

# DEED

Prepared by: (Print signer's name below signature)

Raymond B. Drake, Esquire

This Deed is made on February 21, 1994

BETWEEN ANTHONY EM and ELIZABETH ROSTA

25

whose address is 363 Mt. Prospect Avenue, Clifton, NJ 07012 &  
57 Rollins Avenue, Clifton, NJ 07011 referred to as the Grantor,

AND ANTHONY EM

whose post office address is 363 Mt. Prospect Avenue, Clifton, NJ 07012  
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 -----ONE DOLLAR (\$1.00)-----

The Grantor acknowledges receipt of this money.

**Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of Union Township

Block No. 27 Lot No. 8 Account No.

No property tax identification number is available on the date of this Deed. (Check box if applicable).

**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:

See Schedule A attached hereto.

110519

27/8

COUNTY OF HUNTERDON  
CONSIDERATION L.S.  
REALTY TRANSFER FEE  
DATE 2/24/94 BY JF

84134

SCHEDULE A

Beginning at a point on or about the middle of Cooks Cross Road (33' wide right-of-way per Tax Map), said point being the southerly-most corner of the herein-described tract, said point also being in the southeastern corner of lands of N/F Ann S. Marsh (Tax Map Lot 9), said point also being North 15°24'00" West twenty-two and sixty-eight one-hundredths feet (22.68') from an iron pin found, said pin marking the terminus of the ninth course as described in Deed Book 433, Page 367 of which this parcel is a portion, said point also being the northwestern corner to lands of N/F Raymond Rymarz (Tax Map Lot 5, Block 29) and from said beginning point running thence the following four courses running along the easterly line of lands of Marsh

(1) North 15°24'00" West eight hundred twenty and twenty-six one-hundredths feet (820.26') to an iron pin found thence ✓

(2) North 27°56'05" West three hundred twenty-nine and ninety-four one-hundredths feet (329.94') to an iron pin found thence ✓

(3) North 61°58'55" East three hundred thirty and zero one-hundredths feet (330.00') to a steel pin found thence.

(4) still along the line of Marsh and passing over Finn Road North 28°18'05" West four hundred sixty-eight and seventy-one one-hundredths feet (468.71') to a steel pin found, said pin being in the line of lands of N/F George W. and Jeanne S. Nolte (Tax Map Lot 23, Block 28) thence

(5) along a portion of the Nolte line and also a portion of the southerly line of Herman K. and Janet M. Dowe (Tax Map Lot 10.02, Block 27) North 84°40'42" East eight hundred two and twenty-eight one-hundredths feet (802.28') to a point, said point being the northwesterly corner of lands of N/F Robert C. Jr. and Cynthia C. Kreutzer (Tax Map Lot 7.01, Block 27) thence

(6) along a portion of the westerly line of Kreutzer South 15°04'19" East four hundred fifty-six and sixty-four one-hundredths feet (456.64') to a point (passing over a steel pin found two and sixty-four one-hundredths feet (2.64') from the beginning of this course) thence the following three courses along the westerly line of Lot 8.01 which has been divided from Lot 8

(7) South 82°42'25" West four hundred thirty-six and fifty-two one-hundredths feet (436.52') thence

(8) South  $04^{\circ}30'55''$  East four hundred seventy and zero one-hundredths feet (470.00') to a point thence

(9) South  $27^{\circ}30'55''$  East four hundred sixty-five and zero one-hundredths feet (465.00') to a point on or about the middle of Cooks Cross Road thence the following three courses along or about the middle of Cooks Cross Road

(10) on a curve to the left with a radius of seven hundred fifty and zero one-hundredths feet (750.00'), an arc length of one hundred twenty-six and twenty-six one-hundredths feet (126.26') with a chord bearing of South  $47^{\circ}34'36''$  West one hundred twenty-six and eleven one-hundredths feet (126.11') to a point thence

(11) South  $53^{\circ}15'31''$  West two hundred twenty-five and seventy-one one-hundredths feet (225.71') to a point thence

(12) South  $51^{\circ}24'13''$  West two hundred three and sixty-three one-hundredths feet (203.63') to the point of beginning containing a total tract area of 19.12+/- acres as surveyed by Thomas L. Yager, New Jersey P.L.S. No. 26790 in February 1992 and as calculated in January 1993.

Subject to a 50' wide right-of-way roadway easement granted to Union Township along Finn Road for construction and/or maintenance purposes being measured radial and/or perpendicular 25' on each side of the physical centerline of Finn Road.

Subject to a 25' wide right-of-way roadway easement granted to Union Township along Cooks Cross Road for construction and/or maintenance purposes being measured radial and/or perpendicular along course nos. 10, 11 and 12 of the above description.

Subject to the rights of the public in Cooks Cross Road and also Finn Road.

Subject to all easements, restrictions, covenants, ordinances and agreements of record, if any.

Being the same Lot 8 as shown on a plat entitled, "Lands of Anthony Em and Elizabeth Rosta, Minor Subdivision, Block 27, Lot 8, Union Township, Hunterdon County, New Jersey," prepared by Thomas L. Yager & Associates on January 25, 1993.

Being a portion of the lands as conveyed from Orlean V. Stone and Edward Stone to Charles Em and Mary Em on March 9, 1942 in Deed Book 433, Page 367.

CLASSIFIED AND APPROVED  
AS A *Minor* SUBDIVISION BY THE  
TOWNSHIP OF UNION  
PLANNING BOARD ON: *9/23/93*

*[Signature]*  
CHAIRMAN  
*[Signature]*  
SECRETARY

**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:

*[Signature]*

*[Signature]* (Seal)

ANTHONY EM

*[Signature]* (Seal)

ELIZABETH ROSTA

RECORDED

FEB 24 1 30 PM '94

STATE OF NEW JERSEY, COUNTY OF HUNTERDON

I CERTIFY that on February *21*, 19 *94*,

ANTHONY EM and ELIZABETH ROSTA

SS.: HUNTERDON COUNTY  
DOROTHY E. TIRFOK  
CLERK

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 \$ *1.00* 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.)

*[Signature]*  
(Print name and title below signature)

A Notary Public of New Jersey  
My commission expires on: *2/10/97*



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

BOOK 1104 PAGE 0290

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 \$ 1.00  
Realty Transfer Fee \$ 2 \*  
Date 2/24/94 By JF

\*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, ANTHONY EM (Name), being duly sworn according to law upon his/her oath deposes and says that he/she is the Grantor (State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co. Lending Institution, etc.)

in a deed dated \_\_\_\_\_, transferring real property identified as Block No. 27

Lot No. 8 located at Union Township, Hunterdon County, NJ (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 \$ \_\_\_\_\_

(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.

TO PERFECT SUBDIVISION APPROVAL.

(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.\*  Owned and occupied by grantor(s) at time of sale.
- One or two-family residential premises  No joint owners other than spouse or other qualified exempt owners.

b) BLIND (See Instruction #8)

- Grantor(s) legally blind.\*  Owned and occupied by grantor(s) at time of sale.
- One or two-family residential premises.  No joint owners other than spouse or other qualified exempt owners.

DISABLED (See Instruction #8)

- Grantor(s) permanently and totally disabled.\*  Owned and occupied by grantor(s) at time of sale.
- One or two-family residential premises.  Not gainfully employed.
- Receiving disability payments.  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 H.U.D. Standards.  Reserved for Occupancy.
- Meets Income Requirements of Region.  Subject to Resale Controls.

d) NEW CONSTRUCTION (See Instruction #9)

- Entirely new improvement.  Not previously occupied.
- Not previously used for any purpose.

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 21st day of February, 1994

Anthony Em (Signature)  
Name of Deponent (sign above line)  
Address of Deponent

Anthony Em (Name)  
Name of Grantor (type above line)  
363 Mt. Prospect Avenue  
Clifton, NJ 07011  
Address of Grantor at Time of Sale

A Notary Public of New Jersey  
My commission expires on: \_\_\_\_\_  
(Notary Seal)

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.  
Instrument Number 84134 County Hunterdon  
Deed Number 84134 Book \_\_\_\_\_ Page \_\_\_\_\_  
Deed Dated 2/21/94 Date Recorded 2/24/94

IMPORTANT: BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HEREOF. 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.

ORIGINAL — White copy to be retained by County.

DUPLICATE — Yellow copy to be forwarded by County to Division of Taxation on partial exemption from fee (N.J.A.C. 18:16—8.12).

TRIPLICATE — Pink copy is your file copy.

END OF DOCUMENT

WHITE AND YELLOW COPIES MUST BE SUBMITTED WITH DEED TO COUNTY RECORDING OFFICER

Consideration: 950500.00  
Realty Tax: 4227.50 D  
Fees: 24.00

Prepared by: Lori Kopf MacWilliam  
Lori Kopf MacWilliam  
Attorney-at-Law of New Jersey

25

## Deed

**THIS DEED** is made on **October 2, 2001**

**BETWEEN**

**PACESETTER CLINTON, INC.**



Instr# 8335727 Dorothy K. Tirpok  
Recorded/Filed ASB Hunterdon County Clerk  
10/05/2001 14:41 Bk 2020 Pg 833 #Pg 4 DEED

27/8

whose address is 502 Route 22 West, Suite 3, Lebanon, New Jersey 08833,

herein referred to as Grantor,

**AND**

**RUSSELL S. BEST and CYNTHIA A. BROWN, husband and wife,**

whose address is about to be 10 Finn Road, Pittstown, New Jersey 08867,

herein referred to as Grantee.

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

**Transfer of Ownership.** The Grantor grants, conveys, and transfers ownership of the property described below to the Grantee. This transfer is made for the sum of \_\_\_\_\_  
**NINE HUNDRED FIFTY THOUSAND FIVE HUNDRED and NO/100—(\$950,500.00) Dollars.**  
The Grantor acknowledges receipt of this money.

**Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of **Union Township**  
Block No. 27 Lot No. 8 Account No.

No Property tax identification number is available on the date of this deed. (Check box if Applicable.)

**Property.** The Property consists of the land and all buildings and structures on the land in the Township of Union, County of Hunterdon, and State of New Jersey.

See "Schedule A" Legal Description annexed hereto.

Being the same premises conveyed to the Grantor herein by Deed of Pacesetter Clinton, Inc. dated August 22, 2001, recorded August 24, 2001 in the Hunterdon County Clerk's Office in Deed Book 2017 at page 319. Title originally vested in Pacesetter Clinton, Inc., by Deed from Anthony Em, dated December 19, 2000, recorded December 20, 2000 in the Hunterdon County Clerk's Office in Deed Book 1254 at page 237.

The street address of the Property is: 10 Finn Road, Pittstown, NJ 08867

SCHEDULE A  
LEGAL DESCRIPTION

Beginning at the intersection of the centerline of Cooks Cross Road (fifty foot (50') wide right-of-way) and the westerly line of the entire tract as described in Deed Book 433, Page 367, said point also being the southerly-most corner of the herein-described lot and the southeast corner of Tax Map Lot 9 and running thence

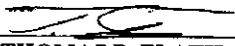
- (1) along said westerly line of the entire tract and a portion of the easterly line of Tax Map Lot 9 and Tax Map Lot 9.02 North  $15^{\circ}24'00''$  West seven hundred ninety-seven and fifty-seven one-hundredths feet (797.57') to an iron pipe found (passing through a monument found twenty-six and forty-six one-hundredths feet (26.46') from the beginning of this course) thence
- (2) along the easterly property line of Tax Map Lot 9.02 and the westerly line of the entire tract North  $27^{\circ}56'05''$  West three hundred twenty-nine and ninety-four one-hundredths feet (329.94') to an iron bar found at the southerly corner of Tax Map Lot 9.01 thence
- (3) along the southerly line of Tax Map Lot 9.01 North  $61^{\circ}58'55''$  East three hundred thirty and zero one-hundredths feet (330.00') to an iron pipe found at proposed Lot 8.03 about to be divided from Lot 8 thence
- (4) along the southerly property line of proposed Lot 8.03 South  $87^{\circ}58'49''$  East two hundred sixty-two and fifty-one one-hundredths feet (262.51') to a steel pin found at the northwest corner of Tax Map Lot 8.01 thence
- (5) along the westerly property line of Tax Map Lot 8.01 South  $04^{\circ}30'55''$  East four hundred seventy and zero one-hundredths feet (470.00') to a steel pin found thence
- (6) along the same South  $27^{\circ}30'55''$  East four hundred sixty-five and zero one-hundredths feet (465.00') to a point on or about the middle of Cooks Cross Road (passing over a steel pin found twenty-five feet (25') from the terminus of this course) thence
- (7) along the center of Cooks Cross Road on a curve to the left having a radius of seven hundred fifty feet (750.00'), an arc length of eighty and ninety-seven one-hundredths feet (80.97'), and a chord bearing of South  $59^{\circ}23'33''$  West eighty and ninety-three one-hundredths feet (80.93') to a point of tangency thence
- (8) along the same on a bearing South  $53^{\circ}15'31''$  West a distance of two hundred sixty-two and forty-seven one-hundredths feet (262.47') to a point thence
- (9) still along the same South  $51^{\circ}24'13''$  West two hundred three and sixty-three one-hundredths feet (203.63') to the point and place of beginning

**SUBJECT** to zoning ordinances, easements, and restrictions of record, if any, and such state of facts as an accurate survey would disclose.

**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.

**Attested:**

  
\_\_\_\_\_  
**THOMAS P. FLATH, Secretary**

**PACESETTER CLINTON, INC.**  
By:   
\_\_\_\_\_  
**THOMAS P. FLATH, President**

STATE OF NEW JERSEY, COUNTY OF HUNTERDON      SS.:  
I CERTIFY that on October 2, 2001

**Thomas P. Flath**, personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (a) this person signed, sealed and delivered the attached document as President and Secretary of **PACESETTER CLINTON, INC.**, the corporation named in this document;
- (b) the proper corporate seal was affixed; and
- (c) this document was signed and made by the corporation as its voluntary act and deed by virtue of authority from its Board of Directors;

  
\_\_\_\_\_  
**LORI KOPF MacWILLIAM**  
Attorney at Law of the State of New Jersey

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**DEED**

**Dated: October 2, 2001**

**Pacesetter, Clinton, Inc.,**

Grantor

**Record and return to:**

**William J. Gianos, Esq.**  
12 Lower Center Street  
PO Box 5365  
Clinton, NJ 08809

TO

**Russell S. Best and Cynthia A. Brown,**  
husband and wife,

Grantee

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

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

To be recorded with Deed pursuant to P.L. 1968, c. 49, as amended by P.L. 1991, c. 308 (N.J.S.A. 46:15-5 et seq.)

STATE OF NEW JERSEY  
COUNTY OF HUNTERDON

SS:

FOR RECORDER'S USE ONLY	
Consideration \$	950,500
Realty Transfer Fee \$	4227.50
Date	10/5/01
By	ASB

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

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

Deponent Thomas F. Flath, being duly sworn according to law upon his/her oath

deposes and says that he/she is the Corporate Officer in a deed dated 10/02/01

transferring real property identified as Block No. 27 Lot No. 8

located at 10 Finn Road, Township of Union, Hunterdon County, NJ

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 \$ 950,500.00

(3) FULL EXEMPTION FROM FEE Deponent claims that this deed transaction is fully exempt from the Realty Transfer Fee imposed by P.L. 1968, c. 49 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 P.L. 1975, c. 176 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.
  - Owners as joint tenants must all qualify except in the case of a spouse.
- 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 owners as joint tenants 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 owners as joint tenants 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 P.L. 1968, c. 49.

Subscribed and sworn to before me  
this 2nd  
day of October, 2001

[Signature]  
Name of Deponent (sign above line)  
502 Route 22 West  
Lebanon, NJ 08833  
Address of Deponent

Pacesetter Clinton, Inc.  
Name of Grantor (type above line)  
502 Route 22 West  
Lebanon, NJ 08833  
Address of Grantor at Time of Sale

[Signature]  
Lori Kopf MacWilliam  
An Attorney at Law of NJ

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.			
Instrument Number	<u>8335727</u>	County	<u>Hunterdon</u>
Deed Number	<u>8335727</u>	Book	
Deed Dated	<u>10/2/01</u>	Date Recorded	<u>10/5/01</u>

IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HEREOF. This format is prescribed by the Director, and 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  
TRIPPLICATE - Is your file copy.



(N.J.A.C. 18:16-8.12)

ORIGINAL AND DUPLICATE COPY MUST BE SUBMITTED TO COUNTY RECORDING OFFICER