

22-25-11

25

DEED

This Deed is made on August 29, 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 PETER D. BORBELY and MARY MELINDA ALLEN, as joint tenants with right of survivorship and not as tenants in common, 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 TWENTY-FOUR THOUSAND EIGHT HUNDRED FIFTY-FIVE AND NO/100ths-----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 \$24,855.00  
REALTY TRANSFER FEE \$250.00  
DATE 8-2-83 BY [Signature]

21146

Attested by:

FALLONE CONSTRUCTION, INC.



JOHN A. FALLONE, Asst. Secretary [Signature]  
JOHN J. FALLONE, President [Signature]  
STATE OF NEW JERSEY, COUNTY OF HUNTERDON :SS.

I CERTIFY that on August 29, 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 \$124,855.00 (such consideration is defined in N.J.S.A. 46:15-5).

Signed and sworn to before me on August 29, 1983.

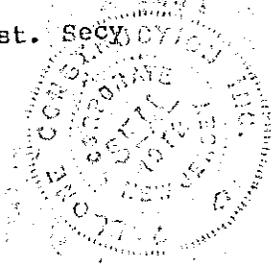
[Signature] M. A. VAIDA  
MARC A. VAIDA  
Attorney at Law of N.J.

[Signature] John A. Fallone, Asst. Secy.  
Print name and title below signature  
John A. Fallone, Asst. Secy.

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

RECORDED  
SEP 2 12 09 PM '83

HUNTERDON COUNTY  
DOROTHY K. TIRPOK  
CLERK



SCHEDULE A

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Union Township Block No. 22 Lot No. 25-11 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:

BEGINNING at a point in the northerly side line of Patrick Drive where the same is intersected by the line dividing Lots 25-12 and 25-11 in Block 22 on the map hereinafter referred to; thence (1) North  $12^{\circ} 33' 32''$  East, along said lot dividing line, 347.74 feet to a corner of said lots and in the dividing line of the entire tract; thence (2) North  $75^{\circ} 57' 00''$  East, along the rear line of said Lot 25-11, 236.49 feet to a monument; thence (3) North  $80^{\circ} 29' 20''$  East, still along the rear line of said Lot 25-11, 544.46 feet to a monument and a corner to Lots 25-11 and 25-10; thence (4) South  $50^{\circ} 30' 15''$  West, along the line dividing said Lots 25-11 and 25-10, 853.47 feet to a point in the said northerly side line of Patrick Drive; thence (5) in a general westerly direction along the said northerly side line of Patrick Drive, on a curve to the left with a radius of 200.00 feet, an arc distance of 200.00 feet to the point and place of BEGINNING.

Compared by  
--- and ---

Being known and designated at Lot 25-11 in Block 22 on a certain map entitled, "Final Map, Major Subdivision, Hickory Brook, Union Twp., Hunterdon Co., New Jersey", prepared by Richard James Edinger, L.S., dated November 12, 1980 and which said map was filed in the Hunterdon County Clerk's Office on November 26, 1980 as Map No. 636.

Being also known as Lot 25-11 in Block 22 on the Tax Map of the Township of Union.

The above description is in accordance with a survey prepared by Richard James Edinger, dated July 28, 1983.

BEING a portion of the lands and premises conveyed to Grantor herein by Deed of Isabella S. Romer, widow, dated October 13, 1978 and recorded in the Hunterdon County Clerk's Office in Deed Book 834, Page 965 on October 19, 1978.

DEED - BARGAIN AND SALE (Covenant as to Grantor's Acts)  
IND. TO IND. OR CORP - Plain Language

**DEED**

Prepared by: *(Signature)*  
Eric S. Wasser

This Deed is made on August 15, 1989

**BETWEEN** Peter D. Borbely and Mary Borbely aka Mary Melinda Allen, husband and wife,

25

COUNTY OF HUNTERDON  
CONSIDERATION \$225,000  
REALTY TRANSFER FEE \$200  
DATE 12/4/89 BY ASB

whose address is 58 Patrick Drive, Pittstown, New Jersey 08867  
referred to as the Grantor,

AND

BRYAN SKELTON and MARIE ANITA SKELTON, husband and wife

whose post office address is about to be 58 Patrick Drive, Pittstown, New Jersey, 08867  
referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

63536

**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 **TWO HUNDRED TWENTY FIVE THOUSAND DOLLARS AND NO CENTS (\$225,000.00)**  
The Grantor acknowledges receipt of this money.

**Tax Map Reference.** (N.J.S.A. 46:15-2.1) Municipality of Union  
Block No. 22 Lot No. 25.11 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:

22/25.11

BEING further described in accordance with Schedule "A" attached hereto and made a part hereof.

Being commonly known as 58 Patrick Drive, Pittstown, New Jersey, 08867.

Being the same premises conveyed to the Grantors herein by deed of Fallone Construction, Inc. dated August 29, 1983 and recorded on September 2, 1983 in Deed Book 895, Page 931 in the Hunterdon County Clerk's Office.

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.

## SCHEDULE A

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of  
 Union Township Block No. 22 Lot No. 25-11 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:

BEGINNING at a point in the northerly side line of Patrick Drive where the same is intersected by the line dividing Lots 25-12 and 25-11 in Block 22 on the map hereinafter referred to; thence (1) North  $12^{\circ} 33' 32''$  East, along said lot dividing line, 347.74 feet to a corner of said lots and in the dividing line of the entire tract; thence (2) North  $75^{\circ} 57' 00''$  East, along the rear line of said Lot 25-11, 236.49 feet to a monument; thence (3) North  $80^{\circ} 29' 20''$  East, still along the rear line of said Lot 25-11, 54.46 feet to a monument and a corner to Lots 25-11 and 25-10; thence (4) South  $50^{\circ} 30' 15''$  West, along the line dividing said Lots 25-11 and 25-10, 853.47 feet to a point in the said northerly side line of Patrick Drive; thence (5) in a general westerly direction along the said northerly side line of Patrick Drive, on a curve to the left with a radius of 200.00 feet, an arc distance of 200.00 feet to the point and place of BEGINNING.

Being known and designated at Lot 25-11 in Block 22 on a certain map entitled, "Final Map, Major Subdivision, Hickory Brook, Union Twp., Hunterdon Co., New Jersey", prepared by Richard James Edinger, L.S., dated November 12, 1980 and which said map was filed in the Hunterdon County Clerk's Office on November 26, 1980 as Map No. 636.

Being also known as Lot 25-11 in Block 22 on the Tax Map of the Township of Union.

The above description is in accordance with a survey prepared by Richard James Edinger, dated July 28, 1983.

**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:

Carol A. Pharis  
Notary or Witness

Peter D. Borbely (Seal)  
Peter D. Borbely  
Mary Melinda Allen Borbely (Seal)  
Mary Borbely aka Mary Melinda Allen

RECORDED  
Dec 4 3 00 PM '89  
HUNTERDON COUNTY  
DOROTHY A. TIRPOK  
SS. CLERK

STATE OF NEW JERSEY, COUNTY OF Somerset

I CERTIFY that on August 15, 1989

Peter D. Borbely and Mary Borbely aka Mary Melinda Allen 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 \$ 225,000.00 as the full and actual consideration paid or to be paid for the transfer of title.

Carol A. Pharis  
Notary Stamp and Seal  
CAROL A. PHARIS  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires Nov. 14, 1991

**END OF DOCUMENT**

DEED

25

Prepared by:

Thomas B. Mading  
THOMAS B. MADING  
An Attorney at Law of New Jersey

This Deed is made on, Nov. 23, 2004

**BETWEEN** BRIAN SKELTON  
MARIE ANITA SKELTON  
HUSBAND AND WIFE

whose address is 1 Ashersmith Road Pittstown, NJ 08867

referred to as the Grantor,

**AND** LARRY DOLE  
CAROL DOLE  
HUSBAND AND WIFE

whose post office address is about to be: 18 Patrick Drive  
Pittstown, NJ 08867 referred to as the Grantee.  
The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

22/25.11

**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 SEVENTY THOUSAND AND NO/100 DOLLARS-----  
(\$670,000.00 ) 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. 22 Lot No. 25.11 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 the State of New Jersey. The legal description is:

75.83

SEE SCHEDULE "A"  
ATTACHED HERETO.

BEING the same lands and premises as conveyed by Peter D. Borbely and Mary Borbely a/k/a Mary Melinda Allen, husband and wife to Brian Skelton and Marie Anita Skelton, husband and wife, by Deed dated August 15, 1989 and recorded in the Hunterdon County Clerk's Office on December 4, 1989 in Deed Book 1035, Page 765.



Consideration: 670000.00  
Realty Tax: 5927.00 R  
Fees: 90.00

Instr# 8524169 Dorothy K. Tirpok  
Recorded/Filed ASB Hunterdon County Clerk  
11/30/2004 14:22 Bk 2109 Pg 282 #Pg 6 DEED

See Schedule A attached hereto.

Deed - Ind. to Ind. or Corp. (Bargain and Sale) Page 1

(C) Easy Soft Inc.

## DESCRIPTION

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in Township of Union, in the County of Hunterdon, State of NJ:

BEGINNING at a point in the northerly side line of Patrick Drive where the same is intersected by the line dividing Lots 25-12 and 25-11 in Block 22 on the map hereinafter referred to; thence

1. North 12 degrees 33 minutes 32 seconds East, along said lot dividing line, 347.74 feet to a corner of said lots and in the dividing line of the entire tract; thence
2. North 75 degrees 57 minutes 00 seconds East, along the rear line of said Lot 25-11, 236.49 feet to a monument; thence
3. North 80 degrees 29 minutes 20 seconds East, still along the rear line of said Lot 25-11, 544.46 feet to a monument and a corner to Lots 25-11 and 25-10; thence
4. South 50 degrees 30 minutes 15 seconds West, along the line dividing said Lots 25-11 and 25-10, 853.47 feet to a point in the said northerly side line of Patrick Drive; thence
5. In a general westerly direction along the said northerly side line of Patrick Drive, on a curve to the left with a radius of 200.00 feet, an arc distance of 200.00 feet to the point and place of BEGINNING

BEING known and designated at Lot 25-11 in Block 22 on a certain map entitled, "Final Map, Major Subdivision, Hickory Brook, Union Twp., Hunterdon Co., New Jersey" prepared by Richard James Edinger, L.S., dated November 12, 1980 and which said map was filed in the Hunterdon County Clerk's Office on November 26, 1980 as Map No. 636.

BEING also described in accordance with a survey made by George J. Anderson, L.L.C., dated November 15, 2004, as follows:

BEGINNING at a point in the Northeasterly side of Patrick Drive at a point distant 191.68 feet Northeasterly from the intersection of the same with the Northeasterly side of Alan Lane, produced Northwesterly, and from thence running

1. North 12 degrees 33 minutes 32 seconds East, 347.74 feet to a point; thence
2. North 75 degrees 57 minutes 00 seconds East, 236.49 feet to a point; thence
3. North 80 degrees 29 minutes 20 seconds East, 544.46 feet to a point; thence

- Continued -

**DESCRIPTION  
CONTINUED**

4. South 50 degrees 30 minutes 15 seconds West, 853.47 feet to the Northeasterly side of Patrick Drive; thence
5. Along the same on a curve to the left having a radius of 200.00 feet an arc distance of 200.00 feet to the point and place of BEGINNING.



**DEED**

Dated: Nov. 23, 2004

BRIAN SKELTON  
MARIE ANITA SKELTON

Grantor,

TO

LARRY DOLE  
CAROL DOLE

Grantee.

Record and return to:

ANDREW J. GOLDSTEIN, ESQUIRE  
100 MORRIS AVENUE  
3RD FLOOR  
SPRINGFIELD, NJ 07081

State of New Jersey

# Seller's Residency Certification/Exemption

(C.55, P.L. 2004)

(Please Print or Type)

**SELLER(S) INFORMATION (If Multiple Sellers, Each Seller Must Complete a Certification):**

Name(s) SKELTON, BRIAN & SKELTON, MARIE ANITA

Street Address: 1 Ashersmith Road

City, Town, Post Office Pittstown State NJ Zip Code 08867

Home Phone 908/735-5495 Business Phone 908/735-7577

**PROPERTY INFORMATION (Brief Property Description):**

Block(s) 22 Lot(s) 25.11 Qualifier \_\_\_\_\_

Street Address: 18 Patrick Drive

City, Town, Post Office Pittstown State NJ Zip Code 08867

Seller's Percentage of Ownership 100% Consideration \$670,000.00 Closing Date 11/24/04

**SELLER ASSURANCES (Check the Appropriate Box):**

- 1.  I am a resident taxpayer 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 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.

**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.

Nov. 23, 2004  
Date

[Signature]  
Signature **BRIAN SKELTON**  
(Seller) Please indicate if Power of Attorney or Attorney in Fact

Nov. 23, 2004  
Date

[Signature]  
Signature **MARIE ANITA SKELTON**  
(Seller) Please indicate if Power of Attorney or Attorney in Fact

