



Instr# 8556469 Dorothy K. Tirpok
 Recorded/Filed ASB Hunterdon County Clerk
 08/23/2005 15:08 Bk 2133 Pg 330 #Pg 4 DEED

Prepared by: Joseph S. Novak, Esq.

25

DEED

Consideration: 772000.00
 Realty Tax: 7008.20 R
 Fees: 70.00

This Deed is made on August 3, 2005.

BETWEEN: MICHAEL PATRICK BARILE and MICHELE McBRIDE BARILE, husband and wife, whose address is 14 Grove Farm Road, Pittstown, New Jersey 08867 referred to as the Grantor.

30/37

AND: PERRY B. WOLK-WEISS and CINDY WOLK-WEISS, husband and wife, whose address is about to be 14 Grove Farm Road, 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 in Schedule A attached hereto to the Grantee. This transfer is made for the sum of SEVEN HUNDRED AND SEVENTY-TWO THOUSAND NO/100THS (\$772,000.00) ----- DOLLARS.

The Grantor acknowledges receipt of this money.

575,000
 14 Grove Farm Road

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Union Township, Block 30, Lot 37, Qualifier No. Account No.

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. The legal description is attached hereto as SCHEDULE "A".

66.77

SUBJECT to restrictions and easements of record, such facts as an accurate survey would disclose, applicable governmental regulations and municipal zoning ordinances.

BEING the same lands and premises conveyed to Grantor herein, by Deed from Brinkerhoff Enterprises, Inc., dated March 28, 1995 and recorded in the Hunterdon County Clerks Office in Deed Book 1123 Page 0788.

FIRST AMERICAN TITLE INSURANCE COMPANY
SCHEDULE A
NUMBER 4
(CONTINUED)
AMENDED
DESCRIPTION

Commitment No. 05TJFA-34116

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

BEGINNING AT A CROSS SET FOR A CORNER ON AN ELECTRIC BOX, LOCATED IN THE NORTHERLY SIDELINE OF GROVE FARM ROAD (50' WIDE) WHERE THE SAME IS INTERSECTED BY THE LINE DIVIDING BLOCK 30, LOT 37 AND LANDS NOW OR FORMERLY BRINKERHOFF ENTERPRISES, INC., BLOCK 30, LOT 38, SAID POINT DISTANT 916.15 FEET MEASURED NORTHWESTERLY ALONG THE SAID NORTHERLY SIDELINE OF GROVE FARM ROAD FROM ITS PROLONGED INTERSECTION WITH THE NORTHEASTERLY SIDELINE OF LOYALIST WAY (80' WIDE) AND FROM SAID POINT RUNNING; THENCE

1. ALONG THE SAID NORTHERLY SIDELINE OF GROVE FARM ROAD NORTH 59 DEGREES 00 MINUTES 49 SECONDS WEST 192.00 FEET TO AN IRON PIN SET FOR A CORNER, ALSO COMMON TO LANDS NOW OR FORMERLY BRINKERHOFF ENTERPRISES, INC., BLOCK 30, LOT 36; THENCE
2. ALONG THE SAID LANDS, NORTH 30 DEGREES 59 MINUTES 11 SECONDS EAST 385.00 FEET TO AN IRON PIN SET FOR A CORNER IN THE LINE OF LANDS NOW OR FORMERLY BRINKERHOFF ENTERPRISES, INC. FARM LOT BLOCK 30, LOT 11; THENCE
3. ALONG THE SAID LANDS SOUTH 59 DEGREES 00 MINUTES 49 SECONDS EAST 192.00 FEET TO AN IRON PIN SET FOR A CORNER ALSO COMMON TO LANDS NOW OR FORMERLY BRINKERHOFF ENTERPRISES, INC., BLOCK 30, LOT 38; THENCE
4. ALONG THE SAID LANDS SOUTH 30 DEGREES 59 MINUTES 11 SECONDS WEST 385.00 FEET TO THE POINT AND PLACE OF BEGINNING.

KNOWN AS LOT 37 IN BLOCK 30 ON A MAP ENTITLED "FINAL PLAT FOR WELLINGTON WEST, TAX MAP BLOCK 30 LOT 1" WHICH MAP WAS FILED IN THE HUNTERDON COUNTY CLERK'S OFFICE ON AUGUST 5, 2005 AS MAP NO. 1164.

THE ABOVE DESCRIPTION IS IN ACCORDANCE WITH A SURVEY MADE BY WILLIAM HELD ASSOCIATES, INC., DATED AUGUST 5, 2005.

THE ABOVE PREMISES IS ALSO KNOWN AS LOT 37 IN BLOCK 30 ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF UNION. (REPORTED FOR INFORMATION 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 this page.

Witnessed by:

Mary S. O'Neill
Mary S. O'Neill

Michael Patrick Barile
Michael Patrick Barile

Michele McBride Barile
Michele McBride Barile

STATE OF NEW JERSEY, COUNTY OF HUNTERDON: SS.

I CERTIFY that on August 3, 2005, Michael Patrick Barile and Michele McBride Barile, 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 \$772,000.00 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).

Mary S. O'Neill
Mary S. O'Neill
Notary Public of New Jersey
My Commission Expires: 2/17/09

**Record & Return to:
Christopher G. Aiello, Esq.
Aiello, Harris, Devero, Marth
501 Watchung Avenue
Watchung, NJ 07069**



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)
Michael Barile and Michelle McBride
Current Resident Address:
Street: 14 Grove Farm Road
City, Town, Post Office Pittstown State NJ Zip Code 08867

PROPERTY INFORMATION (Brief Property Description)

Block(s) 30 Lot(s) 37 Qualifier
Street Address:
14 Grove Farm Road
City, Town, Post Office Pittstown State NJ Zip Code 08867
Seller's Percentage of Ownership 100% Consideration \$772,000.00 Closing Date 8/11/05

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.

8-1-05 Date Signature
(Seller) Please indicate if Power of Attorney or Attorney in Fact
Date Signature
(Seller) Please indicate if Power of Attorney or Attorney in Fact

