

DEED

25



20070713000202860 1/4  
07/13/2007 12:00:00 PM D  
Bk: 2188 Pg: 821  
Mary H. Melfi  
Hunterdon County Clerk

Prepared by:

*[Signature]*

THOMAS B. MADING, ESQUIRE

This Deed is made on, June 25, 2007

BETWEEN ROBERT OPPEDISANO and LISA R. OPPEDISANO,  
husband and wife

whose address is P.O. Box 485, Pittstown, New Jersey 08867,, referred to as the Grantor,

AND LARRY NORMAN and MARY LEE  
as joint tenants with the right of survivorship

whose post office address is about to be: 8 Shipley Court, 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 EIGHT HUNDRED EIGHTY THOUSAND (\$880,000.00)  
AND NO/100 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. 30 Lot No. 33  
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.

BEING the same lands and premises as conveyed by Brinkerhoff Enterprises, Inc., to  
Robert Oppedisano and Lisa R. Oppedisano, his wife, by Deed dated September 13,  
1996 and recorded in the Hunterdon County Clerk's Office on September 17, 1996 in  
Deed Book 1153, Page 1001.

6609

30/33

#### LEGAL DESCRIPTION

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

Beginning at a concrete monument found in the northerly right of way line of Shipley Court said monument marking the southeast corner of Lot 32 in Block 30 as shown on a map entitled "Final Plat for Wellington West Tax Map Block 30 Lot 1" filed in the Hunterdon County Clerk's Office on 10/14/94 as Map No. 1164; thence

1) along the easterly line of said Lot 32 in Block 30 as shown on Filed Map No. 1164 said Lot 32 owned by Harold J. Novick North 2 degrees 28 minutes 18 seconds West a distance of 384.374 feet to a point in line of Lot 1 in Block 30 owned by Brinkerhoff Enterprises, Inc; thence

2) along said line of Lot 1 South 70 degrees 25 minutes 2 seconds East a distance of 295.31 feet to a point marking a common corner of said Lot 1 Lot 11 in Block 30 and Lot 39 in Block 30 all owned by Brinkerhoff Enterprises, Inc.; thence

3) along the westerly line of said Lot 34 in Block 30 South 30 degrees 59 minutes 11 seconds West a distance of 367.14 feet to a point in the northerly right of way line of Shipley Court; thence

4) along the northerly right of way line of Shipley Court North 48 degrees 29 minutes 25 seconds West a distance of 99.09 feet to the point and place of Beginning.

The above description is in accordance with a survey prepared by Peter J. Crowl, P.L.S. dated 7/22/96.

FOR INFORMATIONAL PURPOSES ONLY: BEING known as Lot 33, Block 30 of the official Tax Map of the Township of Union.

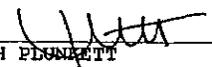
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**Promises by Grantor.** The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to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

 (Seal)  
ROBERT OPEDISANO

  
JOSEPH PLUNKETT  
ATTORNEY LAW OF PENNSYLVANIA

 (Seal)  
LISA R. OPEDISANO

STATE OF PENNSYLVANIA, COUNTY OF

SS.:

I CERTIFY that on June 25, 2007

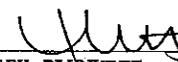
ROBERT OPEDISANO and LISA R. OPEDISANO, husband and wife, personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (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:

\$880,000.00

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.)

  
JOSEPH PLUNKETT  
ATTORNEY AT LAW OF PENNSYLVANIA

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) ROBERT OPPEDISANO and LISA R. OPPEDISANO

Current Resident Address P.O. Box 485

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

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

Block(s) 30 Lot(s) 33 Qualifier \_\_\_\_\_

Street Address 8 Shipley Court

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

Seller's Percentage of Ownership 100% Consideration \$880,000.00 Closing Date 6/27/2007

**SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to NON-residents):**

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 an individual, estate or trust and as such not required to make an estimated payment pursuant to N.J.S.A.54A:5-1-1 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 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.

June 25, 2007  
Date

Robert Oppedisano  
ROBERT OPPEDISANO Signature

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

June 25, 2007  
Date

Lisa Oppedisano  
LISA R. OPPEDISANO Signature

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