

BOOK 991 PAGE 146

DEED

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

Franklin Swersky
Franklin Swersky

This Deed is made on July 6, 19 87

BETWEEN SKYTOP BUILDERS, INC.

a corporation of the state of New Jersey
having its principal office at 1455 Coles Avenue, Mountainside, New Jersey,
referred to as the Grantor.

AND LEONARD J. & NORAN P. SATKOWSKI, H/W,

whose post office address is 17 Stage Coach Way, Belle Mead, New Jersey 08502,
referred to as the Grantee.

The word "Grantee" shall mean 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 Three hundred Fifty Thousand and 00/100 (\$350,000.00) Dollars.

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of _____
Block No. 17 Lot No. 4-28 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:

Being Block 17, Lot No. 4-28 as shown on a Final Plan entitled "Country Acres III Union, Township of Union, Hunterdon County, New Jersey, prepared by Van Cleef Engineering Associates, R.D. 1, Route 31, Lebanon, New Jersey, dated November 9, 1981 and filed in the Hunterdon County Clerk's office on August 25, 1982 as Map No. 682.

Also described by metes and bounds in the attached Schedule A, made a part hereof.

Being the same premises conveyed to the grantor herein by Deed from Distribution Land Systems Co., a partnership, this lot being included therein being the separate lot 4-28, Block 17, conveyed to the Grantor by Deed of Distribution Land Systems Co., a partnership, dated July 11, 1985 and recorded in the office of the Clerk of Hunterdon County on July 29, 1985 in Deed Book 924 on Page 266.

R-Guterman

COUNTY OF HUNTERDON

CONSIDERATION 350,000.00
REALTY TRANSFER FEE 1,225.00
DATE 7-22-87 BY KL

49-131

SCHEDULE A

Beginning at a point for a corner in the northerly right-of-way line of Country Acres Drive (50' wide right-of-way) as shown on a final map entitled "Country Acres III, Union", Township of Union, filed in the Hunterdon County Clerk's office of August 25, 1982 as Map No. 682, said point also being common property corner to Block 17, Lot 4-29 and running thence (1) North $46^{\circ}05'24''$ West, radially, along Lot 4-29, a distance of four hundred eighty-two and sixteen one-hundredths feet (482.16') to a point for a corner in line of land of Block 17, Lot 2, now or formerly Evergreen Associates; thence (2) North $74^{\circ}05'50''$ East, along Lot 2, a distance of three hundred fifty-three and two one-hundredths feet (353.02') to a point for a corner in the same, said point also being common property corner to Block 17, Lot 4-26; thence (3) South $23^{\circ}58'00''$ East, along Lot 4-26, a distance of three hundred seventy-three and twenty-one one-hundredths feet (373.21') to a point for a corner in the aforementioned Country Acres Drive; thence (4) along Country Acres Drive, South $66^{\circ}02'00''$ West, a distance of forty-five and fifty-five one-hundredths feet (45.55') to a point for a corner in the same; thence (5) still with same on a curve to the left having a radius of 325.00', an arc distance of one hundred twenty-five and forty-nine one-hundredths feet (125.49') to the point and place of beginning.

Containing a calculated area of two and three hundred forty-eight one-thousandths acres (2.348 Ac.) of land.

Subject to a 12.50' wide drainage easement described as follows: beginning at the termination of course 3 in the above overall tract description and running thence (1) along Country Acres Drive, South $66^{\circ}02'00''$ West, a distance of twelve and fifty one-hundredths feet (12.50') to a point; thence (2) North $23^{\circ}58'00''$ West, a distance of two hundred thirty-five and forty-one one-hundredths feet (235.41') to a point; thence (3) North $38^{\circ}46'44''$ East, a distance of fourteen and six one-hundredths feet (14.06') to a point; thence (4) South $23^{\circ}58'00''$ East, a distance of two hundred forty-one and eighty-five one-hundredths feet (241.85') to the point and place of beginning.

Also subject to a conservation easement described as follows: beginning at the termination of course 1 in the above overall tract description and running thence (1) North $74^{\circ}05'50''$ East, a distance of three hundred fifty-three and two one-hundredths feet (353.02') to a point; thence (2) South $23^{\circ}58'00''$ East, a distance of

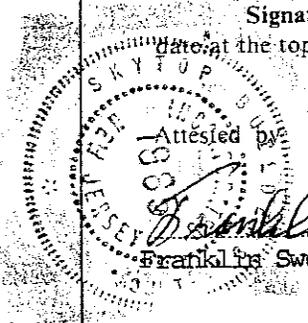
one hundred thirty-one and thirty-six one-hundredths feet (131.36') to a point; thence (3) South $38^{\circ}46'44''$ West, a distance of two hundred fifty-six and seventy one-hundredths feet (256.70') to a point; thence (4) North $46^{\circ}05'24''$ West, a distance of three hundred twenty-five and forty-nine one-hundredths feet (325.49') to the point and place of beginning.

Also subject to easements and restrictions of record.

Being the same Block 17, Lot 4-28 as shown on a Final Plat entitled "Country Acres III Union", Township of Union, Hunterdon County, New Jersey, prepared by Van Cleef Engineering Associates, R.D. 1, Route 31, Lebanon, New Jersey, dated, November 9, 1981 and filed in the Hunterdon County Clerk's office on August 25, 1982 as Map No. 682.

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. This Deed is signed and attested to by the Grantor's proper corporate officers as of the date at the top of the first page. Its corporate seal is affixed.



SKYTOP BUILDERS, INC.

Attested by
Franklin Swersky
Franklin Swersky, Ass't. Secretary

By: *Anthony D. Pastore*
Anthony D. Pastore President

STATE OF NEW JERSEY, COUNTY OF
I CERTIFY that on *July 6*

HUNTERDON SS.:
19 *87*

Franklin Swersky

personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is the **Assistant** secretary of **Skytop Builders, Inc.** the corporation named in this Deed;
- (b) this person is the attesting witness to the signing of this Deed by the proper corporate officer who is **Anthony D. Pastore** the **President** of the corporation;
- (c) this Deed was signed and delivered by the corporation as its voluntary act duly authorized by a proper resolution of its Board of Directors;
- (d) this person knows the proper seal of the corporation which was affixed to this Deed;
- (e) this person signed this proof to attest to the truth of these facts; and
- (f) the full and actual consideration paid or to be paid for the transfer of title is \$ **350,000.00**
(Such consideration is defined in N.J.S.A. 46:15-5.)

Signed and sworn to before me on

Alan J. Gutterman
July 6, 19 *87*
Attorney at Law of New Jersey
Alan J. Gutterman

Franklin Swersky
(Print name of attesting witness below signature)
Franklin Swersky
Assistant Secretary

RECORDED

JUL 21 8 58 AM '87

HUNTERDON COUNTY
DOREGAN
CLERK

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION OR EXEMPTION
(c. 49, P.L. 1968)

or
PARTIAL EXEMPTION
(c. 176, P. L. 1975)

BOOK 991 PAGE 149

To Be Recorded With Deed Pursuant to c. 49, P.L. 1968, as amended by c. 225, P.L. 1985 (N.J.S.A. 46:15-5 et seq.)

STATE OF NEW JERSEY }
COUNTY OF HUNTERDON } ss.

FOR RECORDER'S USE ONLY
Consideration \$ 350,000.00
Realty Transfer Fee \$ 1,225.00 D*
Date 7-22-87 By RL

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

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3, 4 and 5 on reverse side)

Deponent, ANTHONY D. PASTORE, being duly sworn according to law upon his/her oath deposes and says that he/she is the President of Skytop Builders, Inc. in a deed dated 1987, transferring real property identified as Block No. 17 Lot No. 4-28 located at Country Acres Drive, Union Township, Hunterdon County, New Jersey. and annexed hereto.

(2) CONSIDERATION (See Instruction #6)

Deponent states that, with respect to deed hereto annexed, the actual amount of money and the monetary value of any other thing of value constituting the entire compensation paid or to be paid for the transfer of title to the lands, tenements or other realty, including the remaining amount of any prior mortgage to which the transfer is subject or which is to be assumed and agreed to be paid by the grantee and any other lien or encumbrance thereon not paid, satisfied or removed in connection with the transfer of title is \$ 350,000.00

(3) FULL EXEMPTION FROM FEE Deponent claims that this deed transaction is fully exempt from the Realty Transfer Fee imposed by c.49, P.L. 1968, for the following reason(s): Explain in detail. (See Instruction #7.) Mere reference to exemption symbol is not sufficient.

(4) PARTIAL EXEMPTION FROM FEE 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. (See Instructions #8 and #9)

Deponent claims that this deed transaction is exempt from the increased portion of the Realty Transfer Fee imposed by c.176, P.L. 1975 for the following reason(s):

- a) SENIOR CITIZEN (See Instruction #8)
 - Grantor(s) 62 yrs. of age or over.*
 - One or two-family residential premises
 - Owned and occupied by grantor(s) at time of sale.
 - No joint owners other than spouse or other qualified exempt owners.
- b) BLIND (See Instruction #8)
 - Grantor(s) legally blind.*
 - One or two-family residential premises.
 - Owned and occupied by grantor(s) at time of sale.
 - No joint owners other than spouse or other qualified exempt owners.
- DISABLED (See Instruction #8)
 - Grantor(s) permanently and totally disabled.*
 - One or two-family residential premises.
 - Receiving disability payments.
 - Owned and occupied by grantor(s) at time of sale.
 - Not gainfully employed.
 - No joint owners other than spouse or other qualified exempt owners.
- *IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANTOR NEED QUALIFY.
- c) LOW AND MODERATE INCOME HOUSING (See Instruction #8)
 - Affordable According to H.U.D. Standards.
 - Meets Income Requirements of Region.
 - Reserved for Occupancy.
 - Subject to Resale Controls.
- d) NEW CONSTRUCTION (See Instruction #9)
 - Entirely new improvement.
 - Not previously used for any purpose.
 - Not previously occupied.

Deponent makes this Affidavit to induce the County Clerk or Register of Deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of c. 49, P.L. 1968.

Subscribed and Sworn to before me this 6th day of July, 19 87
Franklin Swersky Attorney at Law of New Jersey
Anthony D. Pastore Name of Grantor (type above line)
1455 Coles Avenue Address of Grantor at Time of Sale
Mountainside, N.J.

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.
Instrument Number 49431 County Hunterdon
Deed Number 49431 Book _____ Page _____
Deed Dated 7-6-87 Date Recorded 7-22-87

IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HEREOF. This form is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered or amended without the approval of the Director.

ORIGINAL - White copy to be retained by County.
DUPLICATE - Yellow copy to be forwarded by County to Division of Taxation on partial exemption from fee (N.J.A.C. 18:16-8.12).
TRIPLICATE - Pink copy is your file copy.

END OF DOCUMENT

WHITE AND YELLOW COPIES MUST BE SUBMITTED WITH DEED TO COUNTY RECORDING OFFICER

Prepared by: Joseph S. Novak, Esq.

DEED

25

17/4/28

This Deed is made on September 27, 2000.

BETWEEN: LEONARD J. SATKOWSKI and NORAN P. SATKOWSKI, husband and wife, whose address is 56 Country Acres Drive, Hampton, New Jersey 08827, referred to as the **Grantor**,

AND: MATTHEW J. MULHALL and LYNN A. MULHALL, husband and wife, whose post office address is about to be 56 Country Acres Drive, Hampton, New Jersey 08827, 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 FOUR HUNDRED SEVENTY-FIVE THOUSAND AND 00/100 (\$475,000.00)----- DOLLARS.

The Grantor acknowledges receipt of this money.

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:

Barbara Lucas

Leonard J. Satkowski (Seal)
Leonard J. Satkowski

Noran P. Satkowski
Noran P. Satkowski

STATE OF NEW JERSEY, COUNTY OF HUNTERDON: SS.

I CERTIFY that on September 27, 2000 Leonard J. Satkowski and Noran P. Satkowski, 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 \$475,000.00 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).

Barbara Lucas
Barbara Lucas
Notary Public of New Jersey
My Commission Expires 3/8/02

SCHEDULE A

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Township of Union, Block 17, Lot 4.28.
 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:

BEGINNING at a point for a corner in the northerly right-of-way line of Country Acres Drive (50' wide right-of-way) as shown on a final map entitled "Country Acres III, Union", Township of Union, filed in the Hunterdon County clerk's Office on August 25, 1982 as Map No. 682, said point also being common property corner to Block 17, Lot 4-29 and running thence (1) North $46^{\circ} 05' 24''$ West, radially, along Lot 4-29, a distance of four hundred eighty-two and sixteen one-hundredths feet (482.16') to a point for a corner in line of land of Block 17, Lot 2, now or formerly Evergreen Associates; thence (2) North $74^{\circ} 05' 50''$ East, along Lot 2, a distance of three hundred fifty-three and two one-hundredths feet (353.02') to a point for a corner in the same, said point also being common property corner to Block 17, Lot 4-26; thence (3) South $23^{\circ} 58' 00''$ East, along Lot 4-26, a distance of three hundred seventy-three and twenty-one one-hundredths feet (373.21') to a point for a corner in the aforementioned Country Acres Drive; thence (4) along Country Acres Drive, South $66^{\circ} 02' 00''$ West, a distance of forty-five and fifty-five one-hundredths feet (45.55') to a point for a corner in the same; thence (5) still with same on a curve to the left having a radius of 325.00', an arc distance of one hundred twenty-five and forty-nine one-hundredths feet (125.49') to the point and place of Beginning. Containing a calculated area of two and three hundred forty-eight one-thousandths acres (2.348 Ac.) of land.

SUBJECT to a 12.50' wide drainage easement described as follows: Beginning at the termination of course 3 in the above overall tract description and running thence (1) along Country Acres Drive, South $66^{\circ} 02' 00''$ West, a distance of twelve and fifty one-hundredths feet (12.50') to a point; thence (2) North $23^{\circ} 58' 00''$ West, a distance of two hundred thirty-five and forty-one one-hundredths feet (235.41') to a point; thence (3) North $38^{\circ} 46' 44''$ East, a distance of fourteen and six one-hundredths feet (14.06') to a point thence (4) South $23^{\circ} 58' 00''$ East, a distance of two hundred forty-one and eighty-five one-hundredths feet (241.85') to the point and place of beginning.

ALSO subject to a conservation easement described as follows: Beginning at the termination of course 1 in the above overall tract description and running thence (1) North $74^{\circ} 05' 50''$ East, a distance of three hundred fifty-three and two one-hundredths feet (353.02') to a point; thence (2) South $23^{\circ} 58' 00''$ East, a distance of one hundred thirty-one and thirty-six one-hundredths feet (131.36') to a point; thence (3) South $38^{\circ} 46' 44''$ West, a distance of two hundred fifty-six and seventy one-hundredths feet (256.70') to a point; thence (4) North $46^{\circ} 05' 24''$ West, a distance of three hundred twenty-five and forty-nine one-hundredths feet (325.49') to the point and place of beginning.

BEING the same Block 17, Lot 4-28 as shown on a Final Plan entitled "Country Acres III Union, Township of Union, Hunterdon County, New Jersey, prepared by Van Cleef Engineering Associates, R.D. 1, Route 31, Lebanon, New Jersey dated November 9, 1981 and filed in the Hunterdon County Clerk's Office on August 25, 1982 as Map No. 682.

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 Grantors herein, by Deed from Skytop Builders, Inc., a New Jersey Corporation, dated July 6, 1987 and recorded in the Hunterdon County Clerk's Office in Deed Book 991, Page 146.

B1249 P0412



Instr# 8293616 Dorothy K. Tirpok
Recorded/Filed NF Hunterdon County Clerk
10/04/2000 14:22 DEED

Consideration: 475000.00 R
Realty Tax: 2150.00
Fees: 22.00

CHARGE
CHECK
CHECK
TOTAL
SUBTTL
MIGS
REALETY TAX
DEED

10-04-00 14:22 0192 DEED

END OF DOCUMENT