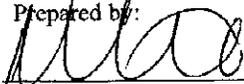


B1 22 lot 31.06

Prepared by:

David A. Schnitzer, Esq.

DEED

This Deed is made on July 13, 2001

BETWEEN FERRUGGIA BUILDERS, LLC

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

AND Scott A. Scire, a single person

whose post office address is about to be 12 Bailey Farm Road, Union Township, New Jersey

referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and 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 Five hundred thousand dollars (\$500,000.00) 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. 31.06 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

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

UNITED GENERAL TITLE INSURANCE COMPANY

TITLE INSURANCE COMMITMENT
SCHEDULE C

File Number: 23019

LEGAL DESCRIPTION

All that tract or parcel of land and premises, situated, lying and being in the Township of Union, County of Hunterdon, State of New Jersey and being more particularly described as follows:

BEING KNOWN AND DESIGNATED AS LOT 31.06, BLOCK 22 ON A CERTAIN MAP ENTITLED "FINAL SUBDIVISION PLAT FOR LAKE VIEW ESTATES", FILED IN THE HUNTERDON COUNTY CLERK'S OFFICE ON 9/15/99 AS MAP NO. 1332.

BEGINNING AT A POINT AND SOUTHEASTERLY CORNER OF LOT 31.05 IN THE WESTERLY SIDE LINE OF BAILEY FARM ROAD, A 40 FOOT WIDE RIGHT OF WAY; RUNNING THENCE:

1. SOUTH 46 DEGREES 42 MINUTES 00 SECONDS WEST ALONG THE WESTERLY SIDE LINE OF BAILEY FARM ROAD, A DISTANCE OF 103.00 FEET TO A POINT OF CURVATURE; THENCE

2. ALONG THE WESTERLY SIDE LINE OF THE BAILEY FARM ROAD CUL-DE-SAC ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 31.72 FEET TO A POINT AND NORTHEASTERLY CORNER OF LOT 31.07; THENCE

3. NORTH 79 DEGREES 38 MINUTES 46 SECONDS WEST ALONG THE NORTHERLY LINE OF LOT 31.07 FEET, A DISTANCE OF 440.20 FEET TO A POINT AND NORTHWESTERLY CORNER OF LOT 31.07 IN THE EASTERLY LINE OF LOT 32.01; THENCE

4. NORTH 00 DEGREES 46 MINUTES 00 SECONDS EAST PARTIALLY ALONG THE EASTERLY LINE OF LOT 32.01 AND ALONG THE EASTERLY LINE OF LOT 32.02, A DISTANCE OF 343.43 FEET TO A POINT AND COMMON CORNER WITH LOTS 32.02, 32.03 AND 31.05; THENCE

5. SOUTH 57 DEGREES 57 MINUTES 05 SECONDS EAST ALONG THE SOUTHERLY LINE OF LOT 31.05, A DISTANCE OF 611.48 FEET TO THE POINT AND PLACE OF BEGINNING.

THE ABOVE DESCRIPTION IS DRAWN IN ACCORDANCE WITH A SURVEY PREPARED BY JAMES J. MANTZ, DATED 7/13/2001.

Issued By:
Suburban Title Examiners, Inc.
P.O. Box 40
Westfield, NJ 07091
(908) 232-2116 ph.
(908) 232-2533 fax



Instr# 8326788 Dorothy K. Tirpok
Recorded/Filed ASB Hunterdon County Clerk
08/01/2001 15:44 Bk 2015 Pg 296 #Pg 4 DEED

Consideration: 500000.00
Realty Tax: 1975.00 D
Fees: 24.00

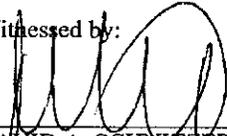
hauling company, a trucking depot, and a proposed recycling center, all located on or access through Frontage Road.

The street address of the Property is: 12 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

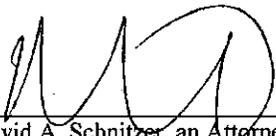
SS.:

I CERTIFY that on July 13, 2001

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 \$500,000.00 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.)



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

RECORD AND RETURN TO:
Walter N. Wilson, Esq.
67 Beaver Avenue
Annandale, New Jersey 08801

File 5386

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 Somerset

SS:

FOR RECORDER'S USE ONLY			
Consideration \$	<u>500,000</u>		
Realty Transfer Fee \$	<u>1975</u>		
Date	<u>8-1-01</u>	By	<u>ASB</u>

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

deposes and says that he/she is the Member of the Grantor in a deed dated 7/13/01

(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. 31.06

located at 12 Bailey Farm Road, Union Township, 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 \$ 500,000.00

(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.
- 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.
- D) NEW CONSTRUCTION (See Instruction #9.)
 Entirely new improvement.
 Not previously used for any purpose.

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 3 day of July 2001

Name of Deponent (sign above line)

Ferruggia Builders, LLC

Name of Grantor (type above line)

166 West End Avenue
Somerville, NJ 08876

166 West End Avenue
Somerville, NJ 08876

Address of Deponent

Address of Grantor at Time of Sale

avid A. Schnitzer, an Attorney
t Law of the State of NJ

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.			
Instrument Number	<u>8326788</u>	County	<u>Hunterdon</u>
Deed Number	<u>8326788</u>	Book	Page
Deed Date	<u>7/13/01</u>	Date Recorded	<u>8/1/01</u>

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)
TRIPLICATE - Is your file copy.



END OF DOCUMENT

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



Prepared by:

Instr# 8475637
Recorded/Filed NF Hunterdon County Clerk
01/28/2004 11:07 Bk 2081 Pg 460 #Pg 4 EASEME

David W. Trombadore
DAVID W. TROMBADORE, ESQ.
RR 33 E High St
Somerville NJ
08876

DRAINAGE EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that on ~~December~~ *January* 10, 2003, the undersigned,

HENRY LEWIS, having an address of P.O. Box 242, Whitehouse Sta., New Jersey, hereinafter the "Grantor," in consideration of the sum of ONE DOLLAR (\$1.00) does hereby grant and dedicate unto THE TOWNSHIP OF UNION, hereinafter the "Grantee,"

TRANSFER OF OWNERSHIP. The Grantor grants and conveys the property described below to the Grantee. This transfer is made for the sum of ONE DOLLAR (\$1.00). The Grantor acknowledges receipt of this money.

TAX MAP REFERENCE. Affecting Lot 31.06 in Block 22 as shown on the Tax Map of the Township of Union.

PROPERTY. The property consists of a 25' wide drainage easement across lot 31.06 in the Township of Union, County of Hunterdon and State of New Jersey described on Schedule "A" attached hereto and made a part hereof and is also shown on a map entitled, "Final Subdivision Plat for Lakeview Estates, Subdivision of Block 22, Lots 31, 32.14, 32.15 situated in Union Township, Hunterdon County, New Jersey" prepared by James J. Mantz, P.E., P.L.S., dated February 8, 1999, revised July 1, 1999, to be filed in the Hunterdon County Clerk's Office.

Being part of the same premises conveyed to the Grantor by Deed of Fifty-Seven, Inc. dated March 29, 1999 and recorded April 7, 1999 in the Hunterdon County Clerk's Office in Deed Book 1208, Pages 0363 et seq.

PROMISES BY GRANTOR. The Grantor promises that the Grantor has done no act to encumber the property. This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property.

PURPOSE. Said easement is conveyed to Grantee for public purpose or public use pursuant to the New Jersey Land Use Law, N.J.S.A. 40:55D-1, et seq. Said easement is dedicated to the Township of Union and is subject to the following: a) the easement consists of the right, but not the obligation of the Township to erect, construct, install, use, inspect, repair, replace, remove, maintain and preserve a drainage facility of any type upon and over such area together with the right of entry upon said lands for the purpose of maintaining, inspecting, removing, repairing, cleaning, reconstructing and rebuilding said drainage facilities and appurtenances; b) all maintenance within the limits of the easement shall be the responsibility of Lot Owner including lawn and vegetation maintenance and major maintenance of structures; c) no structure of any description, other than drainage facilities approved by the Township shall be erected; d) no topsoil, sand, gravel or minerals shall be excavated or removed, unless approved by the Township; e) no disposal of refuse or waste materials of any type shall be permitted within the limits of the easement; f) no storage of materials shall take place within the limits of the easement.

SIGNATURES. The Grantor signs this Drainage Easement as of the date above.

Witnessed by:

David W. Trombadore
DAVID W. TROMBADORE
An Attorney at Law of NJ

Henry Lewis
HENRY LEWIS (Seal)

James J. Mantz

Professional Engineer & Land Surveyor
(908) 231-9664
FAX (908) 704-0319

N.J. P.E. & L.S. License #27843
N.J. P.P. License #4832

150 Brahma Avenue
Bridgewater, NJ 08807

Description of a 25' wide Drainage Easement across lot 31.06 as shown on a map entitled " Final Subdivision Plat for Lakeview Estates , Subdivision of Block 22 , Lots 31 , 32.14 , 32.15 situated in Union Township , Hunterdon County , New Jersey "

Beginning at a point on the common line between lot 31.06 and lot 31.07 said point being the following two courses from a point and southeasterly corner of lot 32.01 as shown on a map entitled " Highland Ridge " filed in the Hunterdon County Clerk's office on 7/15/97 as map # 1258
(a) S89°41'52"E a distance of 195.99' to a proposed concrete monument to be set marking a point of curvature

(b) N00°46'00"E through lot 31.07 and along the easterly line of a variable width conservation easement a distance of 185.31' to the point of beginning

Thence (1) N00°46'00"E through lot 31.06 and along the easterly line of said conservation easement a distance of 25.35' to a point

Thence (2) S79°38'46"E through lot 31.06 a distance of 252.35' to a point on the southwesterly sideline of the Bailey Farm Road cul-de-sac. Said Bailey Farm Road cul-de-sac is the termination of a 40' wide right of way shown on said map entitled " Final Subdivision Plat for Lakeview Estates , Subdivision of Block 22 , Lots 31 , 32.14 , 32.15 situated in Union Township , Hunterdon County , New Jersey "

Thence (3) along the southwesterly sideline of the Bailey Farm Road cul-de-sac along a curve to the left having a radius of 50.00' an arc length of 26.18' , a chord bearing of S25°21'16"W and a chord length of 25.88' to a point and common corner between lot 31.06 and lot 31.07

Thence (4) N79°38'46"W along the common line between lot 31.06 and lot 31.07 a distance of 241.44' to the point and place of beginning

Containing 6,143 square feet , more or less

The drainage easement is dedicated to the Township of Union and is subject to the following :

a. The easement consists of the right , but not the obligation of the Township , to erect , construct , install , use , inspect , repair , replace , remove , maintain and preserve a drainage facility of any type upon and over such area together with the right of entry upon said lands for the purpose of maintaining , inspecting , removing , repairing , cleaning , reconstructing and rebuilding said drainage facilities and appurtenances.

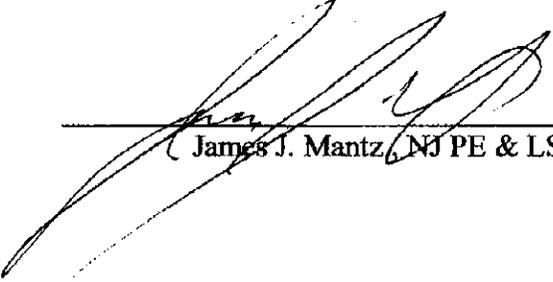
b. All maintenance within the limits of the easement shall be the responsibility of Lot Owner including lawn and vegetation maintenance and major maintenance of structures.

c. No structure of any description , other than drainage facilities approved by the Township , shall be erected.

d. No topsoil , sand , gravel or minerals shall be excavated or removed , unless approved by the Township.

e. No disposal of refuse or waste materials of any type shall be permitted within the limits of the easement.

f. No storage of materials shall take place within the limits of the easement.



James J. Mantz, NJ PE & LS Lic. # 27843

7/16/99
Date
Rev. 7/16/99

STATE OF NEW JERSEY, COUNTY OF SOMERSET, SS.:

I CERTIFY that on *11/15/03* 2003 HENRY LEWIS, personally came before me and stated to my satisfaction that this person:

- (a) was the maker of the attached deed;
- (b) executed this deed as his own act; and
- (c) made this Deed for \$1.00 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 W. TROMBADORE
An Attorney at Law of NJ

