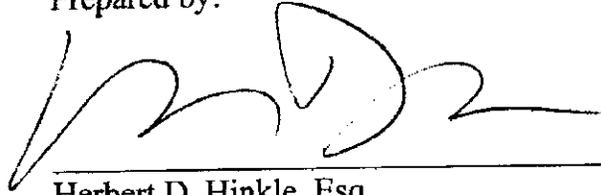


Prepared by:



Herbert D. Hinkle, Esq.

DEED

This Deed is made on November 19, 2002

BETWEEN NANCY A. PFEIFER, as Executrix of the Last Will and Testament of ROBERT J. GYURO, SR., Deceased

whose address is 104 Overlook Drive, Clinton, New Jersey 08809,

referred to as the Grantor,

AND NANCY A. PFEIFER, Individually, and NANCY A. PFEIFER, as Trustee of the Gyuro Family Trust of 2001, dated November 30, 2001, and created by Robert J. Gyuro, Sr., and having Tax I.D. # [REDACTED]

whose address is 104 Overlook Drive, Clinton, New Jersey 08809,

referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

Grantor. The Grantor makes this Deed as the Executrix of the Estate of ROBERT JOHN GYURO, SR., late of the of Township of UNION, County of HUNTERDON and State of New Jersey.

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 ONE DOLLAR (\$1.00). The Grantor acknowledges receipt of this money.

LAW OFFICES

Consideration:	1.00
Realty Tax:	0.00 B
Fees:	50.00



Instr# 8402242 Dorothy K. Tirpok
Recorded/Filed NF Hunterdon County Clerk
12/23/2002 14:31 Bk 2054 Pg 260 #Pg 4 DEED

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of PITTSTOWN, Block No. 28; Lot No. 33.

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:

BEGINNING at an old stone which is also a corner to other lands of Eigil Kohrtz-Olsson and his wife, Isabel Kohrtz-Olsson; thence

- (1) South 0 degrees 14 minutes East, 331.47 feet to an iron for a corner; thence
- (2) Along lands of Carl Goeckler, North, 89 degrees 42 minutes East 758.35 feet to an old iron for a corner in the line of lands of Kohrtz-Olsson and Isabel Kohrtz-Olsson herein; thence
- (3) Along the remaining lands of Kohrtz-Olsson and Isabel Kohrtz-Olsson herein, North 0 degrees 05 minutes West, 325.94 feet to an old stone for a corner; thence
- (4) North 89 degrees 53 minutes West, 759.26 feet to the point and place of BEGINNING, containing 5.73 acres, more or less.

The said description is given according to a survey made by Frank W. Bohren, Civil Engineer and Land Surveyor, dated January 1958.

BEING the same property conveyed by Eigil Kohrtz-Olsson and Isabel Kohrtz-Olsson, his Wife, to Robert J. Gyuro and Helen J. Gyuro, his Wife, by Deed dated July 7, 1958, and recorded in the Hunterdon County Clerk's Office on July 8, 1958, in Deed Book 589 at Page 68, etc.

Helen J. Gyuro died on December 28, 1964 and her interest passed to her surviving spouse. The said Robert John Gyuro, Sr. died testate on February 4, 2002, leaving a Will duly probated on February 19, 2002, in Hunterdon County, wherein under Article Fourth, Robert John Gyuro, Sr. devised this real property so as to provide a 50% interest to Nancy A. Pfeifer and a 50% interest in the aforementioned trust.

Nancy A. Pfeifer was appointed Executrix and duly qualified, Letters Testamentary being issued to her by the Hunterdon County Surrogate on February 19, 2002.

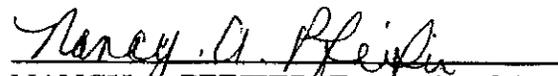
The Grantor grants to each Grantee a 50% interest as tenants in common with no survivorship rights.

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:



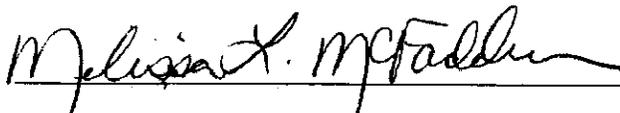

NANCY A. PFEIFER, Executrix of the
Last Will and Testament of
ROBERT JOHN GYURO, SR.

STATE OF NEW JERSEY :
: ss.
COUNTY OF MERCER :

I CERTIFY that on November 19, 2002, NANCY A. PFEIFER, as Executrix of the Last Will and Testament of ROBERT JOHN GYURO, SR., personally came before me and acknowledged under oath, to my satisfaction, that this person:

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as her act and deed; and
- (c) made this Deed for \$1.00 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.)

LAW OFFICES
HERBERT D. HINKLE

 (Seal)

Page 3 of 4

MELISSA L. MCFADDEN
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES
DECEMBER 18, 2004

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

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 MERGER

SS.

FOR RECORDER'S USE ONLY			
Consideration \$	7.00		
Realty Transfer Fee \$	E		
Date	12-23-02	By	inf

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

deposes and says that he/she is the EXECUTRIX OF THE ESTATE OF ROBERT J. GYURO, SR. a deed dated 11/19/2002
(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. 33

located at ROUTE 579, PITTSTOWN, UNION TOWNSHIP, HUNTERDON COUNTY, NEW JERSEY 08867
(Street Address, Municipality, County)

(ADDITIONAL PROPERTY ADJOINING AND ALSO KNOWN AS BLOCK 28, LOT #33) 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 \$ 1.00

(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.

(A) FOR A CONSIDERATION OF LESS THAN \$100.00

(C) BY AN EXECUTOR OR ADMINISTRATOR OF A DECEDENT, etc.

(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.
- * 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 19TH
day of NOVEMBER, 2002

Melissa L. McFadden
MELISSA L. MCFADDEN

Nancy A. Pfeifer
Name of Deponent (sign above line)

104 OVERLOOK DRIVE
CLINTON, NEW JERSEY 08809
Address of Deponent

NANCY A. PFEIFER
Name of Grantor (type above line)
NANCY A. PFEIFER

104 OVERLOOK DRIVE
CLINTON, NEW JERSEY 08809
Address of Grantor at Time of Sale

MELISSA L. MCFADDEN
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES
DECEMBER 13, 2004

FOR OFFICIAL USE ONLY - This space for use of County Clerk or Register of Deeds.			
Instrument Number	8402242	County	Hunterdon
Deed Number	8402242	Book	
Deed Dated	11-19-02	Date Recorded	12-23-02

IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUMENT
This format is prescribed by the Director, Division of Taxation in the Department of the Treasury 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
TRIPPLICATE - Is your file copy.



END OF DOCUMENT

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