/2005 15:07 Bk 2126 Pg 837 #Pg 5 DEED

Consideration: 574900.00
Realty Tax: 2272.50 A
Fees: 80.00

Prepared by: (print signor's name below signature)

STEPHEN O'MALLEY, ESQ.

(For Recorder's Use Only)

22 / 32.19

LEGAL DESCRIPTION

ALL that certain tract, lot and parcel of land lying and being in the Township of Union, County of Hunterdon and State of New Jersey, being more particularly described as follows:

BEING known and designated as Lot 32.19 in Block 22 as shown on a certain map entitled, "Final Plat for Highland Ridge, Block 22, Lot 32, Township of Union, Hunterdon County, New Jersey", said map being duly filed in the Hunterdon County Clerk's Office on July 15, 1997 as Filed Map No. 1258.

BEGINNING at an iron pin set in the northerly sideline of Carhart Court at the beginning of the curve return connecting said sideline with the easterly sideline of Everett Road, said iron also marking the same point as the beginning point in the description of a tract of land which was conveyed by Fallone at Highland Ridge, L.L.C. to Gary and Renee Herman by deed dated July 15, 1999 and recorded at the Hunterdon County Clerk's Office in Book 1215 of Deeds on page 905, and running from said beginning:

1. by a line which curves to the right having a radius of 15.00 feet an arc length of 24.07 feet to an iron pin found in the easterly sideline of Everett Road, thence by the following three courses by lines running along the easterly sideline of Everett Road:
2. North 2 degrees 26 minutes 41 seconds East, 124.91 feet to an iron pin found; thence
3. by a line which curves to the left having a radius of 1366.99 feet an arc length of 203.35 feet to an iron pin found; thence
4. North 6 degrees 04 minutes 42 seconds West, 23.04 feet to an iron pin found in said sideline corner also to lands belonging now or formerly to Joan Bulvanoski; thence
5. by a line running at first along said lands of Bulvanoski and then along lands belonging now or formerly to Arc of Hunterdon County, North 83 degrees 58 minutes 22 seconds East, 250.00 feet to an iron pin found, corner also to said lands of Arc of Hunterdon County, corner also to lands belonging now or formerly to Woodhurst Realty, Inc. and corner also to lands belonging now or formerly to Ian and Rosemary Egemba; thence
6. along said lands of Egemba, South 18 degrees 59 minutes 06 seconds West, 428.84 feet to an iron pin found in the northerly sideline of Carhart Court, corner also to said lands of Egemba, thence by the remaining two courses by lines running along the northerly sideline of Carhart Court:
7. North 77 degrees 24 minutes 34 seconds West, 23.18 feet to an iron pin found; thence
8. by a line which curves to the left having a radius of 325.00 feet an arc length of 68.65 feet to the place of BEGINNING.

BEING in accordance with a survey dated May 10, 2005 made by Glenn R. Kantorski, P.L.S.

The street address of the Property is:
9 Everett Road, Pittstown, NJ 08867

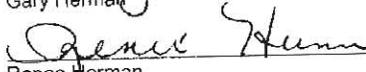
4. Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the Property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the Property (such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




_____ (Seal)
Gary Herman


_____ (Seal)
Renee Herman

STATE OF New Jersey
I CERTIFY that on June 27, 2005
Gary Herman and Renee Herman

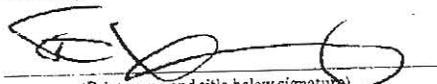
, COUNTY OF Hunterdon

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 \$ 574,900.00 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:
Rylak and Gianos Law Offices
Attn: William J. Gianos, Esq.
PO Box 5365
Clinton, NJ 08809


_____ (Print name and title below signature)
STEPHEN O'MALLEY, AN ATTORNEY AT LAW IN
THE STATE OF NEW JERSEY

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION
(c. 49, P.L. 1968, as amended by through c. 66, P.L. 2004)

To Be Recorded With Deed Pursuant to c. 49, P.L. 1968 as amended by c. 303, P.L. 1991 (N.J.S.A. 46:15-5 et seq.)

STATE OF NEW JERSEY }
COUNTY OF HUNTERDON } SS.

FOR RECORDER'S USE ONLY	
Consideration \$	574,900
RTF paid by seller \$	2272.50 A
Date	6/29/05 By ASB

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

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3, 4 and 5 attached)

Deponent, Gary Herman, being duly sworn according to law upon his/her oath deposes and says

that he/she is the grantor in a deed dated June 27, 2005

(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. 32.19

located at 9 Everett Road, Union Twp., Hunterdon County and annexed hereto.
(Street Address, Municipality, County)

(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 \$ 574,900.00

(3) FULL EXEMPTION FROM FEE

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by c. 49, P.L. 1968, as amended through c. 66, P.L. 2004 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 State portion of the Basic fee imposed by c. 176, P.L. 1975; c. 113, P.L. 2004; and c. 66, P.L. 2004 for the following reason(s):

A. SENIOR CITIZEN (See Instruction #8)

- | | |
|--|---|
| <input checked="" type="checkbox"/> Grantor(s) 62 years of age or over.* | <input checked="" type="checkbox"/> Owned and occupied by grantor(s) at time of sale. |
| <input checked="" type="checkbox"/> One- or two-family residential premises. | <input checked="" type="checkbox"/> Owners as joint tenants must all qualify. |
| <input checked="" type="checkbox"/> Resident of the State of New Jersey. | |

B. BLIND (See Instruction #8)

- | | |
|--|--|
| <input type="checkbox"/> Grantor(s) legally blind.* | <input type="checkbox"/> Disabled (See Instruction #8) |
| <input type="checkbox"/> One- or two-family residential premises. | <input type="checkbox"/> Grantor(s) permanently and totally disabled.* |
| <input type="checkbox"/> Owned and occupied by grantor(s) at time of sale. | <input type="checkbox"/> Receiving disability payments.* |
| <input type="checkbox"/> Owners as joint tenants must all qualify. | <input type="checkbox"/> Not gainfully employed.* |
| <input type="checkbox"/> Resident of the State of New Jersey. | <input type="checkbox"/> One- or two-family residential premises. |
| | <input type="checkbox"/> Owned and occupied by grantor(s) at time of sale. |
| | <input type="checkbox"/> Owners as joint tenants must all qualify. |
| | <input type="checkbox"/> Resident of the State of New Jersey. |

* IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANTOR NEED QUALIFY IF OWNED AS TENANTS BY THE ENTIRETY

C. LOW AND MODERATE INCOME HOUSING (See Instruction #8)

- | | |
|---|--|
| <input type="checkbox"/> Affordable According to HUD Standards. | <input type="checkbox"/> Reserved for Occupancy. |
| <input type="checkbox"/> Meets Income Requirements of Region. | <input type="checkbox"/> Subject to Resale Controls. |

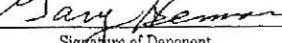
(5) NEW CONSTRUCTION (See Instruction #9) - Affidavit must be executed by Grantor

- | | |
|---|---|
| <input type="checkbox"/> Entirely new improvement. | <input type="checkbox"/> Not previously occupied. |
| <input type="checkbox"/> Not previously used for any purpose. | <input type="checkbox"/> "NEW CONSTRUCTION" printed clearly at the top of the first page of the deed. |

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, as amended through c. 66, P.L. 2004.

Subscribed and sworn to before me
this 27th
day of June, 2005


STEPHEN O'MALLEY
ATTORNEY AT LAW
STATE OF NEW JERSEY


Signature of Deponent
Gary Herman
9 Everett Road
Pittstown, NJ 08867
Address of Deponent

Gary Herman
Name of Grantor
9 Everett Road
Pittstown, NJ 08867
Address of Grantor at Time of Sale

RYLAK & GIANOS, ESQS.
Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY	
Instrument Number	8549073
Deed Number	
Deed Dated	6/27/05
County	Hunterdon
Book	
Page	
Date Recorded	6/29/05

IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ATTACHED.
This form is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered or amended without the approval of the Director.



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)

Gary Herman and Renee Herman

Current Resident Address:

Street: 18 Highfields Road

City, Town, Post Office

Clinton

State

NJ

Zip Code

08809

PROPERTY INFORMATION (Brief Property Description)

Block(s)

22

Lot(s)

32.19

Qualifier

Street Address:

9 Everett Road

City, Town, Post Office

Pittstown (Union Township)

State

NJ

Zip Code

08867

Seller's Percentage of Ownership

100%

Consideration

\$574,900.00

Closing Date

6/27/2005

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, 28 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.

6/27/2005

Date



6/27/2005

Date

END OF DOCUMENT

GARY HERMAN

Signature

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

RENEE HERMAN

Signature

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