

22-25-10

25

DEED

This Deed is made on July 22, 1983

BETWEEN FALLONE CONSTRUCTION, INC., a corporation of the State of New Jersey, whose address is P.O. Box 4213, Warren, New Jersey 07060

referred to as the Grantor,

AND JOHN E. TARNOSKI, JR. & SUSAN J. TARNOSKI, his wife

Whose post office address is Patrick Drive, R.D., 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 ONE HUNDRED THOUSAND NINE HUNDRED AND NO/100ths (\$100,900.00)----- 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 Deed is signed and attested to by the Grantor's proper corporate officers as of the date at the top of this page. Its corporate seal is affixed.

COUNTY OF HUNTERDON
CONSIDERATION 100,900.00
REALTY TRANSFER FEE 101.00
DATE 7-29-83 BY 8867

Attested by:

FALLONE CONSTRUCTION, INC. RECORDED

John A. Fallone
JOHN A. FALLONE, Asst. Secretary

John J. Fallone
JOHN J. FALLONE, President
JUL 29 8 42 AM '83

STATE OF NEW JERSEY, COUNTY OF HUNTERDON :SS.

HUNTERDON COUNTY
DOROTHY K. HARPOK
CLERK

I CERTIFY that on July 22, 1983, JOHN A. FALLONE personally came before me and this person acknowledged under oath, to my satisfaction, that: (a) this person is the Assistant Secretary of FALLONE CONSTRUCTION, 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 JOHN J. FALLONE, 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; (f) the full and actual consideration paid or to be paid for the transfer of title to realty is \$100,900.00 (Such consideration is defined in N.J.S.A. 46:15-5).

23897

Signed and sworn to before me on July 22, 1983.

Marc A. Vaida

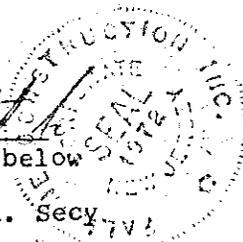
MARC A. VAIDA
Attorney at Law of N.J.
Prepared by:

Marc A. Vaida

N.J.S.A. 46:15-13 (Print signer's name below signature)
Marc A. Vaida, Esq.

John A. Fallone
Print name and title below
signature

John A. Fallone, Asst. Secy



SCHEDULE A

Tax Map Reference. (N.J.S.A.46:15-2.1) Municipality of Union Township, Block 22, Lot 25-10

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 known and designated as Lot 25-10, Block 22 on a filed map entitled "Final Map, Major Subdivision Hickory Brook" which map was filed in the Hunterdon County Clerk's Office on November 26, 1980 as Map Number 636.

BEING a portion of the same lands and premises conveyed to Fallone Construction, Inc., a New Jersey corporation, by Deed of Isabella Rommer, widow, dated October 13, 1978 and recorded in the Hunterdon County Clerk's Office in Deed Book 834 at Page 965.

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION OR EXEMPTION
(c. 49, P.L. 1968)
OR
PARTIAL EXEMPTION
(c. 176, P.L. 1975)

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

STATE OF NEW JERSEY }
COUNTY OF Hunterdon } ss.

FOR RECORDER'S USE ONLY
Consideration \$ 100,900.00
Realty Transfer Fee \$ 101.00 "C"
Date 7-29-83 By LA

*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, JOHN A. FALLONE, being duly sworn according to law upon his/her oath deposes and says that he/she is the Assistant Secretary/Grantor in a deed dated July 1983, transferring real property identified as Block No. 22 Lot No. 25-10 located at Patrick Drive, R.D., Pittstown, N.J. 08867 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 \$ 100,900.00

(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 Instruction #8)

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.
- c) 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.

- d) NEW CONSTRUCTION (See Instruction #8)
 - Entirely new improvement.
 - Not previously used for any purpose.
 - Not previously occupied.

Deponent makes 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 day of July 22, 1983
Marc A. Vaida
MARC A. VAIDA
Attorney at Law of N.J.

John A. Fallone
Name of Deponent
JOHN A. FALLONE, RD 1, 23 Spy Lane, Flemington NJ 08822
Address of Deponent

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.
Instrument Number 23897 County Hunterdon
Deed Number 23897 Book _____ Page _____
Deed Dated 7-22-83 Date Recorded 7-29-83

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, pursuant to N.J.A.C. 18:18-8.12.
TRIPPLICATE - Pink copy is your file copy.

END OF DOCUMENT

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