

RJR:

25

RICHARD G. JEFFERSON  
P.O. BOX 740, 84 PARK AVE  
FLEMINGTON, N.J. 08822

DEED

This Deed is made on July 30, 2002

BETWEEN FERRUGGIA BUILDERS, LLC improperly referred to as Ferrugia Builders, LLC in Deed Book 1224 page 418.

whose post office address is 166 West End Avenue, Somerville, New Jersey 08876 referred to as the Grantor,

AND John Harris and Amy P. Harris, husband and wife

whose post office address is about to be 10 Bailey Farm Road, Union Township, New Jersey 08867  
Pittstown

The words "Grantor" and "Grantee" shall mean all Grantors and Grantees listed above. referred to as the Grantee.

**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 Five hundred seventy nine thousand nine hundred dollars (\$579,900.00) for this transfer.

The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:15-2.1) Municipality of Union Township Block No. 22 Lot No. 31.05 Account No.

No property tax identification number is available on the date of this Deed (Check if applicable)

3. **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:

SEE ATTACHED LEGAL DESCRIPTION

New Home

Being a portion of the premises conveyed to the Grantor herein by Deed from Henry Lewis dated October 22, 1999 and recorded October 28, 1999 in the Hunterdon County Clerk's Office in Deed Book 1224 beginning on page 418.

This conveyance is subject to easements, covenants, and restrictions of record, if any, and to such facts as may be revealed by an accurate survey.

This conveyance is also subject to the zoning ordinances of the Township of Union.

The within premises are also subject to the following notifications which shall be binding upon the Grantee, their successors, assigns and heirs and shall run with the land so long the following activities are conducted on the property.

A. Subject to an easement granted by Henry Lewis to Transcontinental Gas Pipe Line Corporation paralleling the existing right of way which is utilized for gas transmission lines. Said additional easement encompasses a strip of land 35 feet wide parallel and adjacent to the easement which presently traverses the property formerly owned by Henry Lewis and further subject to a easement creating mutual rights and obligation in the private drive front and lots 31.01, 31.02, and 31.03 in block 22 on the Union Township Tax Map, Hunterdon County, New Jersey.

B. Notice is given to the perspective purchasers of lots in the subdivision of the existence of gun club and rifle range and certain commercial activity within the vicinity of the subdivision. The rifle range and gun club is located on Lot 30 Block 22. A commercial activity, which may include 24 hour a day operations, consisting of a concrete and masonry supply company, a trucking company, a hauling company, a trucking depot, and a proposed recycling center, all located on or access through Frontage Road.

Prepared by: David A. Schmitzer, Esq.



Inst# 8380552 Dorothy K. Thpok

22/3/05

# FIRST AMERICAN TITLE INSURANCE COMPANY

## TITLE INSURANCE COMMITMENT

File Number: 133 GLA 204732

### SCHEDULE C LEGAL DESCRIPTION

All that certain Lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of Union, County of Hunterdon, State of New Jersey:

BEING known and designated as Lot 31.05 in Block 22 as shown on a certain map entitled "Final Subdivision Plat for Lake View Estates", situated in Union Township, Hunterdon County, NJ, and prepared by James J. Mantz, Professional Engineer and Land Surveyor, dated March 8, 1999, last revised September 21, 1999 and duly filed in the Hunterdon County Clerk/Register's Office as Map No. 1332.

Being further described as follows:

Beginning at a point and northeasterly corner of Lot 31.06 on the northerly sideline of Bailey Farm Road, a 40 foot wide right of way; thence

- (1) North 57 degrees 57 minutes 05 seconds West, along the northerly line of Lot 31.06 a distance of 611.48 feet to a point and northwesterly corner of Lot 31.06 at the common corner with Lots 32.02 and 32.03; thence
- (2) North 00 degrees 46 minutes 00 seconds East, partially along the easterly line of Lot 32.03 a distance of 201.89 feet to a point and southwesterly corner of Lot 31.14 in the northerly line of a 60 foot side Transcontinental Gas Pipeline Corporation easement as described in Deed Book 976 Page 1082 and Deed Book 592 Page 420; thence
- (3) South 60 degrees 02 minutes 45 seconds East, along the southerly line of Lots 31.14 and 31.04 a distance of 738.66 feet to a point and corner of Lot 31.04; thence
- (4) South 05 degrees 27 minutes 00 seconds East, along a westerly line of Lot 31.04 a distance of 120.92 feet to a point in the northerly sideline of Bailey Farm Road; thence
- (5) Along the northerly sideline of Bailey Farm Road along a curve to the left having a radius of 150.00 feet an arc length of 146.65 feet to the point and place of beginning.

The above description is drawn in accordance with a survey made by James J. Mantz, P.E. and L.S. dated July 22, 2002.

**NOTE FOR INFORMATION ONLY: Being Lot(s) 31.05, Block 22, Tax Map of the Township of Union, County of Hunterdon.**

Issued by:

**General Land Abstract Company**

P.O. Box 327

Plainsboro, NJ 08536-0327

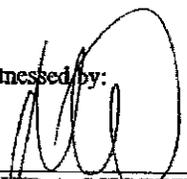
Telephone: (609) 951-9500 (732) 287-3636 (609) 895-0707 Fax: (609) 951-0044 (732) 287-4778 (609) 895-9752

The street address of the Property is: 10 Bailey Farm Road, Union Township, Hunterdon County.

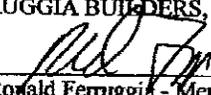
4. Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to the Grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as making a mortgage or allowing a judgment to be entered against the Grantor).

5. Signatures. The Grantor signs this Deed as of the date at the top of this first page.

Witnessed by:

  
\_\_\_\_\_  
DAVID A. SCHNITZER, ESQ.

FERRUGGIA BUILDERS, LLC

  
\_\_\_\_\_  
By: Ronald Ferruggia - Member

STATE OF NEW JERSEY  
COUNTY OF Somerset SS.:

I CERTIFY that on July 30, 2002

Ronald Ferruggia, sole member of Ferruggia Builders, LLC

personally came before me and stated to my satisfaction, that this person (or if more than one, each person):

(a) was the maker of the attached Deed;

(b) executed this Deed as his or her own act; and,

(c) made this Deed for \$579,900.00 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.)

  
\_\_\_\_\_  
David A. Schnitzer, an Attorney at  
Law of the State of New Jersey

RECORD AND RETURN TO:  
Richard G. Jefferson, Esq.  
84 Park Avenue  
P.O. Box 740  
Flemington, New Jersey 08822

Consideration:  
Realty Tax:  
Fees:

579900.00  
2375.00 D  
45.00

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

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A Division of ALL-STATE Insurance, Inc.  
www.aslegal.com 800-222-4610 Page 1

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

To be recorded with Deed pursuant to P.L. 1963, 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 Somerset

SS:

FOR RECORDER'S USE ONLY  
Consideration \$ 579,900  
Realty Transfer Fee \$ 2375  
Date 8/19/02 By RSB

\* 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 Ronald Ferruggia, being duly sworn according to law upon his/her oath  
(Name)

deposes and says that he/she is the Member in a deed dated July 30, 2002  
(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)

transferring real property identified as Block No. 22 Lot No. 31.05

located at 10 Bailey Farm Road, Union Township, Hunterdon County, New Jersey  
(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 \$ 579,900.00

(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 30  
day of July, 2002

David A. Schnitzer, an Attorney  
at law of the State of  
New Jersey

Ronald Ferruggia  
Name of Deponent (sign above line)  
166 West End Avenue  
Somerville, NJ 08876  
Address of Deponent

Ferruggia Builders, LLC  
Name of Grantor (type above line)  
166 West End Avenue  
Somerville, NJ 08876  
Address of Grantor at Time of Sale

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.  
Instrument Number 0380522 County Hunterdon  
Deed Number 0380522 Book \_\_\_\_\_ Page \_\_\_\_\_  
Deed Dated 7-30-02 Date Recorded 8/19/02

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 from fee (N.J.A.C. 18:16 - 8.12)  
TRIPPLICATE - Is your file copy.



ORIGINAL AND DUPLICATE COPY MUST BE SUBMITTED WITH DEED TO COUNTY RECORDING OFFICER



Instr# 8589938 Dorothy K. Tipok  
 Recorded/Filed NF Hunterdon County Clerk  
 08/19/2006 14:59 Bk 2157 Pg 500 #Pg 4 DEED

Prepared by:

Richard G. Jefferson, Esq.

25

**DEED**

Consideration: 797500.00  
 Realty Tax: 7278.50 R  
 Fees: 70.00

This deed is made on June 16, 2006

**BETWEEN**

JOHN HARRIS and AMY P. HARRIS, husband and wife,

whose address is 10 Bailey Farm Road, Pittstown, New Jersey, 08867,

referred to as the Grantor,

**AND**

ROBERT J. MAZZEI and FRANCINE M. McCAFFREY-MAZZEI,  
 husband and wife,

whose post office address is about to be 10 Bailey Farm Road, 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 below to the Grantee. This transfer is made for the sum of SEVEN HUNDRED NINETY-SEVEN THOUSAND FIVE HUNDRED (\$797,500.00) DOLLARS. The Grantor acknowledges receipt of this money.

**Tax map Reference. Municipality of UNION TOWNSHIP**

Block No. 22 Lot No. 31.05

**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 in accordance with Schedule "A" Legal Description attached hereto.

BEING the same premises conveyed to the Grantors herein by Deed of Ferruggia Builders, LLC improperly referred to as Ferrugia Builders, LLC in Deed Book 1224 page 418, dated July 30, 2002 and recorded August 9, 2002 in Book 2044 of Deeds for Hunterdon County at Page 791.

22/31.05

**Title No. LX-12472-2006**

**SCHEDULE A  
DESCRIPTION**

**ALL that certain tract, lot and parcel of land lying and being in the Township of Union, County of Hunterdon and State of New Jersey, being more particularly described as follows:**

Being known and designated as Lot 31.05 in Block 22 as shown on a certain map entitled, "Final Subdivision Plat for Lake View Estates", situated in Union Township, Hunterdon County, NJ and prepared by James J. Mantz, Professional Engineer and Land Surveyor, dated March 8, 1999, last revised September 21, 1999 and duly filed in the Hunterdon County Clerk's Office as Map No. 1332.

Being further described as follows:

**BEGINNING at a point and Northeasterly corner of Lot 31.06 on the Northerly side line of Bailey Farm Road, a 40 foot wide right of way; thence**

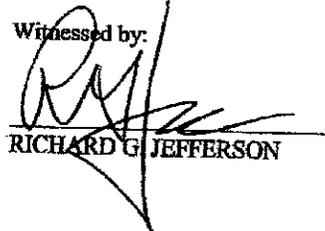
- (1) North 57 degrees 57 minutes 05 seconds West, along the Northerly line of Lot 31.06 a distance of 611.48 feet to a point and Northwesterly corner of Lot 31.06 at the common corner with Lots 32.02 and 32.03; thence**
- (2) North 00 degrees 46 minutes 00 seconds East, partially along the Easterly line of Lot 32.03 a distance of 201.89 feet to a point and Southwesterly corner of Lot 31.14 in the Northerly line of a 60 foot side Transcontinental Gas Pipeline Corporation Easement as described in Deed Book 976 page 1082 and Deed Book 592 page 420; thence**
- (3) South 60 degrees 02 minutes 45 seconds East, along the Southerly line of Lots 31.14 and 31.04 a distance of 738.66 feet to a point and corner of Lot 31.04; thence**
- (4) South 05 degrees 27 minutes 00 seconds East, along a Westerly line of Lot 31.04 a distance of 120.92 feet to a point in the Northerly side line of Bailey Farm Road; thence**
- (5) Along the Northerly side line of Bailey Farm Road along a curve to the left having a radius of 150.00 feet an arc length of 146.65 feet to the point and place of BEGINNING.**

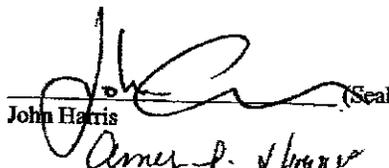
**Note for Information Only:**

The land referred to in this Commitment is commonly known as Lot(s) 31.05, Block 22 on the Tax Map of the Township of Union, in the County of Hunterdon and State of New Jersey.

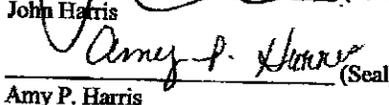
**Promises by Grantor.** The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

Witnessed by:

  
RICHARD G. JEFFERSON

  
John Harris

(Seal)

  
Amy P. Harris

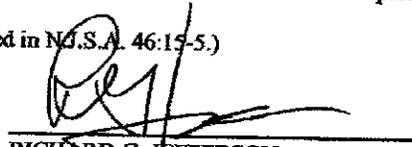
(Seal)

STATE OF NEW JERSEY, COUNTY OF HUNTERDON SS.:

I CERTIFY that June 16, 2006, John Harris and Amy P. Harris 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 \$797,500.00 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.)

  
RICHARD G. JEFFERSON  
An Attorney at Law of New Jersey



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

GI7/REP-3  
 (3-06)

(Please Print or Type)

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

Name(s)

John Harris and Amy P. Harris

Current Resident Address:

Street: 10 Bailey Farm Road

City, Town, Post Office

State

Zip Code

Pittstown

NJ

08867

**PROPERTY INFORMATION** (Brief Property Description)

Block(s)

Lot(s)

Qualifier

22

31.5

Street Address:

10 Bailey Farm Road

City, Town, Post Office

State

Zip Code

Pittstown

NJ

08867

Seller's Percentage of Ownership

Consideration

Closing Date

100%

\$797,500

6/16/2006

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

6/15/06

Date

6/15/06

Date

*John Harris*  
 Signature  
 (Seller) Please indicate if Power of Attorney or Attorney in Fact

*Amy P. Harris*  
 Signature  
 (Seller) Please indicate if Power of Attorney or Attorney in Fact



END OF DOCUMENT