

B1208 P0638

Prepared by:

T. Miller

Thomas C. Miller

Record & Return To:
Thatcher & Lanza, Esqs.
Box 2520
Flemington, NJ 08822

DEED

This Deed is made on *April 7*, 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 **Robert A. DiFazio and Rita M. DiFazio,**
husband and wife

whose address is about to be 10 Everett Road, Pittstown, New Jersey, 08857, 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 twenty thousand and no/100---(\$320,000.00)---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. 22.02 Lot No. 21
() 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. 21 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 21 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 21 in Block 22.02 is prohibited by the Union Township Planning Board.

COUNTY OF HUNTERDON
CONSIDERATION \$320,000
RECORDED BY 1075.00
DATE 11-2-99 BY TCM

112652

B1208 P0639



BROKAW FG

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

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

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

DIFAZIO

FROM

HIGHLAND RIDGE

BLOCK 22.02, LOT 21

TOWNSHIP OF UNION, HUNTERDON COUNTY, NEW JERSEY

BEGINNING at a point, said point being a concrete monument set and located North 02 degrees 26 minutes 41 seconds East 11.58 feet along the westerly sideline of Everett Road from its intersection with the northerly sideline of Carhart Court and running thence:

- 1) Along the westerly sideline of Everett Road on a curve to the right having a radius of 15.00 feet, a length of 19.47 feet and whose chord bears South 39 degrees 37 minutes 47 seconds West 18.13 feet to a capped pin set, thence;
- 2) Along the northerly sideline of Carhart Court on a curve to the left having a radius of 325.00 feet, a length of 259.17 feet and whose chord bears South 53 degrees 58 minutes 07 seconds West 252.35 feet to a capped pin to be set, thence;
- 3) Along the common line between Block 22.02, Lots 21 and 20, North 39 degrees 24 minutes 25 seconds West 381.27 feet to a capped pin set, thence;
- 4) Along the common line between Block 22.02, Lots 21 and 22, North 83 degrees 55 minutes 18 seconds East 487.06 feet to a capped pin set at the westerly sideline of Everett Road, thence;
- 5) Along the westerly sideline of Everett Road on a curve to the right having a radius of 1316.89 feet, a length of 44.70 feet and whose chord bears South 01 degrees 28 minutes 21 seconds West 44.70 feet to a concrete monument set, thence;
- 6) Still along the same, South 02 degrees 26 minutes 41 seconds West 137.29 feet to the point and place of **BEGINNING**.

BEING known and designated as Lot 21 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 21 in Block 22.02 on the present tax maps of the Township of Union, Hunterdon County, and by street address of 10 Everett Road

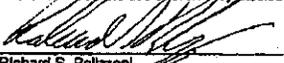
All bearings being in accordance with the meridian contained on Filed Map No. 1258. The tract or parcel contains a calculated area of 2.062 acres (89,813 SF) of land, more or less, as surveyed by Richard S. Pelizzoni, P.E., and P.L.S., NJ License No. 27892, for Brokaw FG, formerly Brokaw DeRiso Associates, Inc.

Subject to a 30 foot by 100 foot Sight Easement

Subject to a portion of a 25 foot Drainage 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

443\DI\Fazb.des 3/18/99 Rev. 3/24/99

FED. EX. ADDRESS: 33 RUPPELL ROAD, HAMPTON, NEW JERSEY 08827

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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. Brunst

By [Signature]
John A. Fallone, Manager

STATE OF NEW JERSEY, COUNTY OF HUNTERDON ss:

I certify that on April 7, 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 \$320,000.00 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.)

Mary M. Brunst
A Notary Public of New Jersey
MARY M. BRUNST
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES AUGUST 28, 1999

RECORDED

Apr 12 9 23 AM '99

HUNTERDON COUNTY
DORTHY K. DIRPOK
CLERK

MILLER, ROBERTSON and RODGERS, Esqs. B1208 P0641

1645 - Affidavit of Consideration
RTF-1 (Rev. 11/86)
8/96

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

ALL-STATE Legal, A Division of
ALL-STATE International, Inc.
908-772-0600

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 \$	320,000.00
Realty Transfer Fee \$	1075.00
Date	4-12-99
By	MA

* 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.)

Deposent John A. Fallone 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 April 7, 1999

transferring real property identified as Block No. 22.02 Lot No. 21

located at 10 Everett Road, Union Township, Hunterdon County, New Jersey

and annexed 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 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 \$ 320,000.00

(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.) 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.)

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.

* 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.

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 12th day of April, 1999

John A. Fallone
Name of Deposent (sign above line)
John A. Fallone

Fallone at Highland Ridge, LLC
Name of Grantor (type above line)

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

WABY H. BRUNT
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES NOVEMBER 28, 1999

FOR OFFICIAL USE ONLY	
Instrument Number	1131052
Deed Number	118652 Book
Deed Dated	4-7-99
County	Hunterdon
Page	
Date Recorded	4-12-99

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 on partial exemption from fee (N.J.A.C. 18:16-8.12)
TRIPLICATE - Is your file copy.

END OF DOCUMENT

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