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 Bk: 2213 Pg: 896  
 Mary H. MeLfi  
 Hunterdon County Clerk

Prepared by:

*Elizabeth P. Stein*  
 Elizabeth P. Stein, BS, MBA  
 Toll Bros. Legal Department

*25*

**DEED OF DEDICATION**

**LOOKOUT POINTE – OPEN SPACE  
 BLOCK 11.01, LOT 22**

**THIS DEED** is made on June 11, 2008

**BETWEEN**

**TOLL LAND IV LIMITED PARTNERSHIP**, a New Jersey limited partnership,  
 maintaining offices at 250 Gibraltar Road, Horsham, PA 19044,  
 referred to as the Grantor,

**AND**

**LOOKOUT POINTE CONDOMINIUM ASSOCIATION, INC.**, whose address  
 is 250 Gibraltar Road, Horsham, Pennsylvania 19044  
 referred to as the Grantee.

*11.01/22*

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 (called 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) Township of Union, Hunterdon County, New Jersey, Block 11.01, Lot 22, as shown on a plan entitled "Final Plat, Lookout Pointe, dated April 2, 2001, last revised October 31, 2005, prepared by Eastern States Engineering, Inc., and filed in the Hunterdon County Clerk's Office on February 23, 2006 as Instrument No. 8577543.

**PROPERTY.** The property consists of open space situated on Block 11.01, Lot 22 in Union Township, Hunterdon County, New Jersey, as more fully shown on the legal description of the property described hereto and made a part hereof as **Exhibit "A"**.

**UNDER AND SUBJECT** to covenants, easements and restrictions of record.

**PROMISES BY GRANTOR.** The Grantor promises that the Grantor has done no act to

**EXHIBIT A**

**Legal Description**

**HUNTERDON COUNTY CLERK  
COUNTY OF HUNTERDON  
PO BOX 2900  
FLEMINGTON NJ 08822-2900**



May 27, 2008

DESCRIPTION OF PROPERTY  
LOOKOUT POINTE  
LOT 22, BLOCK 11.01  
UNION TOWNSHIP, HUNTERDON COUNTY, NEW JERSEY

All that certain lot or parcel of land situated in the Township of Union, County of Hunterdon and State of New Jersey shown on as Lot 22 in Block 11.01 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, being more particularly described as follows:

Beginning at a point on the northwesterly Right of Way line of Albert Drive (50' wide) where said sideline line intersected by the division line between Lot 1 and Lot 22 in Block 11.01 as shown on said Filed Map, said point also being distant 342.24 feet, as measured along the north westerly line of said Right of Way from the intersection of same extended with the extended Northerly Right of Way line of Albert Drive (90' wide); thence

1. Along the easterly line of Lot 1, Block 11.01, North 06 degrees 56 minutes 37 seconds West, a distance of 450.42 feet; thence
2. Along the southerly line of Lots 16, 17, 18 and 19 of Block 11.01, North 88 degrees 55 minutes 04 seconds East, a distance of 305.77 feet; thence
3. Along the westerly line of Lot 21 of Block 11.01, South 34 degrees 53 minutes 29 seconds East, a distance of 227.75 feet; thence
4. Along the northwesterly Right of Way line of Albert Drive (50' wide), South 55 degrees 06 minutes 31 seconds West, a distance of 465.16 feet to the Point of Beginning.

Containing 121,473 square feet or 2.79 acres, more or less.

Subject to a 10 foot wide walkway easement and a conservation deed restriction easement as shown on the abovementioned plan.

Subject to restrictions and easements of record, if any.

Description prepared by Eastern States Engineering, Inc., Clinton, NJ.

Paul B. Higgins, N.J.P.L.S. No. 34004

C:\DOCUME~1\SCOOPER\LOCALS~1\Temp\XPgrwise\Legal\Description - Block 11.01 - Lot 22.doc

encumber the property other than as disclosed by this Deed. 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 other than as disclosed in this Deed (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

**SIGNATURES.** The Grantor has caused this Deed to be duly executed the day and year first written above.

Witnessed/Attested by:

**TOLL LAND IV LIMITED  
PARTNERSHIP**, a New Jersey  
limited partnership  
By: Toll Land Corp. No. 10  
General Partner

By: *Pt. All*  
PETER ALLES

By: *James A. Majewski*  
Name: James A. Majewski  
Title: Authorized Representative

STATE OF NEW JERSEY )  
COUNTY OF HUNTERDON ) SS.:

I CERTIFY that on JUNE 11, 2008, James A. Majewski personally came before me and acknowledged under oath, to my satisfaction, that this person:

- (a) Was the maker of the attached instrument;
- (b) Was authorized to and did execute this instrument as the Authorized Representative of Toll Land Corp. No. 10, the General Partner of Toll Land IV Limited Partnership, a New Jersey limited partnership and the Grantor named in this instrument;
- (c) Made this instrument for \$1.00 as the full and actual consideration paid or to be paid for the transfer of title.
- (d) Executed this instrument as the voluntary act of the entity.

RHP  
Toll Brothers Inc  
250 Gibraltar Rd  
Horsham, PA 19044

*Susan Longmuir*  
Notary Public  
SUSAN J LONGMUIR  
Notary Public, State of New Jersey  
My Commission Expires  
August 17, 2012

STATE OF NEW JERSEY

FOR RECORDER'S USE ONLY	
Consideration	\$ 1.00
RTF paid by seller	\$
Date	7/22/08 By MRS

COUNTY Hunterdon } SS. County Municipal Code  
 MUNICIPALITY OF PROPERTY LOCATION Union Township

\*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, James A. Majewski, being duly sworn according to law upon his/her oath, deposes and says that he/she is the Authorized Representative in a deed dated 6/11/08 transferring (Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.) real property identified as Block number 11.01 Lot number Lot 22 located at Albert Drive, Clinton, NJ 08809 and annexed thereto.

(2) **CONSIDERATION** \$ 1.00 (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. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.  
Deed of Dedication from entity to its homeowners association

(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.

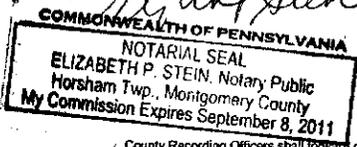
\*IN THE CASE OF HUSBAND AND WIFE/CIVIL UNION PARTNERS, ONLY ONE GRANTOR NEEDS TO QUALIFY IF TENANTS BY THE ENTIRETY.

- 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. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this 13 day of June, 2008  
Elizabeth P. Stein  
 Signature of Deponent  
 250 Gibraltar Rd, Horsham, PA  
 Deponent Address  
 XXX-XXX-XXXX  
 Last 3 digits in Grantor's Social Security Number  
 To: NJ IV Limited Partnership  
 Grantor Name  
 250 Gibraltar Rd, Horsham, PA  
 Grantor Address at Time of Sale  
 Name/Company of Settlement Officer



FOR OFFICIAL USE ONLY	
Instrument Number	County
Deed Number	Book <u>2213</u> Page <u>676</u>
Deed Dated	Date Recorded <u>7-22-08</u>

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 08695-0251  
 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/lpt/localtax.htm](http://www.state.nj.us/treasury/taxation/lpt/localtax.htm).



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

GIT/REP-3  
 (12-07)

20080722000181590 6/6  
 07/22/2008 10:13:56 AM D  
 Recording Fee: \$100.00  
 Tax Fee: \$.00  
 Consideration: \$1.00  
 Buyer's Fee: \$.00  
 ASB11

(Please Print or Type)

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

Name(s)

Toll Land IV Limited Partnership

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

Block 11.01

Lot 22

Street Address:

Albert Drive, Clinton, NJ 08809

City, Town, Post Office

State

Zip Code

Clinton, NJ 08809

Seller's Percentage of Ownership

Consideration

Closing Date

100%

\$1.00

**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 further declare that I have examined this declaration and to the best of my knowledge and belief, it is true, correct and complete.

June 11, 2008  
 Date

James A. McGuire  
 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