

Prepared by:

Miller

Thomas C. Miller

Record & Return To:

Carter, Van Rensselaer & Caldwell
P.O. Box 5185
Clinton, N.J. 08809

COUNTY OF HUNTERDON	
CONSIDERATION	<u>386,940.-</u>
REALTY TRANSFER FEE	<u>1410.-</u>
DATE <u>10-20-98</u>	BY <u>[Signature]</u>

DEED

This Deed is made on *September 30, 1998.*

25

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 J. Colorafi and Barbara Colorafi,**
husband and wife

whose address is about to be 1 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 eighty six thousand nine hundred forty and no/100---(\$386,940.00)--- 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. 10
() 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. 10 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 10 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.

Being more particularly described on Schedule A attached hereto and made a part hereof.

Further subdivision of Lot 10 Block 22.02 is prohibited by the Union Township Planning Board.

109856

22.02/10



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

FROMHIGHLAND RIDGEBLOCK 22.02, LOT 10

TOWNSHIP OF UNION, HUNTERDON COUNTY, NJ

BEGINNING at a point, said point being a capped pin set and located 217.93 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 10 and 9, South 88 degrees 58 minutes 55 seconds West 461.86 feet to a capped pin set, thence;
- 2) Along the common line between Block 22.02, Lots 10 and 11, North 36 degrees 48 minutes 43 seconds West 442.11 feet to a capped pin set in the westerly sideline of Midvale Drive, thence;
- 3) Along the westerly sideline of Midvale Drive, South 58 degrees 06 minutes 33 seconds East 77.56 feet to a capped pin set, thence;
- 4) Still along the same on a curve to the right having a radius of 275.00 feet, a length of 274.02 feet and whose chord bears South 29 degrees 33 minutes 49 seconds East 262.82 feet thence;
- 5) Still along the same South 01 degrees 01 minutes 05 seconds East 76.18 feet to the point and place of **BEGINNING**.

BEING known and designated as Lot 10 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. 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 10 in Block 22.02 on the present tax maps of the Township of Union, Hunterdon County, and by street address of 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 2.266 acres (98,708 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 25' wide Drainage and Access 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

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. Brunt

By *[Signature]*
John A. Fallone, Manager

RECORDED

OCT 20 2 51 PM '98

HUNTERDON COUNTY
DORTHY K. BURPOK
CLERK

STATE OF NEW JERSEY, COUNTY OF HUNTERDON

ss:

I certify that on *September 30*, 1998, 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 \$386,940.00 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. Brunt
A Notary Public of New Jersey

MARY M. BRUNT
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES AUGUST 20, 1999

[Faint circular notary seal]

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

BOOK 1198 PAGE 0134

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>386,940 -</u>
Realty Transfer Fee \$	<u>1410 -</u>
Date <u>10-20-98</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 (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 September 30, 1998

(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)

transferring real property identified as Block No. 22.02 Lot No. 10

located at 1 Midvale Drive, 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 \$ 386,940.00

(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.

* IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANTOR NEED QUALIFY.

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 30th day of September, 1998

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

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

Mary M. Brunt
A Notary Public of New Jersey

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

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

MARY M. BRUNT
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES AUGUST 28, 1999

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.	
Instrument Number	<u>109856</u> County <u>Hunterdon</u>
Deed Number	<u>109856</u> Book _____ Page _____
Deed Dated	<u>9-30-98</u> Date Recorded <u>10-20-98</u>

IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HEREOF. This format 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 or other appropriate agency.

TRIPLICATE - Is your file copy.

END OF DOCUMENT

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

Deed

25

This Deed is made on June 29, 2005
BETWEEN BARBARA COLORAFI

whose post office address is

referred to as the Grantor,
AND ALAN J. KILYK and LAURI A. KILYK

whose post office address is 1 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.

1. **Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of Seven Hundred Eighty-Five Thousand (\$785,000.00) Dollars.

The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of Township of Union
Block No. 22.02 Lot No. 10 Qualifier No. Account No.

No lot and block or account number is available on the date of this Deed. (Check box 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:

Please see attached Legal Description annexed hereto and made a part hereof. (Check Box if Applicable.)

Being the same lands and premises conveyed to Barbara Colorafi, Single, by Anthony J. Colorafi and Barbara Colorafi by Deed dated March 31, 2004 and recorded in the Hunterdon County Clerk's Office in Book 2090 of Deeds on page 4.

22.02/10

6/30



Instr# 8574728 Dorothy K. Tirpok
Recorded/Filed ASB Hunterdon County Clerk
01/26/2006 09:34 Bk 2146 Pg 182 #Pg 5 DEED

Consideration: 785000.00
Realty Tax: 7146.00 R
Fees: 80.00

Prepared by: *(print signer's name below signature)*

William J. Caldwell

(For Recorder's Use Only)

William J. Caldwell

NRT21140

SCHEDULE A
PROPERTY DESCRIPTION

All that certain Lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of Union, County of Hunterdon, State of New Jersey

BEGINNING at a point, said point being a capped pin set and located 217.93 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 10 and 9, South 88 degrees 58 minutes 55 seconds West 461.86 feet to a capped pin set, thence;
- 2) Along the common line between Block 22.02, Lots 10 and 11, North 36 degrees 48 minutes 43 seconds West 442.11 feet to a capped pin set in the westerly sideline of Midvale Drive, thence;
- 3) Along the westerly sideline of Midvale Drive, South 58 degrees 06 minutes 33 seconds East 77.56 feet to a capped pin set, thence;
- 4) Still along the same on a curve to the right having a radius of 275.00 feet, a length of 274.02 feet and whose chord bears South 29 degrees 33 minutes 49 seconds East 262.82 feet thence;
- 5) Still along the same South 01 degree 01 minute 05 seconds East 76.18 feet to the point and place of BEGINNING.

BEING known and designated at Lot 10 in Block 22.01 as shown on a certain map entitled "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 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 described in accordance with a survey made by Ronald L. Haffling & Assoc., Inc., dated June 18, 2005, as follows:

BEGINNING at a bent capped bar found on the westerly Right of Way line of Midvale Drive, said found bent capped bar being located North 01 degree 01 minute 05 seconds West, a distance of 217.93 feet from the point of intersection of the westerly Right of Way line of Midvale Drive with the northerly Right of Way line of Race Street, if said Right of Way lines were extended; and running thence

- (1) Along lands now or formerly of Anthony J. and Barbara Colorafi, South 88 degrees 58 minutes 55 seconds West, a distance of 461.86 feet to a point; thence
- (2) Along lands now or formerly of Bruce P. and Kirsten Brochhagen, North 36 degrees 48 minutes 43 seconds West, a distance of 442.11 feet to a capped bar found on the westerly Right of Way line of Midvale Drive; thence
- (3) Along the westerly Right of Way line of Midvale Drive, South 58 degrees 06 minutes 33 seconds East, a distance of 77.56 feet to a capped bar found on same; thence

- (4) Continuing along same, by a curve to the right having a radius of 275.00 feet for an arc length of 274.02 feet whose chord bears, South 29 degrees 33 minutes 49 seconds East, a distance of 262.62 feet to a capped bar found on same; thence
- (5) Continuing along same, South 01 degree 01 minute 05 seconds East, a distance of 76.18 feet to the point and place of BEGINNING.

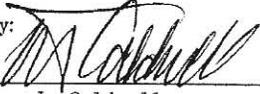
NOTE FOR INFORMATIONAL PURPOSES ONLY: Being known and designated as Lot 10, Block 22.02 on the Tax Map in the Township of Union, County of Hunterdon, State of New Jersey

The street address of the Property is: 1 Midvale Drive
Pittstown, New Jersey 08867

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 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).

5. Signatures. The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature.)

Witness by:



William J. Caldwell



(Seal)

Barbara Colorafi

(Seal)

STATE OF NEW JERSEY, COUNTY OF HUNTERDON
I CERTIFY that on Junw 29, 2005

SS:

personally came before me and stated to my satisfaction that this person (or if more than one, each person):

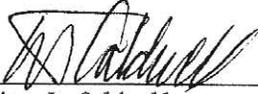
(a) was the maker of this Deed; and,

(b) executed this Deed as his or her own act; and

(c) made this Deed for \$ 785,000.00 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.)

RECORD AND RETURN TO:

Phillip J. Simms, Esq.
P.O. Box 100
Whitehouse, New Jersey 08888



William J. Caldwell
Attorney at Law of New Jersey
Print name and title below signature



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

GIT/REP-3
 (5-05)

(Please Print or Type)

SELLER(S) INFORMATION (See Instructions Page 2)

Name(s)

Barbara Colorafi

Current Resident Address:

Street 16 Jade Lane

City, Town, Post Office

Phillipsburg, New Jersey 08865

State

Zip Code

PROPERTY INFORMATION (Enter Property Description)

Block(s)

22.02

Lot(s)

10

Qualifier

Street Address:

1 Midvale Drive

City, Town, Post Office

Pittstown, New Jersey 08867

State

Zip Code

Seller's Percentage of Ownership

100%

Consideration

\$785,000.00

Closing Date

June 30, 2005

SELLER ASSURANCES (Check the Appropriate Box)

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

June 29, 2005

Date

Barbara Colorafi

Signature

(Seller) Please indicate if Power of Attorney or Attorney In Fact

Date

Signature

(Seller) Please indicate if Power of Attorney or Attorney In Fact



DOCUMENT RECEIVED ILLEGIBLE