

DEED

25

Prepared by:

*[Signature]*

THOMAS B. MADING  
An Attorney at Law of New Jersey

This Deed is made on, Sept. 29, 2006

BETWEEN DAVID I. ROSEN  
SHELLY ROSEN  
HUSBAND AND WIFE

whose address is 56 Wyckoff Drive Pittstown, NJ 08867

referred to as the Grantor,

AND BRIAN P. O'ROURKE  
CATHERINE O'ROURKE  
HUSBAND AND WIFE

whose post office address is about to be: 56 Wyckoff Drive  
Pittstown, NJ 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  
-----SIX HUNDRED THIRTY-FIVE THOUSAND AND NO/100 DOLLARS-----  
(\$635,000.00 ) 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. 29 Lot No. 2.14 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 the State of New Jersey. The legal description is:

SEE SCHEDULE "A"  
ATTACHED HERETO.

BEING the same lands and premises as conveyed by Brass Castle Estates, L.P., a New Jersey Limited Partnership to David I. Rosen, married, by Deed dated August 18, 2000 and recorded in the Hunterdon County Clerk's Office on September 1, 2000 in Deed Book 1247, Page 8. Title was then conveyed by David I. Rosen, a married man, to David I. Rosen and Shelly Rosen, husband and wife, by Deed dated March 30, 2002 and recorded in the Hunterdon County Clerk's Office on May 15, 2002 in Deed Book 2037, Page 303.

2006100600049570 1/4  
10/06/2006 03:11:39 PM D  
Bk: 2167 Pg: 908  
Dorothy K. Tirpak  
Hunterdon County Clerk

Record + Return to:  
Winegar, Wilhelm, Glynn & Roemersma  
Attorneys at Law  
P.O. Box 800  
Phillipsburg, NJ 08865

See Schedule A attached hereto.

29/2.14

# UNITED GENERAL TITLE INSURANCE COMPANY

## TITLE INSURANCE COMMITMENT

File Number: 524-50220

### SCHEDULE C LEGAL DESCRIPTION

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

BEGINNING at a corner common to Lot 2.14 and Lot 2.15, Block 29, on the Northerly Right of Way line of Wyckoff Drive, distant 1,237.37 feet as measured along said line on various courses from the intersection of same extended with the extended Easterly Right of Way line of Stevens Lane; thence

- (1) Along said right of way line on the arc of a curve to the left having a radius of 175.00 feet, an arc length of 96.39 feet and a central angle of 31 degrees 33 minutes 27 seconds; thence along a line common to Lots 2.13 and 2.14 on the following three (3) courses:
- (2) North 2 degrees 00 minutes 00 seconds East, 46.02 feet; thence
- (3) North 23 degrees 15 minutes 00 seconds East, 76.98 feet; thence
- (4) North 46 degrees 24 minutes 18 seconds East, 151.60 feet; thence
- (5) Along a line common to Lot 2.14 and Lot 2.15, South 36 degrees 50 minutes 00 seconds West, 187.02 feet to the point of BEGINNING.

The above described tract being known and designated as Lot 2.14, Block 29, as it appears on a map entitled "FINAL PLAT, SECTION 3, BRASS CASTLE ESTATES, LOT 2 BLOCK 29", revised dated March 17, 1998, sheets 1 and 2, prepared by The Chester Partnership, and filed in the Hunterdon County Clerk's Office on January 6, 1999 as Map No. 1312, sheets 1 and 2.

NOTE: Being Lot(s) Lot: 2.14, Block: 29, Tax Qualifier: Tax Map of the Township of Union, County of Hunterdon, State of New Jersey.

NOTE: Lot and Block shown for informational purposes only.

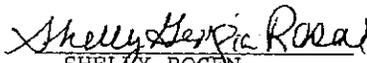
**Promises by Grantor.** The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such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

  
\_\_\_\_\_  
DAVID I. ROSEN (Seal)

  
\_\_\_\_\_  
THOMAS B. MADING  
An Attorney at Law of New Jersey

  
\_\_\_\_\_  
SHELLY ROSEN (Seal)

STATE OF NEW JERSEY, COUNTY OF HUNTERDON

SS.:

I CERTIFY that on Sept. 29, 2006

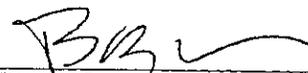
DAVID I. ROSEN and SHELLY ROSEN personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his or her act and deed; and
- (c) made this Deed for:

\$ 635,000.00

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.)

  
\_\_\_\_\_  
THOMAS B. MADING  
An Attorney at Law of New Jersey

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) DAVID I. ROSEN and SHELLY ROSEN

Current Resident Address 5342 42nd Place NW

City, Town, Post Office Washington State DC Zip Code 20015

**PROPERTY INFORMATION (Brief Property Description):**

Block(s) 29 Lot(s) 2.14 Qualifier \_\_\_\_\_

Street Address 56 Wyckoff Drive

City, Town, Post Office Pittstown State NJ Zip Code 08867

Seller's Percentage of Ownership 100% Consideration \$635,000.00 Closing Date 9/29/2006

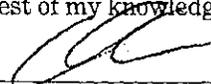
**SELLER ASSURANCES (Check the Appropriate Box):**

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, 26 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.

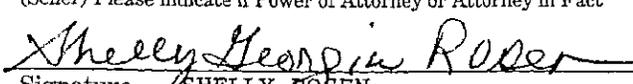
**SELLER(S) DECLARATION:**

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.

Sept. 29, 2006  
Date

  
Signature DAVID I. ROSEN  
(Seller) Please indicate if Power of Attorney or Attorney in Fact

Sept. 29, 2006  
Date

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

20061006000049570 4/4  
10/06/2006 03:11:39 PM D  
Recording Fee: \$70.00  
Tax Fee: \$5556.00

1 Consideration: \$635000.00 exemption  
C Buyers Fee: \$.00  
F AB11

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