

Prepared By:


Michael J. Caccavelli

DEED

This Deed is made on November 27, 2001

BETWEEN

Perryville Estates, L.L.C., A New Jersey Limited Liability Company,

whose address is P.O. Box 654, Pittstown, NJ 08867, referred to as the Grantor,

AND

Gregory N. Senkevitch and Diana L. Senkevitch, husband and wife,

whose address is 191 Main Street, Hampton, NJ 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 below to the Grantee. This transfer is made for the sum of SEVEN HUNDRED TWENTY EIGHT THOUSAND ONE HUNDRED SEVENTY FIVE (\$728,175.00) 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. 21.02 Lot No. 32.05 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 more particularly described on Schedule "A" attached hereto. The street address of this property is 740 Route 625, Union Township, New Jersey, also known as 191 Main Street, Hampton, New Jersey 08827.

This conveyance is made subject to any and all mortgages, covenants, easements and restrictions of record affecting said premises, subsurface conditions, all governmental laws, ordinances and regulations regarding the use of said premises, and any state of facts which an accurate survey might show.

Being the same premises conveyed to the Grantor under Deed from Kenneth R. Milligan and Albert D. Rylak, Co-Administrators of the Estate of Elmer Milligan, Deceased, dated April 6, 1999 and recorded April 19, 1999 in the Hunterdon County Clerk/Register's Office in Deed Book 1209, at Page 26.



Instr# 8344642 Dorothy K. Tirpok
Recorded/Filed ASB Hunterdon County Clerk
12/11/2001 10:49 Bk 2025 Pg 145 #Pg 4 DEED

Templin Engineering Associates, Inc.

881 EISENHOWER AVENUE
BRIDGEWATER, NJ 08807
(908) 231-1616 FAX (908) 231-1694

Lot 32.05 in Block 21.02
Township of Union
Hunterdon County, N.J.

Beginning at a point on the southeasterly side line of Main Street (50' wide), said point being distant 570.65 feet southerly along various courses from its intersection with the southeasterly side line of County Route No. 625, if both were extended; running thence

1) S 72°07'25" E along the division line with Lot 32.06 a distance of 483.37 feet to a point for a corner; thence

2) S 13°57'10" E along the division line with Lot 29.31 a distance of 63.34 feet to a point for a corner; thence

3) S 66°49'16" W along the division line with Lot 32.01 a distance of 200.00 feet to a point for a corner; thence

4) N 13°57'10" W along the division line with Lots 32.02 a distance of 62.32 feet to a point for a corner; thence

5) S 65°21'53" W still along the division line with Lot 32.02 a distance of 140.42 feet to a point for a corner; thence

6) S 32°41'05" W still along the division line with Lot 32.02 a distance of 158.59 feet to a point for a corner; thence

7) N 69°09'06" W along the division line with Lot 32.03 a distance of 286.08 feet to a point for a corner on the southeasterly side line of Main Street; thence

8) N 32°41'06" E along said side line a distance of 378.16 feet to the point and place of beginning. Containing an area of 3.390 acres.

Subject to a 20 foot wide conservation easement, a drainage easement (detention basin) and a drainage & conservation easement as shown on the hereafter referenced filed map.

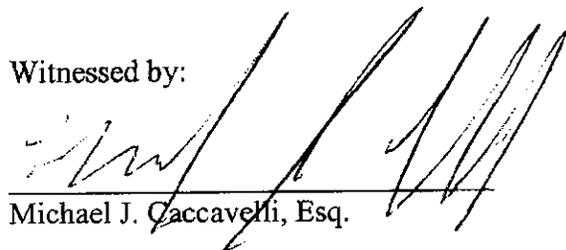
Being known and designated as Lot 32.05 in Block 21.02 as shown on a filed map entitled "Final Map of Perryville Estates, Lot 32 Block 21.02, Union Township, Hunterdon County, New Jersey" which map was filed in the Hunterdon County Clerk's Office on February 02, 2000 as Map No. 1350.

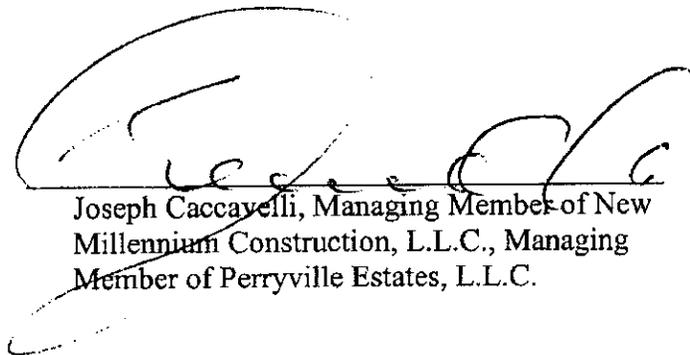
Consideration:	728175.00
Realty Tax:	3117.50 D
Fees:	26.00

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:


Michael J. Caccavelli, Esq.

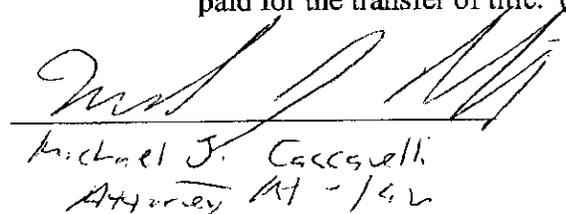

Joseph Caccavelli, Managing Member of New Millennium Construction, L.L.C., Managing Member of Perryville Estates, L.L.C.

STATE OF NEW JERSEY, COUNTY OF HUNTERDON

I CERTIFY that on the 29th day of November, 2001,

Joseph Caccavelli, Managing Member of Millennium Construction, L.L.C., Managing Member of Perryville Estates, L.L.C. 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 \$728,175.00 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).


Michael J. Caccavelli
Attorney at Law

Notary Public

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

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

To be recorded with Deed pursuant to P.L. 1968, c. 49, as amended by P.L. 1991, c. 308 (N.J.S.A. 46:15-5 et seq.)

STATE OF NEW JERSEY
COUNTY OF HUNTERDON

FOR RECORDER'S USE ONLY
Consideration \$ 728,175.00
Realty Transfer Fee \$ 3117.50
Date 12/11/01 By ASB

* 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 JOSEPH CACCAVELLI, being duly sworn according to law upon his/her oath

deposes and says that he/she is the Managing Member of New Millennium Construction, L.L.C., which is the Managing Member of Perryville Estates, L.L.C. in a deed dated 11/29/01
(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)

transferring real property identified as Block No. 21.02 Lot No. 32.05

located at 191 Main Street, Union Tp., Hunterdon County
(Street Address, Municipality, County)

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 \$ 728,175.00

(3) FULL EXEMPTION FROM FEE Deponent claims that this deed transaction is fully exempt from the Realty Transfer Fee imposed by P.L. 1968, c. 49 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 P.L. 1975, c. 176 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.
 - Owners as joint tenants must all qualify except in the case of a spouse.
- 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 owners as joint tenants 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 owners as joint tenants 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 HUD 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 P.L. 1968, c. 49.

Subscribed and sworn to before me this day of

Joseph Caccavelli
Name of Deponent (sign above line)

Perryville Estates, L.L.C.
Name of Grantor (type above line)

564 Charleston Road
Hampton, NJ 08827
Address of Deponent

P.O. Box 654
Pittstown, NJ 08867
Address of Grantor at Time of Sale

Michael J. Caccavelli
Attorney at Law

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds
Instrument Number 83407612 County Hunterdon
Deed Number 83407612 Book _____ Page _____
Deed Dated 11/27/01 Date Recorded 12/11/01

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

ORIGINAL - To be retained by County.
DUPLICATE - To be forwarded by County to Division of Taxation on partial exemption form.
TRIPLICATE - Is your file copy.

ORIGINAL AND DUPLICATE COPY MUST BE SUBMITTED



FFICER