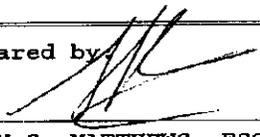


DECLARATION
11/29/06
BK 2172 PG 177
#20061129000100770

CONSERVATION EASEMENT
11/13/06
BK 2170 PG 639
#20061113000081310
D E E D

DEED
11/13/06
BK 2170 PG 633
#20061113000081300

Prepared by 
SAM S. MATTHEWS, ESQ.

This Deed is made on September 6, 2001

BETWEEN HAMLET AT HIDDEN MEADOW, L.L.C., A New Jersey Limited Liability Company

referred to as Grantor(s),
whose address is 140 Sylvan Avenue, Englewood Cliffs, New Jersey

AND MOHAMMAD ALI KHATIBZADEH and LAURA D. KHATIBZADEH

Husband & Wife

whose address is about to be: 303 Hidden Meadow Lane, Hampton, New Jersey 08827

referred to as Grantee(s).

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 **Eight Hundred Twenty Two Thousand Seven Hundred Eighty Seven and 60/100 (\$822,787.60)**. The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Union - Block No. 28 Lot No. 19.04 - Account No.

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:

See Land Description Attached

BEING a portion of the same premises conveyed to the Grantor by Deed dated January 14, 2000 and recorded in the Hunterdon County Clerk's Office on January 21, 2000 in Deed Book 1230, Page 856, et seq.



Instr# 8332385 Dorothy K. Tirpok
Recorded/Filed ASB Hunterdon County Clerk
09/12/2001 14:44 Bk 2018 Pg 701 #Pg 5 DEED

Consideration: 822787.60
Realty Tax: 3590.00 D
Fees: 26.00

Metes and Bounds Description
Block 28, Lot 19.04
Union Township, Hunterdon County, New Jersey

Beginning at an X-cut set for a corner on a utility box in the easterly sideline of Hidden Meadow Lane (50' wide), where the same is intersected by the line dividing Block 28 Lot 19.04 and lands now or formerly Jonathon S. Cantor, Block 28 Lot 19.05, said point being distant 430.97' measured southerly the various courses along the said easterly sideline of Hidden Meadow Lane from its intersection with the southerly sideline of Main Street (41.5' wide), and from said beginning point running;

thence (1) along the said dividing line, North $55^{\circ}27'36''$ East 218.55' to an iron pin found, common also to lands now or formerly Karen Irwin, Block 28 Lot 18;

thence (2) along said lands, North $60^{\circ}50'05''$ East 216.50' to a railroad spike found for a corner in the existing pavement of Finn Road (25' wide from centerline);

thence (3) along Finn Road, South $29^{\circ}18'31''$ East 240.00' to an iron pin previously set for a corner, common also to lands now or formerly John Rokicki and Kathleen O'Donnell, Block 28 Lot 41;

thence (4) along said lands, South $62^{\circ}33'28''$ West 303.60' to an iron pin previously set for a corner, common also to lands now or formerly Nichols L. and Beth N. Bozzo, Block 28 Lot 19.03;

thence (5) along said lands, North $82^{\circ}21'06''$ West 188.36' to an iron pin previously set for a corner in the easterly sideline of Hidden Meadow Lane;

thence (6) along said easterly sideline, on a curve to the left having a radius of 125.00', an arc length of 52.78, a chord bearing and distance of North $12^{\circ}03'37''$ West 52.39' to a point of tangency;

thence (7) still along the same, North $24^{\circ}09'21''$ West 47.64' to the point and place of beginning.

Containing a calculated area of 2.152 acres.

Subject to a conservation easement more particularly described as follows:

Beginning at a point in the westerly sideline of Finn Road, where the same is intersected by the line dividing Block 28 Lot 19.04 and lands now or formerly Karen Irwin, Block 28 Lot 18, and from said beginning point running;

thence (1) along the said westerly sideline of Finn Road, South $29^{\circ}18'31''$ East 239.25' to a point in the line of lands now or formerly John Rokicki and Kathleen O'Donnell, Block 28 Lot 41;

thence (2) along said lands, South $62^{\circ}33'28''$ West 58.02' to a point;

thence (3) along a line passing through Block 28 Lot 19.04, North $29^{\circ}18'31''$ West 202.51' to a point;

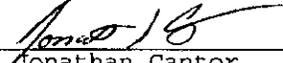
thence (4) still along the same, South $60^{\circ}50'05''$ West 121.18' to a point;

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 signed this Deed as of the date at the top of the first page.

Witnessed by:

HAMLET AT HIDDEN MEADOW, L.L.C.

BY:  (Seal)
Jonathan Cantor
Managing Member

STATE OF NEW JERSEY, COUNTY OF BERGEN - SS;

I CERTIFY that on **September 6, 2001**

JONATHAN CANTOR, Managing Member of Hamlet at Hidden Meadow LLC personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person);

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his or her act and deed; and
- (c) made this Deed for **\$822,787.60** 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).



SAM S. MATTHEWS
Attorney-at-Law of New Jersey

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 BERGEN

SS:

FOR RECORDER'S USE ONLY			
Consideration \$	900,000.00		D
Realty Transfer Fee \$	3590		
Date	9/12/01	By	ASB

* Use symbol "D" to indicate that fee is exclusively for county use.

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

Deponent Jonathan Cantor (Name), being duly sworn according to law upon his/her oath

deposes and says that he/she is the Legal Representative in a deed dated 9/6/01
(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)

transferring real property identified as Block No. 28 Lot No. 19.04

located at 303 Hidden Meadow Lane, Township of Union, County of Hunterdon
(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 \$ _____

(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 6th
day of September 2001

Jonathan Cantor
Name of Deponent (align above line)
Jonathan Cantor

Hamlet at Hidden
Meadow, L.L.C.
Name of Grantor (type above line)

SAM S. MATTHEWS, ESQ.
Attorney at Law of NJ

140 Sylvan Ave., Englewood Cliffs, NJ Same
Address of Deponent Address of Grantor at Time of Sale

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.			
Instrument Number	8332385	County	Hunterdon
Deed Number	8332385	Book	
Deed Dated	9/12/01	Date Recorded	9/12/01

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 - White copy to be retained by County.
DUPLICATE - Yellow copy to be forwarded by County to Division of Taxation on partial exemption from (see instructions 8-8.12)
TRIPPLICATE - Pink copy is your file copy.

