

B1212 P0991

Prepared by:

Thomas C. Miller

Thomas C. Miller

Record & Return To:
Howard J. Apgar, Esq.
P.O. Box 5191
Clinton, NJ 08809

COUNTY OF HUNTERDON	
CONSIDERATION	301,605
REALTY TRANSFER FEE	785
DATE	6/5/99
BY	TM

DEED

This Deed is made on June 9, 1999.

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

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

AND **Peter A. Teklinski and Prema Teklinski,**
husband and wife

whose address is about to be 11 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 one thousand six hundred five and no/100---(\$301,605.00)---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. 22.02 Lot No. 15
() 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. 15 in Block 22.01 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.

Being also known as Lot 15 in Block 22.02 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 15 in Block 22.02 is prohibited by the Union Township Planning Board.

113751

B1212 P0992



BROKAW FG

P.O. BOX 6192
(908) 735-7750

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

CIVIL ENGINEERING
LAND SURVEYING
SITE ANALYSIS
LAND PLANNING
ENVIRONMENTAL
ENGINEERING

TEKLINSKI

FROM

HIGHLAND RIDGE

BLOCK 22.02, LOT 15

TOWNSHIP OF UNION, HUNTERDON COUNTY, NEW JERSEY

BEGINNING at a point, said point being a capped pin set and located 1120.98 feet along the various courses of the westerly sideline of Midvale Drive from its intersection with the northerly sideline of Race Street and running thence:

- 1) Along the common line between Block 22.02, Lots 15 and 14, South 84 degrees 29 minutes 53 seconds West 595.39 feet to a capped pin set, thence;
- 2) Along the common line between Block 22.02, Lot 15 and Block 22, Lot 34.01 at first, then Lot 34, North 09 degrees 56 minutes 14 seconds West 118.38 feet to a capped pin set, thence;
- 3) Along a common line between Block 22.02, Lot 15 and Lot 18 at first, then Lots 17 and 16 North 82 degrees 02 minutes 45 seconds East 604.82 feet to a capped pin set, thence;
- 4) Along the westerly sideline of Midvale Drive, on a curve to the left having a radius of 325.00 feet, a length of 13.96 feet and whose chord bears South 04 degrees 15 minutes 41 seconds East 13.96 feet to a capped pin set, thence;
- 5) Still along the same, South 05 degrees 29 minutes 32 seconds East 129.94 feet to the point and place of **BEGINNING**.

BEING known and designated as Lot 15 in Block 22.01 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 2 of 4 said map recorded in the Hunterdon County Clerk's Office on July 15, 1997 as Filed Map No. 1256. Subsequent to the filing of this map, the Union Township Tax Assessor changed the block designation from 22.01 to 22.02.

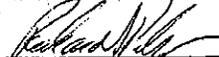
BEING further known as Lot 15 in Block 22.02 on the present tax maps of the Township of Union, Hunterdon County, and by street address of 11 Midvale Drive, Hampton, NJ.

All bearings being in accordance with the meridian contained on Filed Map No. 1256. The tract or parcel contains a calculated area of 1.805 acres (78,834 SF) of land, more or less, as surveyed by Richard S. Pelizzoni, P.E., and P.L.S., NJ License No. 27882, for Brokaw FG, formerly Brokaw DeRiso Associates, Inc.

Subject to a Conservation Easement.

Subject to a Wetlands Line.

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. 27882

7877teklinsk.des 5/19/99

FED EX ADDRESS: 33 RUPELL ROAD, HAMPTON, NJ 08827

B1212 P0993

Premises 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. Brunat

By *J. Fall*
John A. Fallone, Manager

RECORDED

JUN 15 1 33 PM '99

STATE OF NEW JERSEY, COUNTY OF HUNTERDON

ss: HUNTERDON COUNTY
NOTARY K. HARPOK

I certify that on June 9, 1999, John A. Fallone 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 \$301,605.00 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.)

Mary M. Brunat
A Notary Public of New Jersey

MARY M. BRUNAT
NOTARY PUBLIC OF NEW JERSEY
BY COMMISSION EXPIRES AUGUST 28, 1998

B1212 P0994

MILLER, ROBERTSON and RODGERS, ESQS.

166-Affidavit of Consideration
RTF-1 (Rev. 11/88)
87%

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

ALL-STATE Legal, A Division of
ALL-STATE International, Inc.
908-272-0800

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

To Be Recorded With Deed Pursuant to c. 49, P.L. 1968, as amended by c. 225, P.L. 1985 (N.J.S.A. 46:15-5 et seq.)

STATE OF NEW JERSEY
COUNTY OF Hunterdon

SS.

FOR RECORDER'S USE ONLY
Consideration \$ 301,605
Realty Transfer Fee \$ 685
Date: 10-15-99 By: [Signature]

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

deposes and says that he/she is the Manager of Fallone at Highland Ridge, L.L.C., Grantor in a deed dated June 9, 1999

transferring real property identified as Block No. 22.02 Lot No. 15

located at 11 Midvale Drive, Union Township, Hunterdon County, New Jersey

(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 \$ 301,605.00

(3) FULL EXEMPTION FROM FEE Deponent 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.) 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 AP-PROPRIATE 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 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.
- * 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 c. 49, P.L. 1968.

Subscribed and sworn to before me this 9th day of June, 1999

[Signature]
Name of Deponent (sign above line)
John A. Fallone

[Signature]
Name of Grantor (Type above line)
Fallone at Highland Ridge, LLC

[Signature]
Address of Deponent
1117 Rt #31 South, Suite 1
Lebanon, NJ 08833

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

MARY M. BRUNY
NOTARY PUBLIC FOR NEW JERSEY
157 COMMERCIAL STREET, BRUNY, NJ, 08816

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.
Instrument Number 113751 County Hunterdon
Deed Number 113751 Book Page
Deed Dated 10-9-99 Date Recorded 10-15-99

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 Division of Taxation, per instructions from the D.I.A.C. (1816-8.12)
TRIPPLICATE - Is your file copy.

END OF DOCUMENT

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