

Prepared By: *Amanda L. Mulvaney*
Amanda L. Mulvaney

25

**DEED
(NEW CONSTRUCTION)**

THIS DEED is made on April 23, 2008,

BETWEEN: TOLL LAND IV LIMITED PARTNERSHIP, a New Jersey Limited Partnership, **By TOLL LAND CORP. NO. 10**, a Delaware corporation, It's General Partner, having its principal office at: c/o Toll Brothers, Inc., 250 Gibraltar Road, Horsham, PA 19044, referred to as the GRANTOR.

AND: SHIFANG LUO and JINLING HAO, husband and wife,

whose post office address is about to be: **92 Albert Drive, Clinton, NJ 08809,**
referred to as the GRANTEE.
The word "Grantee" shall mean all Grantees listed above.

11.01/17

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 FIVE THOUSAND, FOUR HUNDRED NINETY-FIVE and 00/100**-----
(\$805,495.00)-----**DOLLARS.**

The Grantor acknowledges receipt of this money.

TAX MAP REFERENCE. (N.J.S.A. 46:15-1.1) Municipality: Township of Union
Block No. **11.01** Lot No. **17** Account No.

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 as follows:

BEING known and designated as **Lot 17, Block 11.01**, as it appears on a map entitled: "Final Plat, Lookout Pointe, Union Township, Hunterdon County, New Jersey, Sheets 1-4, dated December 7, 2001 and revised to October 31, 2005, prepared by Eastern States Engineering and filed in the Hunterdon County Clerk's Office on February 23, 2006 as Instrument No. 8577543.

Further described in accordance with Schedule "A" attached hereto.

SUBJECT to, without limitation, a conservation easement on that part of the property as delineated and described on Schedule "B" attached hereto in which the following activities are prohibited:

Open space or conservation deed restricted areas cannot be re-subdivided and no additional disturbance can be provided within these areas beyond what is proposed within the construction plans and these plans.

The conservation deed restriction open space located on individual lots will be owned and maintained by the individual property owners.

No temporary or permanent structures can be located within conservation deed restriction open space except for what is proposed within these subdivision plans. The only additional improvements allowed to be construction within the conservation deed restriction open space by individual property owners is planting of vegetation, fences, and dry laid stone, brick or wood chip garden paths and walkways.

{00244376-1}
00215872-1


20080430000107400 1/6
04/30/2008 02:29:07 PM D
Bk: 2208 Pg: 752
Mary H. Melfi
Hunterdon County Clerk

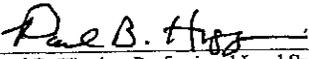
SCHEDULE "A"
DESCRIPTION
LOT 17 BLOCK 11.01
TOWNSHIP OF UNION, HUNTERDON COUNTY, NEW JERSEY

BEGINNING at a point in the southerly sideline of Albert Drive, 50 feet wide, where said sideline is intersected by the division line between Lot 17 and Lot 18, in Block 11.01, as shown on a Map entitled "FINAL PLAT, LOOKOUT POINTE", sheets 1-4, revised dated 10/31/05, prepared by Eastern States Engineering, and filed in the Hunterdon County Clerk's Office on 02/23/06 as Instrument No. 8577543 and running; thence

1. Along said division line between Lot 17 and Lot 18 in Block 11.01, South 03 degrees 15 minutes 29 seconds East, a distance of 298.52 feet; thence
2. Along a division line between Lots 17 and Lot 22 in Block 11.01, South 88 degrees 55 minutes 04 seconds West, a distance of 115.08 feet; thence
3. Along the division line between Lot 16 and Lot 17 in Block 11.01, North 03 degrees 15 minutes 29 seconds West, a distance of 294.15 feet to the aforementioned southerly sideline of Albert Drive; thence
4. Along said sideline, North 86 degrees 44 minutes 31 seconds East, a distance of 115.00 feet to the point of BEGINNING.

Containing 34,079 square feet, more or less.

Subject to restrictions and easements of record, if any.



Paul B. Higgins, Professional Land Surveyor
New Jersey License No. 34004

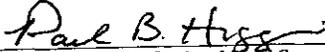
Sv031

SCHEDULE "B"
DESCRIPTION
CONSERVATION EASEMENT
LOT 17 BLOCK 11.01
TOWNSHIP OF UNION, HUNTERDON COUNTY, NEW JERSEY

BEGINNING at the southeasterly corner of Lot 17, Block 11.01, as shown on a Map entitled "FINAL PLAT, LOOKOUT POINTE", sheets 1-4, revised dated 10/31/05, prepared by Eastern States Engineering, and filed in the Hunterdon County Clerk's Office on 02/23/06 as Instrument No. 8577543 said corner also being the southwesterly corner of Lot 17 and also a point in the northerly line of Lot 22 as shown on said Final Plat and running; thence

1. Along the southerly line of Lot 17, in Block 11.01, South 88 degrees 55 minutes 04 seconds West, a distance of 115.08 feet; thence
2. Along the division line between Lot 16 and Lot 17, in Block 11.01, North 03 degrees 15 minutes 29 seconds West, a distance of 137.63 feet; thence
3. By a line through Lot 17 in Block 11.01, North 86 degrees 44 minutes 31 seconds East, a distance of 115.00 feet; thence
4. Along the division line between Lot 17 and Lot 18 in Block 11.01, South 03 degrees 15 minutes 29 seconds East, a distance of 142.00 feet to the point of BEGINNING.

The above described tract being a conservation easement on Lot 17, Block 11.01 as it appears on the above mentioned map.


Paul B. Higgins, Professional Land Surveyor
New Jersey License No. 34004

Sv031-Cons-Esmt

MUST SUBMIT IN DUPLICATE

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L. 1988, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY
COMMONWEALTH OF PA

COUNTY Montgomery } 65. County Municipal Code
1025

MUNICIPALITY OF PROPERTY LOCATION Union Township

FOR RECORDER'S USE ONLY
Consideration \$ 805,495
RTF paid by seller \$ 7363.30
Date 4/30/08 By ASB

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

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

Deponent, Kathryn L. Yates for Toll NJ IV, Limited Partnership, being duly sworn according to law upon his/her oath, deposes and says that he/she is the Authorized Representative in a deed dated April 23, 2008 transferring (Grantor, Legal Representative, Corporate Officer, Officer of This Company, Lending Institution, etc.)

real property identified as Block number 11.01 Lot number 17 located at 92 Albert Drive, Union Township, Hunterdon County, NJ and annexed thereto. (Street Address, Town)

(2) CONSIDERATION \$ 805,495.00 (See Instructions #1 and #5 on reverse side)

(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A COMMERCIAL PROPERTY TRANSACTIONS:

(See Instructions #5A and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation

\$ _____ + % = \$ _____

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (See Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1988, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(5) PARTIAL EXEMPTION FROM FEE (See Instruction #9 on reverse side)

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. Deponent claims that this deed transaction is exempt from State portions of the Basic Fee, Supplemental Fee, and General Purpose Fee, as applicable, 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 Grantor(s) 62 years of age or over. * (See Instruction #9 on reverse side for A or B)
- B. BLIND PERSON Grantor(s) legally blind or,
- DISABLED PERSON Grantor(s) permanently and totally disabled Receiving disability payments Not gainfully employed*

Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:

- Owned and occupied by grantor(s) at time of sale. Resident of State of New Jersey.
- One or two-family residential premises. Owners as joint tenants must all qualify.

*IN THE CASE OF HUSBAND AND WIFE/CIVIL UNION PARTNERS, ONLY ONE GRANTRD NEEDS TO QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (See Instruction #9 on reverse side)

- Affordable according to H.U.D. standards. Reserved for occupancy.
- Meets income requirements of region. Subject to resale controls.

(6) NEW CONSTRUCTION (See Instructions #2, #10 and #12 on reverse side)

- Entirely new improvement. Not previously occupied.
- Not previously used for any purpose. "NEW CONSTRUCTION" printed clearly at the top of the first page of the deed.

(7) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1988, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this 21 day of April, 2008

Colleen Connolly
NOTARIAL SEAL
COLLEEN CONNOLLY, Notary Public
Horsham Twp., Montgomery County
My Commission Expires April 26, 2010

Kathryn L. Yates Toll Land IV, LP, By Toll Land Corp. No.
Signature of Deponent Grantor Name
250 Gibraltar Rd., Horsham 250 Gibraltar Rd., Horsham, PA 19044
Deponent Address Grantor Address at Time of Sale

XXX-XXX-XXXX Last 3 digits in Grantor's Social Security Number Name/Company of Settlement Officer
FOR OFFICIAL USE ONLY
Instrument Number _____ County _____
Deed Number _____ Book _____ Page _____
Deed Dated 4/23/08 Date Recorded 4-30-08

County Recording Officers shall forward one copy of each Affidavit of Consideration for Use by Seller when Section 3A is completed.

STATE OF NEW JERSEY - DIVISION OF TAXATION
PO BOX 251
TRENTON, NJ 08646-0251

ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at www.state.nj.us/treasury/taxation/pdocaltax.htm.



GIT/REP-3
(12-07)

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)

TOLL NJ IV, L.P.

Current Resident Address:

Street: 250 Gibraltar Road
City, Town, Post Office

State

Zip Code

Horsham, PA 19044

PROPERTY INFORMATION (Brief Property Description)

Block(s)	Lot(s)	Qualifier
11.01	17	

Street Address:

92 Albert Drive

City, Town, Post Office

State

Zip Code

Clinton (Union Township)

NJ

08809

Seller's Percentage of Ownership
100%

Consideration
\$805,495.00

Closing Date
April 23, 2008

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

- 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.
- 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.
- 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.
- 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.
- 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:1-1 et seq.
- 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.
- 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 (see instructions).
 No non-like kind property received.
- 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.

TOLL NJ IV, L.P., a NJ Limited Partnership, By TOLL LAND CORP. NO.10,
a DE corporation, General Partner

4/21/08

Date

Kathryn L. Yates

Signature

(Seller) Please Indicate if Power of Attorney or Attorney In Fact

By

Signature Authorized Representative

(Seller) Please Indicate if Power of Attorney or Attorney In Fact

Date

20080430000107400 6/6
04/30/2008 02:29:07 PM D
Recording Fee: \$100.00
Tax Fee: \$7363.30
Consideration: \$805495.00
Buyer's Fee: \$0.00
ASB11

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

ERIC S. WASSER, Esquire

DEED

This Deed is made on Jan 7, 2008 delivered December 11, 2008

BETWEEN

Shifang Luo and Jinling Hao, Husband and Wife

whose address is 92 Albert Drive, Clinton, NJ 08809

referred to as the Grantor,

AND

Xin Zhang and Hua Zhu



20081215000281230 1/4
12/15/2008 03:45:58 PM D
Bk: 2222 Pg: 869
Mary H. Melfi
Hunterdon County Clerk

whose post office address is about to be 92 Albert Drive, Clinton, NJ 08809

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 FORTY THOUSAND AND NO/100 DOLLARS (\$640,000.00)**

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N. J.S.A. 46:15-2.1) Municipality of Township of Union
Block No. 11.01 Lot No. 17 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.

BEING commonly known as 92 Albert Drive, Clinton, NJ 08809

0973
[Handwritten signatures and scribbles]

BEING the same premises conveyed to the Grantors herein by Deed of Toll Land IV Limited Partnership dated April 23, 2008 and recorded April 30, 2008.

The within conveyance is subject to the following:

- (a) All ordinances and regulations of local, municipal and other governmental authorities;
- (b) All utility easements of record or easements and restrictions of record, if any, granted or to be granted, any state of facts which an accurate survey or inspection of the premises would disclose.

25
11/01/08
17

SCHEDULE A
(Continued)
LEGAL DESCRIPTION

File No. A-3593

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

Beginning at an iron pin with cap in the southerly line of Albert Drive (50' ROW), where the same is intersected by the common line dividing Lots 16 & 17, said point also being the northeasterly corner of Lot 16 Lands n/f Yujing Bai & Lin Yan (Deed Book 2193, page 76) and thence;

- 1) Along the southerly line of Albert Drive, North 86 degrees 44 minutes 31 seconds East, 115.00 feet to an iron pin with cap and thence;
- 2) South 03 degrees 15 minutes 29 seconds East, 298.52 feet to an iron pin with cap and thence
- 3) South 88 degrees 55 minutes 04 seconds West, 115.08 feet to an iron pin with cap and thence
- 4) North 03 degrees 15 minutes 29 seconds West, 294.15 feet to the point or place of beginning..

Premises also known as Lot 17 in Block 11.01 as shown on a certain map entitled "Final Plat, Lookout Pointe, Sheets 1-4" filed in the Hunterdon County Clerk's Office on 2/23/06 as Instrument #8577543.

Said description was drawn in accordance with a survey prepared by Brunswick West, Inc., dated 12/1/08.

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot 17 in Block 11.01 on the Township of Union Tax Map.

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 judgment to be entered against the Grantor).

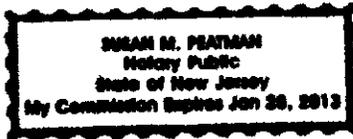
Signatures. The Grantor signs this Deed as of the date at the top of the first page.

Witnessed by: Shifang Luo (Seal)
 Witness Jinling Hao (Seal)
 Witness _____

STATE OF NJ, COUNTY OF Hunterdon SS.:

I CERTIFY that on June 7, 2008
 Shifang Luo 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 \$ 640,000.00 as the full and actual consideration paid or to be paid for the transfer of title.

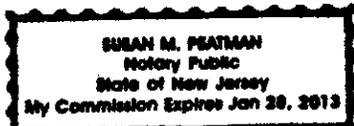


Susan M. Peatman
 Notary Signature, Stamp and Seal

STATE OF NJ, COUNTY OF Hunterdon SS.:

I CERTIFY that on June 7, 2008
 Jinling Hao personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (d) is named in and personally signed this Deed;
- (e) signed, sealed and delivered this Deed as his or her act and deed; and
- (f) made this Deed for \$ 640,000.00 as the full and actual consideration paid or to be paid for the transfer of title.



Susan M. Peatman
 Notary Signature, Stamp and Seal

<p>DEED</p> <p>Shifang Luo and Jinling Hao, H/W</p> <p style="text-align: right;">Grantor,</p> <p style="text-align: center;">TO</p> <p>Xin Zhang and Hua Zhu</p> <p style="text-align: right;">Grantee,</p>	<p>Dated: June 7, 2008</p> <p>Record and return to:</p>
	<p>Fleischer and Fleischer 25 North Bridge Street Somerville, NJ 08876</p>



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION
(C.55, P.L. 2004)

20081215000281230 4/4
12/15/2008 03:45:58 PM D
Recording Fee: \$70.00
Tax Fee: \$5609.00
Consideration: \$640000.00
Buyers Fee: \$.00
NF11

(Please Print or Type)

SELLER(S) INFORMATION (See Instructions, Page 2)

Name(s)

Shifang Luo, Jinling Hao

Current Resident Address:

Street: 92 Albert Drive / c/o 40 Apple Ridge Rd Danbury Ct 08809
City, Town, Post Office: Clinton State: NJ Zip Code: 08809

PROPERTY INFORMATION (Brief Property Description)

Block(s): 1101 Lot(s): 17 Qualifier:
Street Address: 92 Albert Drive
City, Town, Post Office: Clinton State: NJ Zip Code: 08809
Seller's Percentage of Ownership: 100% for both Consideration: \$640,000.00 Closing Date: 12/11/08

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: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 (see instructions).
 No non-like kind property received.
- 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 7, 2008
Date

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

June 7, 2008
Date

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