

DEED

25

This Deed is made on May 14, 2001

BETWEEN FERRUGGIA BUILDERS, LLC

whose post office address is 166 West End Avenue, Somerville, New Jersey 08876

AND Henri DiStefano and Theresa DiStefano, his wife referred to as the Grantor,

whose post office address is about to be 3 Bailey Farm Road, Pittstown 08867, New Jersey 08860 N

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 Three hundred eighty five thousand dollars (\$385,000.00) 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. 31.07 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.

W.D. Lewis

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.

22 / 31.07

Prepared by

James J. Mantz

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

N.J. PE. & L.S. License #27843
N.J. PP. License #4832

150 Brahma Avenue
Bridgewater, NJ 08807

**Description of Block 22 , Lot 31.07
situated in
Union Township Hunterdon County New Jersey**

Beginning at a point and southeasterly corner of lot 32.01 in the northerly sideline of Race Street , a 50' wide right of way , said lot 32.01 is shown on a map entitled " Highland Ridge " filed in the Hunterdon County Clerk's office on 7/15/97 as map # 1258

Thence (1) N00°46'00"E along a portion of the easterly line of lot 32.01 a distance of 220.00' to a point and southwesterly corner of lot 31.06

Thence (2) S79°38'46"E along the southerly line of lot 31.06 a distance of 440.20' to a point and southeasterly corner of lot 31.06 in the southwesterly end of the Bailey Farm Road cul-de-sac

Thence (3) along the southwesterly end of the Bailey Farm Road cul-de-sac along a curve to the left having a radius of 50.00' an arc length of 69.54' to an iron pin found marking the northeasterly corner of lot 31.08

Thence (4) S20°40'00"W along the westerly line of lot 31.08 a distance of 110.45' to a point and southwesterly corner of lot 31.078 in the northerly sideline of Race Street

Thence (5) along the northerly sideline of Race Street along a curve to the left having a radius of 1,700.00' an arc length of 233.36' to a point of tangency

Thence (6) N89°41'52"W along the northerly sideline of Race Street a distance of 195.99' to the point and place of beginning.

Containing 1.8807 acres , more or less

Subject to a variable width conservation easement described as follows :

Beginning at a point and southeasterly corner of lot 32.01 in the northerly sideline of Race Street , a 50' wide right of way , said lot 32.01 is shown on a map entitled " Highland Ridge " filed in the Hunterdon County Clerk's office on 7/15/97 as map # 1258

Thence (1) N00°46'00"E along a portion of the easterly line of lot 32.01 a distance of 220.00' to a point and southwesterly corner of lot 31.06

Thence (2) S79°38'46"E along a portion of the southerly line of lot 31.06 a distance of 198.76' to a point

Thence (3) S00°46'00"W through lot 31.07 a distance of 185.31' to a point on the northerly sideline of Race Street

Thence (4) N89°41'52"W along the northerly sideline of Race Street a distance of 195.99' to the point and place of beginning.

Subject to a variable width detention basin easement described as follows :

Beginning at an iron pin found marking the northwesterly corner of lot 31.08 in the southwesterly end of the Bailey Farm Road cul-de-sac

Thence (1) S20°40'00"W along the westerly line of lot 31.08 a distance of 110.45' to a point and southwesterly corner of lot 31.078 in the northerly sideline of Race Street

Thence (2) along the northerly sideline of Race Street along a curve to the left having a radius of 1,700.00' an arc length of 55.76' to a point

Thence (3) N06°17'02"E through lot 31.07 a distance of 38.92' to a point

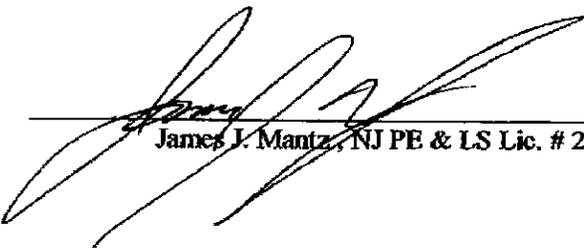
Thence (4) N45°52'37"E through lot 31.07 a distance of 100.00' to a point on the southwesterly end of the Bailey Farm Road cul-de-sac

Thence (5) along the southwesterly end of the Bailey Farm Road cul-de-sac along a curve to the left having a radius of 50.00' an arc length of 22.00' to the point and place of beginning

Subject to a 10' wide utility easement along course 3 in the description of the entire lot above. This easement extends 10.00' southwesterly from and is parallel with course 3 in the description of the entire lot above.

Subject to any other easements and/or restrictions of record.

This property is shown on a map entitled " Final Subdivision Plat for Lake View Estates Subdivision of Block 22 Lots 31 , 32.14 , 32.15 situated in Union Township , Hunterdon County , New Jersey " filed in the Hunterdon County clerk's Office on 9/15/99 as map # 1332.


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

5/02/01
Date

Prepared by:

David A. Schnitzer, Esq.

The street address of the Property is: 3 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

May 14

, 2008

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 \$ 385,000.00 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:

David A. Schnitzer, Esq.
31-G Mountain Boulevard
Warren, New Jersey 07059

Consideration:	385000.00
Realty Tax:	1400.00 D
Fees:	26.00



File 5392 Instr# 8317052 Dorothy K. Tirpok
 Recorded/Filed ASB Hunterdon County Clerk
 06/22/2001 12:02 Bk 2009 Pg 797 #Pg 6 DEED

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

FOR RECORDER'S USE ONLY			
Consideration \$	<u>385,000</u>		
Realty Transfer Fee \$	<u>1460</u>		
Date	<u>5/14/01</u>	By	<u>ARS</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, being duly sworn according to law upon his/her oath
(Name)

deposes and says that he/she is the Member of the Grantor in a deed dated 5/14/01
(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. 31.07

located at 3 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 \$ 385,000.00

(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 references 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. 1976, 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 14
day of May, 2001



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



166 West End Avenue
Somerville, NJ 08876

Address of Deponent

Ferruggia Builders, LLC

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	<u>5317052</u>	County	<u>Union</u>
Deed Number	<u>5317052</u>	Book	<u>Page</u>
Deed Dated	<u>5/14/01</u>	Date Recorded	<u>5/22/01</u>

IMPORTANT - BEFORE COMPLETING THIS AF
This format is prescribed by the Director, Division of
the approval of the Director.



END OF DOCUMENT

ON THE REVERSE SIDE HEREOF.
ed by law, and may not be altered without

ORIGINAL - To be retained by County.
DUPLICATE - To be forwarded by County to Divisic
TRIPLICATE - Is your file copy.

18:16 - 8:12)

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

25

DEED

Prepared by:

RAYMOND N. VILLAROSA, ESQ.

This Deed is made on **DECEMBER 30, 2006**
And Delivered on **MAY 18, 2007**

BETWEEN

HENRI DISTEFANO AND THERESA DISTEFANO, HUSBAND AND WIFE

whose address is **3 BAILEY FARM ROAD, PITTSTOWN, NJ 08867**

referred to as the Grantor,

AND

ERIC LAIBLE AND ELIZABETH LAIBLE, HUSBAND AND WIFE

whose address is about to be **3 BAILEY FARM ROAD, PITTSTOWN, NJ 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 **\$727,000.00**

*****SEVEN HUNDRED TWENTY SEVEN THOUSAND AND 00/100*****

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. **31.07** 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:

SEE ATTACHED PROPERTY DESCRIPTION

BEING the same premises conveyed to **HENRI DISTEFANO AND THERESA DISTEFANO, HUSBAND AND WIFE** herein by deed from **FERRUGGIA BUILDERS, LLC** dated **MAY 14, 2001**, and recorded **MAY 22, 2001** in the **HUNTERDON** County Register's Office in Deed Book **2009, Page 797.**

22 / 31.07

66.31



20070523000151950 1/5
05/23/2007 09:29:37 AM D
Bk: 2184 Pg: 027
Mary H. Neff
Hunterdon County Clerk

Newton Land Surveyor, N.J. Lic.38605
4 Walter E. Foran Blvd., Suite 307, Flemington, New Jersey 08822
Phone (908) 788-7932 Fax (908) 788-3694
Email: davidmnewton@earthlink.net

Description of Land

for

Eric Laible & Elizabeth Laible

Lot 31.07 in Block 22

Union Township, Hunterdon County, New Jersey

Being currently designated as Lot 31.07 in Block 22 on sheet #9.02 of the Union Township Tax Map.

Also being known as Lot 31.07 in Block 22 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 Co. New Jersey" dated February 8, 1999, revised through July 1, 1999 and filed in the Hunterdon County Clerk's Office on September 15, 1999 as Map #1332 and being described as follows:

Beginning at a point marking the southwesterly corner to the herein described Lot 31.07 and the southeasterly corner to land of David & Eileen Stout, Lot 32.01, in the northerly sideline of the public road known as Race Street (41.5 ft. wide R.O.W. per tax map), said point marking the same beginning point to these premises as recorded in Deed Book 2009, page 797; and running thence,

(1) Along said land of Stout, Lot 32.01, North $00^{\circ}46'00''$ East a distance of two hundred twenty feet (220.00') to a point for a corner in line of the same, corner to land of Scott Scire, Lot 31.06; thence,

(2) Along said land of Scire, Lot 31.06, South $79^{\circ}38'46''$ East a distance of four hundred forty and twenty one-hundredths feet (440.20') to a point for a corner to the same in the westerly sideline of the cul-de-sac of the public road known as Bailey Farm Road (40 ft. wide R.O.W.); thence,

(3) Along the westerly sideline of the cul-de-sac of Bailey Farm Road in a southeasterly direction on a curve to the left having a radius of 50.00', a central angle of $79^{\circ}41'14''$, an arc length of 69.54', on a chord which bears, South $29^{\circ}29'23''$ East a distance of sixty-four and seven one-hundredths feet (64.07') to a point for a corner in the same, corner to land of John Purzycki & Linda Franko, Lot 31.08; thence,

(4) Along said land of Purzycki & Franko, Lot 31.08, South $20^{\circ}40'00''$ West a distance of one hundred ten and forty-five one-hundredths feet (110.45') to a point for a corner to the same in the northerly sideline of the aforementioned Race Street; thence,

(5) Along the northerly sideline of Race Street in a westerly direction on a curve to the left having a radius of 1,700.00', a central angle of $07^{\circ}51'54''$, an arc length of 233.36', on a chord which bears, North $85^{\circ}45'55''$ West a distance of two hundred thirty-three and seventeen one-hundredths feet (233.17') to a point of tangency for a corner in the same; thence,

(6) Along the same, North $89^{\circ}41'52''$ West a distance of one hundred ninety-five and ninety-nine one-hundredths feet (195.99') to the point and place of beginning and containing one and eight thousand eight hundred seven ten-thousandths acres (1.8807 Ac. - 81,924 s.f.) being the same more or less as described by Newton Land Surveyor in May, 2007.

All bearings herein refer to the above mentioned Filed Map #1332.

Subject to notifications as recorded in Deed Book 2009, page 797.

Subject to a variable width conservation easement located in the westerly portion of the above described Lot 31.07 as shown on the above mentioned map #1332 and recorded in Deed Book 2009, page 797.

Subject to a variable width detention basin easement located in the southeasterly portion of the above described Lot 31.07 as shown on the above mentioned map #1332 and recorded in Deed Book 2009, page 797.

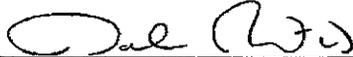
Subject to a 10 ft. wide utility easement along Bailey Farm Road as shown on the above mentioned map #1332 and recorded in Deed Book 2009, page 797.

Subject to minimum building setback lines & notes as shown on the above mentioned map #1332.

Subject to any and all easements of record.

Also being known as #3 Bailey Farm Road, Pittstown, New Jersey 08867.

Being the same premises described in a Deed of Conveyance from Ferruggia Builders, LLC to Henri DiStefano & Theresa DiStefano, his wife, dated May 14, 2001 and recorded in the Hunterdon County Clerk's Office on May 22, 2001 in Deed Book 2009, page 797.

5/7/07 
Date David M. Newton,
Professional Land Surveyor, N.J. License No.38605

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.

Henri Distefano (Seal)
HENRI DISTEFANO

Witnessed by:

Julia Moon

Theresa Distefano (Seal)
THERESA DISTEFANO

STATE OF NC, COUNTY OF Guilford SS.:

I CERTIFY that on Dec DECEMBER 30, 2006,

HENRI DISTEFANO 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 \$ 727,000.00 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.)



Joan L. Attayek
NOTARY PUBLIC

STATE OF NC, COUNTY OF Guilford SS.:

I CERTIFY that on DECEMBER 30, 2006,

THERESA DISTEFANO

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 \$ 727,000.00 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.)



Joan L. Attayek
NOTARY PUBLIC

Record and return to:

LORI K. MACWILLIAM, ESQ.
GEBHARDT & KIEFER
1318 ROUTE 31
clinton, nj 08809



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

(Please Print or Type)

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

Name(s)

HENRI DISTEFANO AND THERESA DISTEFANO, HUSBAND AND WIFE

Current Resident Address:

Street: 3 BAILEY FARM ROAD

City, Town, Post Office

State

Zip Code

PITTSTOWN

NJ

08867

PROPERTY INFORMATION (Brief Property Description)

Block(s)

Lot(s)

Qualifier

22

31.07

Street Address:

3 BAILEY FARM ROAD

City, Town, Post Office

State

Zip Code

PITTSTOWN

NJ

08867

Seller's Percentage of Ownership

Consideration

Closing Date

100%

\$727,000.00

may 18, 2007

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 false statement contained herein could be punished by fine, imprisonment, or both. I furthermore declare that I have examined this decl to the best of my knowledge and belief, it is true, correct and complete.

12/30/06
Date

Henri Distefano
Signature
(Seller) Please indicate if Power of Attorney or Attorney in Fact

12-30-06
Date

Theresa Distefano
Signature
(Seller) Please indicate if Power of Attorney or Attorney in Fact

2007052908151956 5/5
05/23/2007 08:20:27 AM D
Recording Fee: \$80.00
Tax Fee: \$6531.20
Consideration: \$727000.00
Buyer's Fee: \$ 00
R9911