

B1220 P0423

Prepared by:

Thomas C. Miller
Thomas C. Miller

Record & Return To:
W. Richard Veitch, Esq.
P.O. Box 933
New Brunswick, NJ 08901

DEED

COUNTY OF HUNTERDON
COMMISSIONER
DATE 9/29/99 AM 11:50

115700

This Deed is made on *September 2, 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 **Anthony F. Santangelo and Denise R. Santangelo,**
husband and wife

whose address is about to be 20 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 seventy six thousand eight hundred sixty and no/100--- (\$376,860.00)---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. 19
() 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. 19 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 19 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 19 in Block 22.02 is prohibited by the Union Township Planning Board.

81220 P0424



BROKAW FG

P.O. BOX 5192
(908) 735-7750

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

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

SANTANGELO

FROM

HIGHLAND RIDGE

BLOCK 22.02, LOT 19

TOWNSHIP OF UNION, HUNTERDON COUNTY, NEW JERSEY

BEGINNING at a capped pin, said point being a capped pin set and located North 60 degrees 02 minutes 31 seconds West 168.36 feet along the northerly sideline of Midvale Drive from its intersection with the westerly sideline of Carhart Court and running thence:

- 1) Along the northerly sideline of Midvale Drive North 60 degrees 02 minutes 31 seconds West 196.55 feet to a concrete monument set, thence;
- 2) Along the common line between Block 22.02, Lot 19 and Block 22, Lot 34, North 04 degrees 58 minutes 04 seconds West 517.18 feet to an iron pipe, thence;
- 3) Along the common line between Block 22.02, Lots 19 and 26, North 83 degrees 56 minutes 22 seconds East 131.16 feet to a capped pin set, thence;
- 4) Along the common line between Block 22.02, Lots 19 and 22, South 39 degrees 21 minutes 26 seconds East 208.71 feet to a capped pin set, thence;
- 5) Along the common line between Block 22, Lots 19 and 20, South 06 degrees 53 minutes 06 seconds West 468.27 feet to the point and place of **BEGINNING**.

BEING known and designated as Lot 19 in Block 22.02 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. 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 19 in Block 22.02 on the present tax maps of the Township of Union, Hunterdon County, and by street address of 20 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 2.706 acres (117,873 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 Conservation Easement.

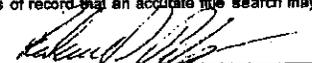
Subject to a Detention Basin Easement.

Subject to a Wetlands Line.

Subject to a Temporary Hammerhead Cul-de-Sac.

Subject to a 20 foot wide Access and Drainage 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

443Santangelo 8/23/99

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

81220 P0425

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. Bussant

By John A. Fallon
John A. Fallon, Manager

RECORDED
SEP 10 12 05 PM '99

STATE OF NEW JERSEY, COUNTY OF HUNTERDON

HUNTERDON COUNTY
DORTHY K. TIRPOK
CLERK

I certify that on September 2, 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 \$376,860.00 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. Bussant
A Notary Public of New Jersey

HARRY M. BERRY
NOTARY PUBLIC OF NEW JERSEY
BY COMMISSION EXPIRES AUGUST 29, 2004

R+R
W. Richard Vetch Esq
55 Paterson Street
New Brunswick NJ 08901

END OF DOCUMENT

B1220 P0426

MILLER, ROBERTSON and RODGERS, ESQS.

1945 - Affidavit of Consideration
RTF-1 (Rev. 1/1/86)
8796

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

A.I.-STATE I.egt. A Division of
A.I.-STATE @ International, Inc
908-272-0820

or
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 \$	<u>376,800</u>		
Realty Transfer Fee \$	<u>1,360</u>		
Date	<u>9/10/99</u>	By	<u>[Signature]</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 John A. Fallone, being duly sworn according to law upon his/her oaths

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

transferring real property identified as Block No. 22.02 Lot No. 19

located at 20 Midvale Dr Union Township, Hunterdon County, New Jersey and annexed hereto.

(2) CONSIDERATION (See Instruction # 6.)

Deponent states that, with respect to deed hereto annexed, the actual amount of money and the inductory value of any other thing of value constituting the entire consideration 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 \$ 376,800.00

(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 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 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 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 day of September, 1999

[Signature]
John A. Fallone

Fallone at Highland Ridge, LLC
Name of Grantee (Type above line)

[Signature]
A Notary Public of New Jersey
MARY M. BRUNT

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

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

NOTARY PUBLIC OF NEW JERSEY
BY COMMISSION EXPIRES AUGUST 28, 2004

FOR OFFICIAL USE ONLY This space for use of County Clerk/ Register of Deeds			
Instrument Number	<u>115,100</u>	County	<u>Hunterdon</u>
Deed Number	<u>115,100</u>	Book	
Deed Dated	<u>9-2-99</u>	Date Recorded	<u>9-10-99</u>

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 on partial exemption from fee (N.J.A.C. 18:16 - 8.12)
TRIPPLICATE - 15 year file copy.

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