

B1206 P0575

Prepared by:

TC Miller

Thomas C. Miller

Record & Return To:
Kevin P. Benbrook, Esq.
P.O.Box 5300
Clinton, NJ 08809

COUNTY OF HUNTERDON
CONSIDERATION 368,000.00
REALTY TRANSFER FEE 1315.00
DATE 03-04-99 BY TCB

DEED

This Deed is made on *March 1*, 1999.

BETWEEN **Fallone at Highland Ridge, L.L.C.**
A New Jersey Limited Liability Company

whose address is 1117 Route #31 South, Suite #1, Lebanon, New Jersey, 08833, referred to as the Grantor,

AND **Andrew Willmer and Juanita Willmer,**
husband and wife

whose address is about to be 14 Midvale Drive, 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 Three hundred sixty eight thousand and no/100---(\$368,000.00)---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. 32.07
() No property tax identification is available on the date of this deed. (Check box if applicable.)

Property. This 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 No. 32.07 in Block 22 as shown on a map entitled "Final Plat for Highland Ridge", prepared by Brokaw De Riso Associates, Inc., dated March 15, 1996, and filed in the Office of the Clerk of Hunterdon County on July 15th, 1997, as Map No. 1258.

See "Schedule A" attached.

Being also known as Lot 32.07 in Block 22 as shown on the Tax Map of the Township of Union.

Being a part of the same premises conveyed to the Grantor herein by Deed of Anthony J. Colorafi and Barbara Colorafi, husband and wife, dated July 29, 1997, which deed was recorded on July 31, 1997, in Deed Book 1170 at page 811 et seq. in the Office of the Clerk of Hunterdon County.

Subject to easements, restrictions and reservations of record, if any.

Further subdivision of Lot 32.07 in Block 22 is prohibited by the Union Township Planning Board.

112136

4370657

B1206 P0576

SCHEDULE A



BROKAW FG

PO BOX 5192
PHILADELPHIA, PA 19104 (908) 735-7750

CLINTON, NJ 08809 0192
FAX (908) 735-7746

- CIVIL ENGINEERING
- LAND SURVEYING
- SITE ANALYSIS
- LAND PLANNING
- ENVIRONMENTAL ENGINEERING

WILLMER

FROM

FALLONE ORGANIZATION

BLOCK 22, LOT 32.07

TOWNSHIP OF UNION, HUNTERDON COUNTY, NEW JERSEY

BEGINNING at a point, said point being a capped pin set and located 341.44 feet along the various courses of the easterly sideline of Midvale Drive from its intersection with the southerly sideline of Carhart Court and running thence:

- 1) Along the common line between Block 22, Lots 32.07 and 32.08 at first, then Lot 32.09, North 48 degrees 42 minutes 33 seconds East 298.27 feet to a capped pin set, thence;
- 2) Along the common line between Block 22, Lots 32.07 and 32.12 South 12 degrees 00 minutes 40 seconds East 364.66 feet to a capped pin set, thence;
- 3) Along the common line between Block 22, Lots 32.07 and 32.06, South 83 degrees 07 minutes 41 seconds West 224.27 feet to a capped pin set, thence;
- 4) Along the easterly sideline of Midvale Drive on a curve to the left having a radius of 375.00 feet, a length of 204.60 feet and whose chord bears North 22 degrees 30 minutes 08 seconds West 202.07 feet to the point and place of **BEGINNING**.

BEING known and designated as Lot 32.07 in Block 22 as shown on a certain map entitled in part "Final Plat for Highland Ridge," prepared by Brokaw DeRiso Associates, Inc. dated March 15, 1996 and revised through December 19, 1996 and labeled as Sheet 3 of 4, said map recorded in the Hunterdon County Clerk's Office on July 15, 1997 as Filed Map No. 1258.

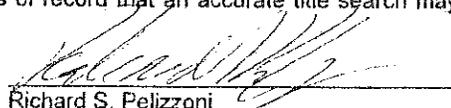
BEING further known as Lot 32.07 in Block 22 on the present tax maps of the Township of Union, Hunterdon County, and by street address of 14 Midvale Drive, Hampton, NJ.

All bearings being in accordance with the meridian contained on Filed Map No. 1258. The tract or parcel contains a calculated area of 1.547 acres (67,382 SF) of land, more or less, as surveyed by Richard S. Pelizzoni, P.E., and P.L.S., NJ License No. 27892, for Brokaw FG, formerly Brokaw DeRiso Associates, Inc.

Subject to a 60 foot wide Transcontinental Gas Line Easement.

Subject to a Conservation Easement.

Subject also to any other easement or restrictions of record that an accurate title search may disclose.


Richard S. Pelizzoni
Professional Engineer
Professional Land Surveyor
NJ License No. 27892

81206 P0577

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.

Witnessed by:

Fallone at Highland Ridge
A Limited Liability Company

Mary M. Baum

By *John A. Fallon*
John A. Fallon, Manager

STATE OF NEW JERSEY, COUNTY OF HUNTERDON ss:

I certify that on *March 1*, 1999, John A. Fallon 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 \$368,000.00 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.)

RECORDED

Mar 4 2 26 PM '99

HUNTERDON COUNTY
DORTHY K. TERPOK
CLERK

Mary M. Baum
A Notary Public of New Jersey

NOTARY PUBLIC OF NEW JERSEY
MARY M. BAUM
MY COMMISSION EXPIRES DECEMBER 31, 2000

ENGINEERING
SURVEYING
ANALYSIS
PLANNING
EXHIBITS
RECORDS

in various
cities of

of 32.09
thence;

acres 00

acres 07

of 375.00
acres 08

and in part
of 15.1908
acres in the

of Union,

tract or
owned by
Brokaw

which may

B1206 P0578

MILLER, ROBERTSON and RODGERS, ESQS.

1645 - Affidavit of Consideration
RTY-1 (Rev. 11-86)
876

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

ALL-STATE Legal, A Division of
ALL-STATE International, Inc.
908-272-0600

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

To Be Recorded With Deed Pursuant to c. 49, P.L. 1968, as amended by c. 223, P.L. 1985 (N.J.S.A. 46:15-3 et seq.)

STATE OF NEW JERSEY

SS.

FOR RECORDER'S USE ONLY
Consideration \$ 368,000.00
Realty Transfer Fee \$ 1,215.00
Date 03-04-99 BY [Signature]

* Use symbol "C" to indicate that fee is exclusively for publicly use

COUNTY OF Hunterdon

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions # 3, 4 and 5 on reverse side)

Deposent John A. Fallone (Name), being duly sworn according to law upon further oath

deposes and says that he/she is the Manager of Fallone at Highland Ridge, L.L.C., Grantor in a deed dated March 2, 1999

transferring real property identified as Block No. 22 of No. 32.07

located at 14 Midvale Drive, Union Township, Hunterdon County, New Jersey

and assessed hereto.

(2) CONSIDERATION (See Instruction # 6.)

Deposent 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 applied to be paid by the grantor and any other lien or encumbrance thereon not paid, satisfied or removed in connection with the transfer of title is \$ 368,000.00

(3) FULL EXEMPTION FROM FEE Deposent 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.) Here (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)

Deposent 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.

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.

C) LOW AND MODERATE INCOME HOUSING (See Instruction # 8.)

Affordable Accessory to HUD Standards.

Meets Income Requirements of Region.

Intended for Occupancy

Subject to Resale Controls

D) NEW CONSTRUCTION (See Instruction # 9.)

Entirely new improvement

Not previously used for any purpose

Not previously occupied

Deposent 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 c. 49, P.L. 1968.

Subscribed and sworn to before me
this 4th day of March, 1999

[Signature]
John A. Fallone

Fallone at Highland Ridge, LLC

Name of Grantor (Type or Print)

[Signature]
A Notary Public in New Jersey

1117 Rt #31 South, Suite 1
Lebanon, NJ 08833
Address of Deposent

1117 Rt #31 South, Suite 1
Lebanon, NJ 08833
Address of Grantor at Time of Sale

NOTARY PUBLIC OF NEW JERSEY FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.
Deed Number 11206 County Hunterdon
Deed Dated 03-04-99 Book Page
Date Recorded 03-04-99

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 without the approval of the Director.
ORIGINAL - To be retained by County.
DUPLICATE - To be forwarded by County to Director of Taxation on partial exemption from tax (N.J.A.C. 18:16-8.12)
TRIPLICATE - Is your copy.

END OF DOCUMENT

ORIGINAL AND COPY MUST BE SUBMITTED WITH DEED TO COUNTY RECORDING OFFICE

112107