

Deed

This Deed is made on **February 6, 2007**

BETWEEN

**James N. Bowers
Tenants in Common**

AND

Dina W. Bowers

whose post office address is
14 Perryville Road

Pittstown, New Jersey 08867

referred to as the Grantor,

AND

SSF Acquisition, LLC

whose post office address is

About to be:

14 Perryville Road

Pittstown, New Jersey 08867

referred to as the Grantee.

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



20070215000046550 1/B
02/15/2007 02:20:13 PM D
Bk: 2177 Pg: 543
Mary H. Meli
Hunterdon County Clerk

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 **\$ 1,450,000.00, One Million Four Hundred Fifty Thousand Dollars and No Cents**

The Grantor acknowledges receipt of this money.

2. Tax Map Reference (N.J.S.A. 46.15-1.1) Municipality of **Union**

Block No. **29**, Lot No. **10**. Block No. **30**, Lot No. **7**, Qualifier No. **Q0013**, Account No.

No property tax identification number is available on the date of this Deed. (Check Box if Applicable)

3. Property The Property consists of the land and all the building 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 part hereof. (Check Box if Applicable)

Being the same premises conveyed to James N. Bowers and Dina W. Bowers, as tenant in common, by Deed from James N. Bowers and Dina Bowers, his wife dated February 22, 1992, recorded in the Hunterdon County Clerk's Office on March 4, 1992 in Deed Book 1068 at Page 863.

Being the same premises conveyed to James N. Bowers and Dina Bowers, his wife by Deed from Philip J. Freehauf and Maude L. Freehauf recorded in the Hunterdon County Clerk's Office on June 28, 1984 in Deed Book 906 at Page 719.

Prepared by [Print signer's name below signature]

(For Recorders Use Only)


Neil E. Guthrie, Esq.

EXHIBIT A

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:

FIRST TRACT: BEGINNING AT A STONE IN THE ROAD FROM PITTSTOWN TO JUTLAND CORNER TO F.C. MCPHERSON AND RUNNING (1) SOUTH 59 DEGREES 10 MINUTES EAST, 1239 FEET TO A STONE CORNER TO MCPHERSON IN LINE OF DRAKE; THENCE (2) ALONG DRAKE'S LAND, SOUTH 17 DEGREES 38 MINUTES EAST, 772 FEET TO A STONE; THENCE (2) STILL ALONG DRAKE, SOUTH 18 DEGREES EAST 853 FEET TO A STONE IN LINE OF DRAKE CORNER TO N.C. PLUMMER; THENCE (4) BY LINE OF PLUMMER AND FRED NIXON ESTATE, SOUTH 58 DEGREES 16 MINUTES WEST 676.5 FEET TO A STAKE CORNER TO THE NIXON ESTATE; THENCE (5) NORTH 42 DEGREES 48 MINUTES WEST 258.5 FEET TO A STAKE (AT 42 FEET LINE PASSES THROUGH A LARGE WHITE OAK); THENCE (6) STILL BY NIXON ESTATE, SOUTH 57 DEGREES WEST 762.5 FEET TO A POINT IN THE ROAD FROM PITTSTOWN TO JUTLAND (AT 15 FEET LINE PASSES THROUGH LARGE WHITE OAK); THENCE (7) BY LINE OF JACOB AGANS THE 6 FOLLOWING COURSES ALONG THE ROAD, NORTH 25 DEGREES 30 MINUTES WEST 727.5 FEET TO A CORNER IN THE ROAD; THENCE (8) SOUTH 57 DEGREES WEST 128 FEET TO A CHERRYTREE; THENCE (9) NORTH 28 DEGREES 41 MINUTES WEST 544 FEET TO A STAKE; THENCE (10) NORTH 62 DEGREES 25 MINUTES EAST 210.6 FEET TO A POINT IN THE ROAD; THENCE (11) ALONG THE ROAD, NORTH 03 DEGREES 04 MINUTES WEST 337.4 FEET TO A LARGE STONE; THENCE (12) SOUTH 76 DEGREES 36 MINUTES WEST 376.2 FEET TO A STONE CORNER TO JACOB AGANS AND ARTHUR GROOM; THENCE (13) BY LINE OF ARTHUR GROOM, NORTH 28 DEGREES 19 MINUTES WEST 1318 FEET TO A STONE CORNER TO OTHER LANDS OF WILLIAM TAYLOR; THENCE (14) BY OTHER LANDS OF TAYLOR, NORTH 61 DEGREES EAST 720.5 FEET TO A STONE; THENCE (15) BY THE SAME, NORTH 27 DEGREES 52 MINUTES WEST 239 FEET TO A STONE IN LINE OF TAYLOR AND CORNER TO DRAKE; THENCE (16) BY LINE OF DRAKE, NORTH 58 DEGREES 13 MINUTES EAST 525 FEET TO A STAKE; THENCE (17) ALONG THE SAME, SOUTH 77 DEGREES 42 MINUTES EAST 301 FEET TO A POINT IN THE ROAD FROM PITTSTOWN TO JUTLAND; THENCE (18) ALONG THE ROAD, SOUTH 11 DEGREES 42 MINUTES EAST, 64.7 FEET TO A POINT IN THE SAME; THENCE (19) STILL IN THE ROAD, SOUTH 06 DEGREES 20 MINUTES EAST 523.5 FEET TO THE PLACE OF BEGINNING.

SECOND TRACT: BEGINNING AT A STONE NORTH OF A LARGE HICKORY TREE ON THE NORTH BANK OF A SPRING RUN FOR A CORNER; ALSO CORNER TO LANDS OF T. STIRES, RUNS THENCE ALONG LINE OF SAID STIRES (1) SOUTH 31 DEGREES 10 MINUTES EAST 21 CHAINS 28 LINKS TO A CORNER, ALSO CORNER TO WILLIAM TAYLOR'S LAND; RUNS THENCE ALONG SAID TAYLOR'S LINE (2) NORTH 58 DEGREES 40 MINUTES EAST 11 CHAINS TO ANOTHER CORNER TO LANDS OF THE SAID WILLIAM TAYLOR; THENCE ALONG HIS LINE (3) NORTH 31.75 DEGREES WEST 10 CHAINS 91 LINKS TO A STONE FOR A CORNER ALSO TO J.Q. CLICKENGER ON TAYLOR'S LINE (SAID CORNER BEING ON THE SOUTH BANK OF A SPRING RUN); RUNS THENCE ALONG LINE OF SAID CLICKENGER (4) NORTH 88.5 DEGREES WEST 1 CHAIN 75 LINKS TO A CHESTNUT TREE FOR A CORNER TO LANDS OF SAID CLICKENGER; RUNS THENCE (5) NORTH 16.5 DEGREES EAST 1 CHAIN 45 LINKS TO A BLACK OAK FOR A CORNER; RUNS THENCE ALONG SAID CLICKENGER'S LINE (6) NORTH 29.5 DEGREES WEST 4 CHAINS 80 LINKS TO A STONE FOR A CORNER TO LANDS OF SAID J.Q. CLICKENGER; RUNS THENCE ALONG THIS LINE OF LAND (7) NORTH 19 DEGREES EAST 30 LINKS TO A CORNER ON SAME; THENCE (8) NORTH 31.25 DEGREES WEST 5 CHAINS 31 LINKS TO A STONE FOR A CORNER TO LANDS OF SAME; THENCE ALONG THE SAME (9) SOUTH 84 DEGREES WEST 4 CHAINS 20 LINKS TO A STONE FOR A

CORNER TO LANDS OF SAME; THENCE ALONG SAME (10) NORTH 24.75 DEGREES WEST 2 CHAINS 75 LINKS TO A STONE FOR A CORNER TO SAME; RUNS THENCE ALONG SAME (11) SOUTH 57.75 DEGREES WEST 7 CHAINS 24 LINKS TO A CORNER OF SAID COWFORD'S LINE; RUNS THENCE (12) NORTH 31 DEGREES 10 MINUTES WEST 8 CHAINS 70 LINKS TO A CORNER OF SAID COWFORD'S LINE; RUNS THENCE (13) SOUTH 58 DEGREES WEST 34 LINKS TO A CORNER TO LAND OF GILBERT EVERITT; THENCE ALONG HIS LINE (14) SOUTH 31.5 DEGREES EAST 2 CHAINS 36 LINKS TO CORNER TO SAME; THENCE ALONG THE SAME (15) SOUTH 52.5 DEGREES WEST 7 CHAINS TO A CORNER TO LANDS OF SAME; RUNS THENCE ALONG SAME LINE (16) NORTH 21.5 DEGREES WEST 3 CHAINS TO A STONE FOR A CORNER TO C. B. SHEETS LAND; THENCE ALONG SAME (17) SOUTH 58 DEGREES WEST 1 CHAIN 47 LINKS TO A CORNER ON WILLIAM SITRES LINE; THENCE ALONG SAID SITRES LINE (18) SOUTH 24.5 DEGREES EAST 12 CHAINS 90 LINKS TO A CORNER ON LINE OF HARRISON ROUNSAVILLE'S LAND CORNER ALSO TO SAID WILLIAM SITRES; RUNS THENCE ALONG LINE OF SAID ROUNSAVILLE (19) SOUTH 72.75 DEGREES EAST 7 CHAINS 50 LINKS TO A CORNER TO SAID ROUNSAVILLE AND T. SITRES; THENCE (20) NORTH 23 DEGREES 35 MINUTES EAST 5 CHAINS 88 LINKS TO PLACE OF BEGINNING.

THIRD TRACT: BEGINNING AT A STONE CORNER TO ISAAC WARMAN AND WILLIAM SITRES AND RUNS THENCE (1) NORTH 36.25 DEGREES WEST 8 CHAINS 55 LINKS TO A STONE IN WARMAN'S LINE CORNER TO AARON VAN SYCKEL; THENCE (2) ALONG SAID VAN SYCKEL, NORTH 61.25 DEGREES EAST 17 CHAINS 10 LINKS TO A STONE CORNER TO JOSEPH TAYLOR AND SAID VAN SYCKEL; THENCE (3) SOUTH 15 DEGREES EAST 7 CHAINS 86 LINKS TO A STONE CORNER TO JOSEPH TAYLOR AND WILLIAM SITRES; THENCE (4) SOUTH 54.5 DEGREES WEST 14 CHAINS 14 LINKS TO THE PLACE OF BEGINNING.

EXCEPTING AND RESERVING THEREOUT AND THEREFROM THE FOLLOWING DESCRIBED TRACT OR PARCEL OF LAND AND PREMISES CONVEYED BY AGNES GURSKI AND NICK GURSKI, HER HUSBAND, TO ROSALIE GALLETTA BY DEED DATED 12/13/1943 AND RECORDED IN BOOK 441 OF DEEDS FOR HUNTERDON COUNTY, PAGE 169 AND BOUND AND DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE SET IN THE CENTER LINE OF THE PUBLIC ROAD, RUNNING THENCE ALONG LAND OF ARTHUR W. GROOM, SOUTH 21 DEGREES 9 MINUTES EAST, 862 FEET TO AN OLD PLANTED STONE; THENCE STILL ALONG ARTHUR W. GROOM'S LANDS, SOUTH 69 DEGREES 33 MINUTES EAST, 419.7 FEET TO AN OAK IN THE FENCE; THENCE STILL ALONG ARTHUR W. GROOM'S LANDS, NORTH 27 DEGREES 19 MINUTES EAST, 384.7 FEET CROSSING SPRING RUN TO A CORNER, THE NORTHERLY SIDE OF A LARGE HICKORY TREE IN LANDS OF AGNES GURSKI; THENCE ALONG SAID GURSKI'S LANDS, NORTH 24 DEGREES 15 MINUTES WEST 193.2 FEET TO A STAKE; THENCE STILL ALONG GURSKI'S LANDS, NORTH 29 DEGREES 12 MINUTES WEST, 225 FEET TO A STAKE; THENCE ALONG LANDS OF CHARLES EM, NORTH 27 DEGREES 55 MINUTES WEST 423.8 FEET TO A STAKE; THENCE STILL ALONG CHARLES EM'S LANDS, SOUTH 56 DEGREES 46 MINUTES WEST 462 FEET TO A STAKE; THENCE STILL ALONG CHARLES EM'S LANDS, NORTH 24 DEGREES 20 MINUTES WEST 200 FEET TO A STAKE IN THE PUBLIC ROAD; THENCE ALONG SAID PUBLIC ROAD, SOUTH 63 DEGREES 30 MINUTES WEST 97 FEET TO THE POINT AND PLACE OF BEGINNING.

ALSO EXCEPTING AND RESERVING THEREOUT AND THEREFROM, FOLLOWING DESCRIBED TRACT OR PARCEL OF LAND AND PREMISES CONVEYED BY AGNES GURSKI AND NICK GURSKI, HER HUSBAND TO VITO M. MANNO BY DEED DATED 2/23/1945 AND

RECORDED IN BOOK 448 OF DEEDS FOR HUNTERDON COUNTY PAGE 32 AND IS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN OR NEAR THE MIDDLE OF THE ROAD LEADING FROM PITTSTOWN TO JUTLAND IT BEING NORTHERLY ALONG THE ROAD 73 FEET, MORE OR LESS, FROM A CORNER TO LANDS OF GURSKI AND NOW OR FORMERLY F.C. MCPHERSON, AND RUNNING (1) ALONG THE SAID ROAD, NORTH 05 DEGREES 15 MINUTES WEST 200 FEET TO A POINT IN THE MIDDLE OF SAID ROAD; THENCE (2) BY REMAINING LANDS OF AGNES GURSKI, SOUTH 84 DEGREES 45 MINUTES WEST 400 FEET TO A STAKE; THENCE (3) BY THE SAME, SOUTH 05 DEGREES 15 MINUTES EAST 274.4 FEET TO A STAKE ON THE NORTHERLY SIDE OF A LANE OR DRIFTWAY; THENCE (4) BY THE SAME, SOUTH 71 DEGREES 20 MINUTES EAST 100 FEET TO A STAKE ON THE NORTHERLY SIDE OF DRIFTWAY; THENCE (5) NORTH 86 DEGREES 43 MINUTES EAST 50 FEET TO A STAKE IN THE MIDDLE OF DRIFTWAY; THENCE (6) ALONG THE LANE OR DRIFTWAY, NORTH 51 DEGREES 57 MINUTES EAST 175 FEET TO A STAKE IN THE DRIFTWAY; THENCE (7) STILL BY REMAINING LANDS AND RUNNING IN SAID LANE OR DRIFTWAY, NORTH 73 DEGREES 30 MINUTES EAST 113.3 FEET TO THE PLACE OF BEGINNING.

ALSO FURTHER EXCEPTING AND RESERVING THEREOUT AND THEREFROM THE FOLLOWING DESCRIBED TRACT OR PARCEL OF LAND AND PREMISES CONVEYED BY AGNES GURSKI AND NICK GURSKI, HER HUSBAND TO LUDWIG BUCH BY DEED GEARING DATED 4/19/1945 AND RECORDED IN BOOK 447 OF DEEDS FOR HUNTERDON COUNTY PAGE 378 AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE CORNER TO LANDS OF ARTHUR GROOM AND WALTER AGANS AND RUNNING (1) BY LANDS OF GROOM, NORTH 28 DEGREES 19 MINUTES WEST 469 FEET TO A STAKE IN LINE OF GROOM'S LAND; THENCE (2) BY REMAINING LANDS OF AGNES GURSKI, NORTH 71 DEGREES 20 MINUTES EAST 514.6 FEET TO A STAKE; THENCE (3) BY REMAINING LANDS, SOUTH 85 DEGREES 35 MINUTES EAST, 230 FEET TO A POINT IN THE MIDDLE OF THE ROAD FROM PITTSTOWN TO JUTLAND; THENCE (4) RUNNING IN THE ROAD BY REMAINING LANDS OF GURSKI, SOUTH 14 DEGREES 30 MINUTES WEST 483.6 FEET TO A POINT IN THE ROAD; THENCE (5) BY LINE OF LANDS OF WALTER AGANS, SOUTH 76 DEGREES 36 MINUTES WEST 382.9 FEET TO THE PLACE OF BEGINNING.

FURTHER EXCEPTING THE TRACT OR PARCEL OF LAND PREVIOUS CONVEYED FROM EUGENE G. BOWERS AND M. ELIZABETH BOWERS, HIS WIFE, TO STANLEY L. DOUGLASS AND WIFE, BY DEED RECORDED 6/13/68 IN DEED BOOK 719 PAGE 156, ET SEQ., IN THE OFFICE OF THE CLERK OF HUNTERDON COUNTY, CONSISTING OF 2 ACRES, MORE OR LESS.

EXCEPTING THEREFROM LANDS AND PREMISES PREVIOUSLY CONVEYED BY EUGENE G. BOWERS AND M. ELIZABETH BOWERS, HIS WIFE TO ALBERT AMABILE AND WIFE, BY DEED RECORDED 11/21/68 IN DEED BOOK 723 PAGE 305, ET SEQ., IN THE OFFICE OF THE CLERK OF HUNTERDON COUNTY, CONSISTING OF 6.52 ACRES MORE OR LESS.

EXCEPTING THEREFROM LANDS AND PREMISES PREVIOUSLY CONVEYED BY EUGENE G. BOWERS AND M. ELIZABETH BOWERS, HIS WIFE TO PHILIP J. FREEHAUF, JR. AND MAUDE L. FREEHAUF, HIS WIFE BY DEED RECORDED 9/22/58 IN DEED BOOK 591 PAGE 547 ET SEQ., IN THE OFFICE OF THE CLERK OF HUNTERDON COUNTY, CONSISTING OF 3.62 ACRES MORE OR LESS.

FURTHER EXCEPTING THE LANDS AND PREMISES PREVIOUSLY CONVEYED BY M. ELIZABETH BOWERS, WIDOW, ET ALS, TO EILEEN L. BOWERS BY DEED RECORDED 5/10/77 IN DEED BOOK 813 PAGE 7 ET SEQ., IN THE OFFICE OF THE CLERK OF HUNTERDON COUNTY, CONSISTING OF 7.46 ACRES MORE OR LESS.

FURTHER EXCEPTING THE LANDS AND PREMISES PREVIOUSLY CONVEYED BY M. ELIZABETH BOWERS, WIDOW, ET ALS, TO JOHN F. WARTA AND BONNIE L. WARTA, HUSBAND AND WIFE, BY DEED RECORDED 2/16/79 IN DEED BOOK 840 PAGE 187, ET SEQ., IN THE OFFICE OF THE CLERK OF HUNTERDON COUNTY, CONTAINING 7.33 ACRES OF LAND MORE OR LESS.

FURTHER EXCEPTING THE LANDS AND PREMISES PREVIOUSLY CONVEYED BY M. ELIZABETH BOWERS, WIDOW, ET ALS, TO DIRON, INC. A NEW JERSEY CORPORATION, BY DEED RECORDED 7/16/75 IN DEED BOOK 791 PAGE 14, ET SEQ., IN THE OFFICE OF THE CLERK OF HUNTERDON COUNTY, CONTAINING .0833 OF AN ACRE OF LAND, MORE OR LESS.

THE ABOVE PREMISES IS ALSO KNOWN AS LOTS 10Q0013, 7 & 7Q0013 IN BLOCK 30 ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF UNION.

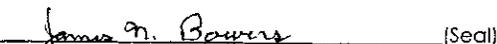
The street address of the Property is:
14 Perryville Road, Pittstown (Union Township), New Jersey

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 effect the Property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

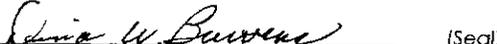
5. Signatures. The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature).

Witnessed or Attested by:


Neil E. Guthrie, Esq.


James N. Bowers (Seal)


Neil E. Guthrie, Esq.


Dina W. Bowers (Seal)

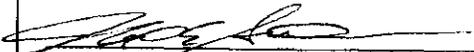
STATE OF NEW JERSEY, COUNTY OF **Hunterdon** SS:
I CERTIFY that on **February 6, 2007**

James N. Bowers and Dina W. Bowers personally came before me and stated to my satisfaction that **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 **\$ 1,450,000.00** 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
McCarter & English, LLP
Sander M. Jacobowitz, Esq.
100 Mulberry Street
Newark, New Jersey 07102

07PT 38029
R&R
Prestige Title Agency, Inc.
130 Pompton Avenue
Verona, NJ 07044
973-239-0101


Neil E. Guthrie, Esq.
Attorney at Law, State of New Jersey
Print name and title below signature

STATE OF NEW JERSEY

AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY }
COUNTY OF HUNTERDON } SS. County Municipal Code
1025
Municipality of Property Location: Union

FOR RECORDER'S USE ONLY
Consideration \$ 1,450,000
RTF paid by seller \$ 7735 A
Date 2/15/07 By ASB

† Use symbol "C" to indicate that fee is exclusively for county use.

(1) **PARTY OR LEGAL REPRESENTATIVE** (See Instructions 3 and 4 attached)
Deponent, James N. Bowers, being duly sworn according to law upon his/her oath deposes
(Name)
and says that he/she is the Grantor in a deed dated 2/06/07
(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)
transferring real property identified as Block No. 29, Lot No. 10; Block No. 30, Lot No. 7 located at
14 Perryville Road, Pittstown (Union Township), New Jersey and annexed thereto.
(Street Address, Town)

(2) **CONSIDERATION:** \$ 1,450,000.00 (See Instructions 1 and 5)

(3) Property transferred is Class 4A 4B 4C (circle one). If Class 4A, calculation in Section 3A is required.

(3A) **REQUIRED CALCULATION OF EQUALIZED ASSESSED VALUATION FOR ALL CLASS 4A COMMERCIAL PROPERTY TRANSACTIONS:** (See Instructions 5A and 7)

Total Assessed Valuation ÷ Director's Ratio = Equalized Valuation
\$ _____ ÷ _____ % = \$ _____

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized value.

(4) **FULL EXEMPTION FROM FEE:** (See Instruction 8)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to the exemption symbol is insufficient. Explain in detail.

(5) **PARTIAL EXEMPTION FROM FEE:** (See Instruction 9) **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.

Deponent claims that this deed transaction is exempt from the State's portion of the Basic Fee, Supplemental Fee and General Purpose Fee, as applicable, imposed by C. 176, P.L. 1975; C. 113, P.L. 2004 and C. 66, P.L. 2004 for the following reason(s):

A. SENIOR CITIZEN (See Instruction 9)

- Grantor(s) 62 years of age or over.*
- One- or two-family residential premises.
- Resident of the State of New Jersey.
- Owned and occupied by grantor(s) at time of sale.
- Owners as joint tenants must all qualify.

B. BLIND (See Instruction 9)

- Grantor(s) legally blind.*
- One- or two-family residential premises.
- Owned and occupied by grantor(s) at time of sale.
- Owners as joint tenants must all qualify.
- Resident of the State of New Jersey.
- DISABLED (See Instruction 9)
- Grantor(s) permanently and totally disabled.*
- Receiving disability payments.*
- Not gainfully employed.*
- One- or two-family residential premises.
- Owned and occupied by grantor(s) at time of sale.
- Owners as joint tenants must all qualify.
- Resident of the State of New Jersey.

* IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANTOR NEED QUALIFY IF OWNED AS TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (See Instruction 9)

- Affordable according to HUD standards.
- Reserved for occupancy.
- Meets income requirements of region.
- Subject to resale controls.

(6) **NEW CONSTRUCTION** (See Instructions 2, 10 and 12)

- Entirely new improvement.
- Not previously occupied.
- Not previously used for any purpose.
- "NEW CONSTRUCTION" printed clearly at the top of the first page of the deed.

(7) 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 Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me
this Sixth
day of February, 20 07

James N. Bowers
Signature of Deponent
14 Perryville Road
Pittstown, New Jersey 08867
Deponent Address

James N. Bowers & Dina W. Bowers, H/W
Grantor Name
14 Perryville Road
Pittstown, New Jersey 08867
Grantor Address at Time of Sale

Neil E. Guthrie, Esq.
Notary Public
Neil E. Guthrie, Esq.

Neil E. Guthrie, Esq.
Name/Company of Settlement Officer

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 or amended without the prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at www.state.nj.us/treasury/taxation/lpt/localtax.htm.

FOR OFFICIAL USE ONLY
Instrument Number _____ County Hunterdon
Deed Number _____ Book 2177 Page 343
Deed Dated 2/16/07 Date Recorded 2/15/07

County Recording Officers shall forward one copy of each Affidavit of Consideration for Use by Seller when Section 3A is completed.
State of New Jersey - Division of Taxation, P.O. Box 251, Trenton, NJ 08695-0251, Attention: Realty Transfer Fee Unit

STATE OF NEW JERSEY

AFFIDAVIT OF CONSIDERATION FOR USE BY BUYER

(Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY }
COUNTY OF HUNTERDON } SS.
Municipality of Property Location: Union

FOR RECORDER'S USE ONLY
Consideration \$ 1,450,000
RTF paid by buyer \$ 14,300
Date 2/15/07 By RSB

(1) **PARTY OR LEGAL REPRESENTATIVE** (See Instructions 3 and 4 on the reverse side.)
Deponent, Paul John A. Witte, being duly sworn according to law upon his/her oath, deposes and says that he/she is the Corporate Officer of SSF Acquisition, LLC in a deed dated 02/06/07
(State whether Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)
transferring real property identified as Block No. 29, Lot No. 10; Block No. 30 Lot No. 7
located at 14 Perryville Road, Pittstown (Union Township), New Jersey and annexed thereto.
(Street Address, Town)

(2) **CONSIDERATION \$ 1,450,000.00** (See Instructions 1, 5 and 11 on the reverse side.)
Entire consideration is in excess of \$1,000,000:

PROPERTY CLASSIFICATION CHECKED BELOW SHOULD BE TAKEN FROM THE OFFICIAL TAX LIST (A PUBLIC RECORD) OF THE MUNICIPALITY WHERE THE REAL PROPERTY IS LOCATED IN THE YEAR THAT THE TRANSFER IS MADE.

- (A) When Grantee is required to remit the 1% fee, complete below:
- Class 2 - Residential
 - Class 3A - Farm property (Regular) and any other real property transferred to same grantee in conjunction with transfer of Class 3A property.
 - Class 4A - Commercial Properties (if checked, calculation on (c) required below)
 - Class 4C - Residential Cooperative Unit (4 Families or less)

- (B) When Grantee is not required to remit the 1% fee, complete below:
- Property class. Circle applicable class(es): 1 4B 4C 15
Property classes: 1-Vacant Land, 4B-Industrial Properties, 4C-Apartments (other than cooperative unit), 15-Public Property
 - Exempt Organization pursuant to federal Internal Revenue Code of 1986
 - Incidental to corporate merger or acquisition and equalized assessed valuation less than 20% of total value of all assets exchanged in merger or acquisition. (If checked, calculation in (C) below required and **MUST ATTACH COMPLETED RTF-4.**)

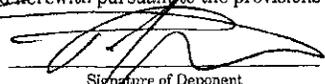
(C) **REQUIRED CALCULATION OF EQUALIZED ASSESSED VALUATION FOR ALL CLASS 4A COMMERCIAL PROPERTY TRANSACTIONS** (See Instructions 6 and 7 on the reverse side.)
Total Assessed Valuation ÷ Director's Ratio = Equalized Valuation
\$ _____ ÷ _____ % = \$ _____

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized value.

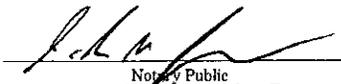
(3) **TOTAL EXEMPTION FROM FEE** (See Instruction 8 on the reverse side.)
Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to the exemption symbol is insufficient. Explain in detail. _____

(4) Deponent makes this Affidavit of Consideration for Use by Buyer to induce the county clerk or register of deeds to record the deed and accept the fee submitted herewith pursuant to the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this Sixth day of February, 2007


Signature of Deponent
1250 Liberty Avenue
Hillside, New Jersey 07205
Deponent Address

SSF Acquisition, LLC
Grantee Name
1250 Liberty Avenue
Hillside, New Jersey 07205
Grantee Address at Time of Sale
Neil E. Guthrie, Esq.
Name/Company of Settlement Officer


Notary Public
Sander M. Jacobowitz, Esq.

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 or amended without the prior approval of the Director. For further information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at www.state.nj.us/treasury/taxation/pt/localtax.htm.

FOR OFFICIAL USE ONLY
Instrument Number _____ County Hunterdon
Deed Number _____ Book 2177 Page 583
Deed Dated 2/16/07 Date Recorded 2/15/07

County Recording Officers shall forward one copy of each Affidavit of Consideration for Use by Buyer recorded with deeds to: State of New Jersey - Division of Taxation, P.O. Box 251, Trenton, NJ 08695-0251, Attention: Realty Transfer Fee Unit

State of New Jersey

Seller's Residency Certification/Exemption

(C.55, P.L. 2004)

(Please Print or Type)

SELLER(S) INFORMATION (See Instructions, page 2):

Name(s) James N. Bowers and Dina W. Bowers

Current Resident Address 92 Back Brook Road

City, Town, Post Office Ringoes State NJ Zip Code 08551

PROPERTY INFORMATION (Brief Property Description):

Block(s) 29 & 30 Lot(s) 10 & 7 Qualifier Q0013

Street Address 14 Perryville Road

City, Town, Post Office Pittstown (Union Township) State NJ Zip Code 08867

Seller's Percentage of Ownership 100% Consideration \$1,450,000.00 Closing Date 2/6/07

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to NON-residents):

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. s. 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 an individual, estate or trust and as such not required to make an estimated payment pursuant to N.J.S.A.54A:5-1-1 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 intestate 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.

February 6, 2007

Date

James N. Bowers

James N. Bowers

Signature

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

February 6, 2007

Date

Dina W. Bowers

Dina W. Bowers

Signature

(Seller) Please indicate if Power of

20070215000046550 9/9
 02/15/2007 02:20:13 PM D
 Recording Fee: \$130.00
 Tax Fee: \$7735.00
 Consideration: \$1450000.00
 Buyers Fee: \$14500.00
 ASB11

DEED

Prepared by: (Print signer's name below signature)
Gary T. Steele
Gary T. Steele, Esq.

This Deed is made on February 22, 1992

BOOK 1068 PAGE 863

BETWEEN

James N. Bowers & Dina Bowers, his wife

whose address is R.D. #3, Box 223, Pittstown, NJ 08867 referred to as the Grantor.

AND

James N. Bowers and Dina W. Bowers, As Tenants in Common

whose post office address is RD #3, Box 223, Pittstown, NJ 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 \$1.00

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Pittstown
Block No. 30 Lot No. 7, 829, 110 Account No.
 No property tax identification number is available on the date of this deed. (Check box if applicable.)

Property. The property consists of the land and all the buildings and structures on the land in the County of Hunterdon and State of New Jersey. The legal description is:
of Pittstown

SEE ATTACHED DESCRIPTION

The sole intent of this deed is to change the form of ownership from Tenancy by the Entirety to Tenants in Common.

COUNTY OF HUNTERDON
CONSIDERATION 1.00
REALTY TRANSFER FEE \$
DATE 3/4/92 BY ASB

73502

Situate, lying and being in the Township of Union,
County of Hunterdon and State of New Jersey:

FIRST TRACT: BEGINNING at a stone in the road from Pittstown to Jutland corner to F. C. McPherson and running (1) South fifty-nine degrees, ten minutes East, twelve hundred thirty-nine feet to a stone corner to McPherson in line of Drake, thence (2) along Drake's land, South seventeen degrees, thirty-eight minutes East, seven hundred seventy-two feet to a stone, thence (3) still along Drake, South eighteen degrees East, eight hundred fifty-three feet to a stone in line of Drake corner to N. C. Plummer, thence (4) by line of Plummer and Fred Nixon Estate, South fifty-eight degrees, sixteen minutes West, six hundred seventy-six and five-tenths feet to a stake corner to the Nixon Estate, thence (5) North forty-two degrees and forty eight minutes West, two hundred fifty-eight and five-tenths feet to a stake (at forty-two feet line passes through a large white oak), thence (6) still by Nixon Estate, South fifty-seven degrees West, seven hundred sixty-two and five-tenths feet to a point in the road from Pittstown to Jutland (at fifteen feet line passes through large white oak), thence (7) by line of Jacob Agans the six following courses along the road, North twenty-five degrees, thirty minutes West, seven hundred twenty-seven and five-tenths feet to a corner in the road, thence (8) South fifty-seven degrees West, one hundred twenty-eight feet to a cherry tree, thence (9) North twenty-eight degrees, forty-one minutes West, five hundred forty-four feet to a stake, thence (10) North sixty-two degrees and twenty-five minutes East, two hundred ten and six-tenths feet to a point in the road, thence (11) along the road, North three degrees and four minutes West, three hundred thirty-seven and four-tenths feet to a large stone, thence (12) South seventy-six degrees and thirty-six minutes West, three hundred seventy-six and two-tenths feet to a stone corner to Jacob Agans and Arthur Groom, thence (13) by line of Arthur Groom, North twenty-eight degrees and nineteen minutes West, thirteen hundred eighteen feet to a stone corner to other lands of William Taylor, thence (14) by other lands of Taylor, North sixty-one degrees East, seven hundred twenty-five tenths feet to a stone, thence (15) by the same, North twenty-seven degrees, fifty-two minutes West, two hundred thirty-nine feet to a stone in line of Taylor and corner to Drake, thence (16) by line of Drake, North fifty-eight degrees, thirteen minutes East, five hundred twenty-five feet to a stake, thence (17) along the same, South seventy-seven degrees, forty-two minutes East, three hundred one feet to a point in the road from Pittstown to Jutland, thence (18) along the road, South eleven degrees, forty-two minutes East, sixty-four and seven-tenths feet to a point in the same, thence (19) still in the road, South six degrees, twenty minutes East, five hundred twenty-three and five-tenths feet to the place of Beginning, and containing one hundred thirteen acres and fourteen hundredths of an acre.

SECOND TRACT: BEGINNING at a stone north of a large hickory tree on the North bank of a spring run for a corner, also corner to lands of T. Stires, runs thence along line of said Stires (1) South thirty-one degrees and ten minutes East, twenty-one chains and twenty-eight links to a corner, also corner to William Taylor's land; runs thence along said Taylor's line (2) North fifty-eight degrees, forty minutes East, eleven chains to another corner to lands of the said William Taylor; thence along his line (3) North thirty-one and three-quarter degrees West, ten chains and ninety-one links to a stone for a corner also to J. Q. Clickenger on Taylor's line (said corner being on the south bank of a spring run); runs thence along line of said Clickenger (4) North eighty-eight and one-half degrees West, one chain and seventy-five links to a chestnut tree for a corner to lands of said Clickenger; runs thence (5) North sixteen and one-half degrees East, one chain and forty-five links to a black oak for a corner; runs thence along said Clickenger's line (6) North twenty-nine and one-half degrees West, four chains and eighty links to a stone for a corner to lands of said J. Q. Clickenger; runs thence along his line of land (7) North nineteen degrees East, thirty links to a corner on same; thence (8) North thirty-one and one-quarter degrees West, five chains and thirty-one links to a stone for a corner to lands of same; thence along the same (9) South eighty-four degrees West, four chains and twenty links to a stone for a corner to lands of same; thence along same (10) North twenty-four and three-quarter degrees West, two chains and seventy-five links to a stone for a corner to same; runs thence along same (11) South fifty-seven and three-quarter degrees West, seven chains and twenty-four links to a corner of John Cowford's line; runs thence (12) North thirty-one degrees, ten minutes West, eight chains and seventy links to a corner of said Cowford's line; runs thence (13) South fifty-eight degrees West, thirty-four links to a corner to land of Gilbert Everitt; thence along his line (14) South thirty-one and one-half degrees East, two chains and thirty-six links corner to same; thence along the same (15) South fifty-two and one-half degrees West, seven chains to a corner to lands of same; runs thence along same line (16) North twenty-one and one-half degrees West, three chains to a stone for a corner to C. B. Sheets land; thence along same (17) South fifty-eight degrees West, one chain and forty-seven links to a corner on William Stires line; thence along said Stires line (18) South twenty-four and one-half degrees East, twelve chains and ninety links to a corner on line of Harrison Rounsaville's land corner also to said William Stires; runs thence along line of said Rounsaville (19) South seventy-two and three-quarter degrees East, seven chains and fifty links to a corner to said Rounsaville and T. Stires; thence (20) North twenty-three degrees, thirty-five minutes East, five chains and eighty-eight links to place of Beginning. Containing 41.90 acres of land be the same more or less.

THIRD TRACT: BEGINNING at a stone corner to Isaac Warman and William Stires and runs thence (1) North thirty-six and one-quarter degrees West, eight chains and fifty-five

links to a stone in Warman's line corner to Aaron Van Syckel; thence (2) along said Van Syckel, North sixty-one and one-quarter degrees East, seventeen chains and ten links to a stone corner to Joseph Taylor and said Van Syckel; thence (3) South fifteen degrees East, seven chains and eighty-six links to a stone corner to Joseph Taylor and William Stires; thence (4) South fifty-four and one-half degrees West, fourteen chains and fourteen links to the place of Beginning. Containing twelve and one-half (12 1/2) acres.

EXCEPTING and reserving thereout and therefrom the following described tract or parcel of land and premises conveyed by Agnes Gurski and Nick Gurski, her husband, to Rosalie Galletta by deed dated December 13, 1943, and recorded in Book 441 of Deeds for Hunterdon County, page 169, and bound and described as follows:

BEGINNING at a stone set in the centre line of the public road, running thence along land of Arthur W. Groom, South twenty-one degrees nine minutes East, 862 feet to an old planted stone; thence still along Arthur W. Groom's lands, South sixty-nine degrees thirty-three minutes East, four hundred nineteen and seven-tenths feet to an oak in the fence; thence still along Arthur W. Groom's lands, North twenty-seven degrees nineteen minutes East, three hundred eighty-four and seven-tenths feet crossing spring run to a corner, the northerly side of a large hickory tree in lands of Agnes Gurski; thence along said Gurski's lands, North twenty-four degrees fifteen minutes West, one hundred ninety-three and two-tenths feet to a stake; thence still along Gurski's lands, North twenty-nine degrees and twelve minutes West, two hundred twenty-five feet to a stake; thence along lands of Charles Em, North twenty-seven degrees fifty-five minutes West, four hundred twenty-three and eight-tenths feet to a stake; thence still along Charles Em's lands, South fifty-six degrees forty-six minutes West, four hundred sixty-two feet to a stake; thence still along Charles Em's lands, North twenty-four degrees twenty minutes West, two hundred feet to a stake in the public road; thence along said public road, South sixty-three degrees thirty minutes West, ninety-seven feet to the point or place of Beginning. Containing 13.15 acres more or less.

Also excepting and reserving thereout and therefrom, following described tract or parcel of land and premises conveyed by Agnes Gurski and Nick Gurski, her husband, to Vito M. Manno by deed dated February 23, 1945, and recorded in Book 448 of Deeds for Hunterdon County, page 32, and is bounded and described as follows:

BEGINNING at a point in or near the middle of the road leading from Pittstown to Jutland it being Northerly along the road seventy-three feet, more or less, from a corner to lands of Gurski and now or formerly F. C. McPherson, and running (1) along the said road, North five degrees fifteen minutes West, two hundred feet to a point in the middle of

BOOK 1068 PAGE 867
said road; thence (2) by remaining lands of Agnes Gurski, South eighty-four degrees and forty-five minutes West, four hundred feet to a stake; thence (3) by the same, South five degrees fifteen minutes East, two hundred seventy-four and four-tenths feet to a stake on the Northerly side of a lane or driftway; thence (4) by the same, South seventy-one degrees twenty minutes East, one hundred feet to a stake on the northerly side of driftway; thence (5) North eighty-six degrees forty-three minutes East, fifty feet to a stake in the middle of driftway; thence (6) along the lane or driftway, North fifty-one degrees fifty-seven minutes East, one hundred seventy-five feet to a stake in the driftway; thence (7) still by remaining lands and running in said lane or driftway, North seventy-three degrees thirty minutes East, one hundred thirteen and three-tenths feet to the place of Beginning and containing 2.42 acres, more or less.

It is understood and agreed that a certain lane or driftway running along lands now conveyed shall be for the use of both parties herein, their heirs and assigns and each party shall assist in keeping the lane or driftway passable.

Also further excepting and reserving thereout and therefrom the following described tract or parcel of land and premises conveyed by Agnes Gurski and Nick Gurski, her husband, to Ludwig Buch by deed bearing date April 9, 1945, and recorded in Book 447 of Deeds for Hunterdon County, page 378, and bounded and described as follows:

BEGINNING at a stone corner to lands of Arthur Groom and Walter Agans and running (1) by line of lands of Groom, North twenty-eight degrees nineteen minutes West, four hundred sixty-nine feet to a stake in line of Groom's land; thence (2) by remaining lands of Agnes Gurski, North seventy-one degrees twenty minutes East, five hundred fourteen and six-tenths feet to a stake; thence (3) by remaining lands, South eighty-five degrees thirty-five minutes East, two hundred thirty feet to a point in the middle of the road from Pittstown to Jutland; thence (4) running in the road by remaining lands of Gurski, South fourteen degrees thirty minutes West, four hundred eighty-three and six-tenths feet to a point in the road; thence (5) by line of lands of Walter Agans, South seventy-six degrees thirty-six minutes West, three hundred eighty-two and nine-tenths feet to the place of Beginning and containing 6.17 acres, more or less.

Subject to Easement made by Agnes Gurski and Nick Gurski, her husband, to the New Jersey Power & Light Co., dated August 6, 1940, and recorded in Book 425 of Deeds for Hunterdon County, at page 446.

Further excepting the tract or parcel of land previously conveyed from Eugene G. Bowers and M. Elizabeth Bowers, his wife, to Stanley L. Douglass and wife, by Deed recorded June 13, 1968, in Deed Book 719, page 156, et seq., in the Office of the Clerk of Hunterdon County, consisting of 2 acres more or less.

Excepting therefrom lands and premises previously conveyed by Eugene G. Bowers and M. Elizabeth Bowers, his wife, to Albert Amabile and wife, by Deed recorded November 21, 1968, in Deed Book 723, page 305, et seq., in the Office of the Clerk of Hunterdon County, consisting of 6.52 acres, more or less.

Excepting therefrom lands and premises previously conveyed by Eugene G. Bowers and M. Elizabeth Bowers, his wife, to Philip J. Freehauf, Jr. and Maude L. Freehauf, his wife, by Deed recorded September 22, 1958, in Deed Book 591, page 547, et seq., in the Office of the Clerk of Hunterdon County, consisting of 3.62 acres, more or less.

Further excepting the lands and premises previously conveyed by M. Elizabeth Bowers, widow, et als, to Eileen L. Bowers by Deed recorded May 10, 1977, in Deed Book 813, page 7, et seq., in the Office of the Clerk of Hunterdon County, consisting of 7.46 acres, more or less.

Further excepting the lands and premises previously conveyed by M. Elizabeth Bowers, widow, et als, to John F. Warta and Bonnie L. Warta, husband and wife, by Deed recorded February 16, 1979, in Deed Book 840, page 187, et seq., in the Office of the Clerk of Hunterdon County, containing 7.33 acres of land, more or less.

Further excepting the lands and premises previously conveyed by M. Elizabeth Bowers, widow, et als, to Diron, Inc., a New Jersey corporation, by Deed recorded July 16, 1975, in Deed Book 791, page 14, et seq., in the Office of the Clerk of Hunterdon County, containing 0.833 acres of land, more or less.

Subject to easements and restrictions of record, including right-of-way agreement granted to the Jersey Central Power & Light Company recorded November 8, 1976, in Deed Book 806, page 709, et seq., a further easement for road widening purposes granted to the County of Hunterdon by Deed recorded April 26, 1977, in Deed Book 812, page 349, et seq., and a further easement for road widening and slope right purposes granted to the County of Hunterdon by Deed recorded March 13, 1979, in Deed Book 840, page 954, et seq., all in the Office of the Clerk of Hunterdon County.

Being the remainder of the premises as described in a Deed from Roy A. Boysen and wife to Eugene G. Bowers and M. Elizabeth Bowers, his wife, dated March 31, 1955, recorded in the Hunterdon County Clerk's Office in Deed Book 548, page 227, et seq. The said Eugene G. Bowers died September 3, 1970, and as the survivor of a tenancy by the entirety, the said M. Elizabeth Bowers became the sole owner of said premises.

Being the same land and premises conveyed to the Grantors herein by Deed of Philip J. Freehauf and Maude L. Freehauf, husband and wife, Dated May 16, 1984 and recorded in the Hunterdon County Clerk's Office in Deed Book 906 Page 719, et seq.

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:

Gary T. Steele
.....
Gary T. Steele,
Attorney at Law

James N. Bowers.....(Seal)
James N. Bowers
Dina W. Bowers.....(Seal)
Dina W. Bowers

RECORDED
MAR 4 11 59 AM '92
HUNTERDON COUNTY
CLERK

STATE OF NEW JERSEY, COUNTY OF Morris

I CERTIFY that on February 22, 1992

James N. Bowers & Dina W. Bowers 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 \$ 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.)

Gary T. Steele
.....
Gary T. Steele
Attorney at Law
State of New Jersey

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

ALL-STATE LEGAL SUPPLY CO.
One Commerce Drive, Cranford, N. J. 07016

1068 PAGE 870

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 Morris

FOR RECORDER'S USE ONLY

Consideration \$ 1.00
Realty Transfer Fee 0
Date 3/4/92 By ASB

*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, James N. Bowers, being duly sworn according to law upon his/her oath deposes and

says that he/she is the Grantor

In a deed dated February 22, 1992, transferring real property identified as Block No. 30

Lot No. 7, B29, L10 located at Pittstown, Hunterdon 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 \$ 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) consideration less than \$100.00

(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 H. U. D. 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 22nd day of February, 1992

Gary T. Steele
Attorney at Law
State of New Jersey

James N. Bowers
RD #3 Box 223
Pittstown, NJ 08867

James N. Bowers
RD #3 Box 223
Pittstown, NJ 08867

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.
Instrument Number 73502 County Hunterdon
Deed Number 73502 Book Page
Deed Dated 2/22/92 Date Recorded 3/4/92

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 or amended 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 fee (N.J.A.C. 18:16-8.12).
TRIPLICATE - Pink copy is your file copy.

END OF DOCUMENT

WHITE AND YELLOW COPIES MUST BE SUBMITTED WITH DEED TO COUNTY RECORDING OFFICER

Deed

This Deed is made on **February 6, 2007**

BETWEEN

**James N. Bowers
Tenants in Common**

AND

Dina W. Bowers

whose post office address is

**14 Perryville Road
Pittstown, New Jersey 08867**

referred to as the Grantor,

AND

SSF Acquisition, LLC

whose post office address is

About to be:

14 Perryville Road

Pittstown, New Jersey 08867

referred to as the Grantee.

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



20070215000046550 1/8
02/16/2007 02:20:13 PM D
Bk: 2177 Pg: 543
Mary H. Melfi
Hunterdon County Clerk

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 **\$ 1,450,000.00, One Million Four Hundred Fifty Thousand Dollars and No Cents**

The Grantor acknowledges receipt of this money.

2. Tax Map Reference (N.J.S.A. 46.15-1.1) Municipality of **Union**
Block No. **29**, Lot No. **10**, Block No. **30**, Lot No. **7**, Qualifier No. **Q0013**, Account No.

No property tax identification number is available on the date of this Deed. (Check Box if Applicable)

3. Property The Property consists of the land and all the building 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 part hereof. (Check Box if Applicable)

Being the same premises conveyed to James N. Bowers and Dina W. Bowers, as tenant in common, by Deed from James N. Bowers and Dina Bowers, his wife dated February 22, 1992, recorded in the Hunterdon County Clerk's Office on March 4, 1992 in Deed Book 1068 at Page 863.

Being the same premises conveyed to James N. Bowers and Dina Bowers, his wife by Deed from Phillip J. Freehauf and Maude L. Freehauf recorded in the Hunterdon County Clerk's Office on June 28, 1984 in Deed Book 906 at Page 719.

Prepared by (Print signer's name below signature)

(For Recorders Use Only)

Neil E. Guthrie, Esq.

EXHIBIT A

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:

FIRST TRACT: BEGINNING AT A STONE IN THE ROAD FROM PITTSTOWN TO JUTLAND CORNER TO F.C. MCPHERSON AND RUNNING (1) SOUTH 59 DEGREES 10 MINUTES EAST, 1239 FEET TO A STONE CORNER TO MCPHERSON IN LINE OF DRAKE; THENCE (2) ALONG DRAKE'S LAND, SOUTH 17 DEGREES 38 MINUTES EAST, 772 FEET TO A STONE; THENCE (2) STILL ALONG DRAKE, SOUTH 18 DEGREES EAST 853 FEET TO A STONE IN LINE OF DRAKE CORNER TO N.C. PLUMMER; THENCE (4) BY LINE OF PLUMMER AND FRED NIXON ESTATE, SOUTH 58 DEGREES 16 MINUTES WEST 676.5 FEET TO A STAKE CORNER TO THE NIXON ESTATE; THENCE (5) NORTH 42 DEGREES 48 MINUTES WEST 258.5 FEET TO A STAKE (AT 42 FEET LINE PASSES THROUGH A LARGE WHITE OAK); THENCE (6) STILL BY NIXON ESTATE, SOUTH 57 DEGREES WEST 762.5 FEET TO A POINT IN THE ROAD FROM PITTSTOWN TO JUTLAND (AT 15 FEET LINE PASSES THROUGH LARGE WHITE OAK); THENCE (7) BY LINE OF JACOB AGANS THE 6 FOLLOWING COURSES ALONG THE ROAD, NORTH 25 DEGREES 30 MINUTES WEST 727.5 FEET TO A CORNER IN THE ROAD; THENCE (8) SOUTH 57 DEGREES WEST 128 FEET TO A CHERRYTREE; THENCE (9) NORTH 28 DEGREES 41 MINUTES WEST 544 FEET TO A STAKE; THENCE (10) NORTH 62 DEGREES 25 MINUTES EAST 210.6 FEET TO A POINT IN THE ROAD; THENCE (11) ALONG THE ROAD, NORTH 03 DEGREES 04 MINUTES WEST 337.4 FEET TO A LARGE STONE; THENCE (12) SOUTH 76 DEGREES 36 MINUTES WEST 376.2 FEET TO A STONE CORNER TO JACOB AGANS AND ARTHUR GROOM; THENCE (13) BY LINE OF ARTHUR GROOM, NORTH 28 DEGREES 19 MINUTES WEST 1318 FEET TO A STONE CORNER TO OTHER LANDS OF WILLIAM TAYLOR; THENCE (14) BY OTHER LANDS OF TAYLOR, NORTH 61 DEGREES EAST 720.5 FEET TO A STONE; THENCE (15) BY THE SAME, NORTH 27 DEGREES 52 MINUTES WEST 239 FEET TO A STONE IN LINE OF TAYLOR AND CORNER TO DRAKE; THENCE (16) BY LINE OF DRAKE, NORTH 58 DEGREES 13 MINUTES EAST 525 FEET TO A STAKE; THENCE (17) ALONG THE SAME, SOUTH 77 DEGREES 42 MINUTES EAST 301 FEET TO A POINT IN THE ROAD FROM PITTSTOWN TO JUTLAND; THENCE (18) ALONG THE ROAD, SOUTH 11 DEGREES 42 MINUTES EAST, 64.7 FEET TO A POINT IN THE SAME; THENCE (19) STILL IN THE ROAD, SOUTH 06 DEGREES 20 MINUTES EAST 523.5 FEET TO THE PLACE OF BEGINNING.

SECOND TRACT: BEGINNING AT A STONE NORTH OF A LARGE HICKORY TREE ON THE NORTH BANK OF A SPRING RUN FOR A CORNER; ALSO CORNER TO LANDS OF T. STIRES, RUNS THENCE ALONG LINE OF SAID STIRES (1) SOUTH 31 DEGREES 10 MINUTES EAST 21 CHAINS 28 LINKS TO A CORNER, ALSO CORNER TO WILLIAM TAYLOR'S LAND; RUNS THENCE ALONG SAID TAYLOR'S LINE (2) NORTH 58 DEGREES 40 MINUTES EAST 11 CHAINS TO ANOTHER CORNER TO LANDS OF THE SAID WILLIAM TAYLOR; THENCE ALONG HIS LINE (3) NORTH 31.75 DEGREES WEST 10 CHAINS 91 LINKS TO A STONE FOR A CORNER ALSO TO J.Q. CLICKENGER ON TAYLOR'S LINE (SAID CORNER BEING ON THE SOUTH BANK OF A SPRING RUN); RUNS THENCE ALONG LINE OF SAID CLICKENGER (4) NORTH 88.5 DEGREES WEST 1 CHAIN 75 LINKS TO A CHESTNUT TREE FOR A CORNER TO LANDS OF SAID CLICKENGER; RUNS THENCE (5) NORTH 16.5 DEGREES EAST 1 CHAIN 45 LINKS TO A BLACK OAK FOR A CORNER; RUNS THENCE ALONG SAID CLICKENGER'S LINE (6) NORTH 29.5 DEGREES WEST 4 CHAINS 80 LINKS TO A STONE FOR A CORNER TO LANDS OF SAID J.Q. CLICKENGER; RUNS THENCE ALONG THIS LINE OF LAND (7) NORTH 19 DEGREES EAST 30 LINKS TO A CORNER ON SAME; THENCE (8) NORTH 31.25 DEGREES WEST 5 CHAINS 31 LINKS TO A STONE FOR A CORNER TO LANDS OF SAME; THENCE ALONG THE SAME (9) SOUTH 84 DEGREES WEST 4 CHAINS 20 LINKS TO A STONE FOR A

CORNER TO LANDS OF SAME; THENCE ALONG SAME (10) NORTH 24.75 DEGREES WEST 2 CHAINS 75 LINKS TO A STONE FOR A CORNER TO SAME; RUNS THENCE ALONG SAME (11) SOUTH 57.75 DEGREES WEST 7 CHAINS 24 LINKS TO A CORNER OF SAID COWFORD'S LINE; RUNS THENCE (12) NORTH 31 DEGREES 10 MINUTES WEST 8 CHAINS 70 LINKS TO A CORNER OF SAID COWFORD'S LINE; RUNS THENCE (13) SOUTH 58 DEGREES WEST 34 LINKS TO A CORNER TO LAND OF GILBERT EVERITT; THENCE ALONG HIS LINE (14) SOUTH 31.5 DEGREES EAST 2 CHAINS 36 LINKS TO CORNER TO SAME; THENCE ALONG THE SAME (15) SOUTH 52.5 DEGREES WEST 7 CHAINS TO A CORNER TO LANDS OF SAME; RUNS THENCE ALONG SAME LINE (16) NORTH 21.5 DEGREES WEST 3 CHAINS TO A STONE FOR A CORNER TO C. B. SHEETS LAND; THENCE ALONG SAME (17) SOUTH 58 DEGREES WEST 1 CHAIN 47 LINKS TO A CORNER ON WILLIAM SITRES LINE; THENCE ALONG SAID SITRES LINE (18) SOUTH 24.5 DEGREES EAST 12 CHAINS 90 LINKS TO A CORNER ON LINE OF HARRISON ROUNSAVILLE'S LAND CORNER ALSO TO SAID WILLIAM SITRES; RUNS THENCE ALONG LINE OF SAID ROUNSAVILLE (19) SOUTH 72.75 DEGREES EAST 7 CHAINS 50 LINKS TO A CORNER TO SAID ROUNSAVILLE AND T. SITRES; THENCE (20) NORTH 23 DEGREES 35 MINUTES EAST 5 CHAINS 88 LINKS TO PLACE OF BEGINNING.

THIRD TRACT: BEGINNING AT A STONE CORNER TO ISAAC WARMAN AND WILLIAM SITRES AND RUNS THENCE (1) NORTH 36.25 DEGREES WEST 8 CHAINS 55 LINKS TO A STONE IN WARMAN'S LINE CORNER TO AARON VAN SYCKEL; THENCE (2) ALONG SAID VAN SYCKEL, NORTH 61.25 DEGREES EAST 17 CHAINS 10 LINKS TO A STONE CORNER TO JOSEPH TAYLOR AND SAID VAN SYCKEL; THENCE (3) SOUTH 15 DEGREES EAST 7 CHAINS 86 LINKS TO A STONE CORNER TO JOSEPH TAYLOR AND WILLIAM SITRES; THENCE (4) SOUTH 54.5 DEGREES WEST 14 CHAINS 14 LINKS TO THE PLACE OF BEGINNING.

EXCEPTING AND RESERVING THEREOUT AND THEREFROM THE FOLLOWING DESCRIBED TRACT OR PARCEL OF LAND AND PREMISES CONVEYED BY AGNES GURSKI AND NICK GURSKI, HER HUSBAND, TO ROSALIE GALLETTA BY DEED DATED 12/13/1943 AND RECORDED IN BOOK 441 OF DEEDS FOR HUNTERDON COUNTY, PAGE 169 AND BOUND AND DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE SET IN THE CENTER LINE OF THE PUBLIC ROAD, RUNNING THENCE ALONG LAND OF ARTHUR W. GROOM, SOUTH 21 DEGREES 9 MINUTES EAST, 862 FEET TO AN OLD PLANTED STONE; THENCE STILL ALONG ARTHUR W. GROOM'S LANDS, SOUTH 69 DEGREES 33 MINUTES EAST, 419.7 FEET TO AN OAK IN THE FENCE; THENCE STILL ALONG ARTHUR W. GROOM'S LANDS, NORTH 27 DEGREES 19 MINUTES EAST, 384.7 FEET CROSSING SPRING RUN TO A CORNER, THE NORTHERLY SIDE OF A LARGE HICKORY TREE IN LANDS OF AGNES GURSKI; THENCE ALONG SAID GURSKI'S LANDS, NORTH 24 DEGREES 15 MINUTES WEST 193.2 FEET TO A STAKE; THENCE STILL ALONG GURSKI'S LANDS, NORTH 29 DEGREES 12 MINUTES WEST, 225 FEET TO A STAKE; THENCE ALONG LANDS OF CHARLES EM, NORTH 27 DEGREES 55 MINUTES WEST 423.8 FEET TO A STAKE; THENCE STILL ALONG CHARLES EM'S LANDS, SOUTH 56 DEGREES 46 MINUTES WEST 462 FEET TO A STAKE; THENCE STILL ALONG CHARLES EM'S LANDS, NORTH 24 DEGREES 20 MINUTES WEST 200 FEET TO A STAKE IN THE PUBLIC ROAD; THENCE ALONG SAID PUBLIC ROAD, SOUTH 63 DEGREES 30 MINUTES WEST 97 FEET TO THE POINT AND PLACE OF BEGINNING.

ALSO EXCEPTING AND RESERVING THEREOUT AND THEREFROM, FOLLOWING DESCRIBED TRACT OR PARCEL OF LAND AND PREMISES CONVEYED BY AGNES GURSKI AND NICK GURSKI, HER HUSBAND TO VITO M. MANNO BY DEED DATED 2/23/9145 AND

RECORDED IN BOOK 448 OF DEEDS FOR HUNTERDON COUNTY PAGE 32 AND IS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN OR NEAR THE MIDDLE OF THE ROAD LEADING FROM PITTSTOWN TO JUTLAND IT BEING NORTHERLY ALONG THE ROAD 73 FEET, MORE OR LESS, FROM A CORNER TO LANDS OF GURSKI AND NOW OR FORMERLY F.C. MCPHERSON, AND RUNNING (1) ALONG THE SAID ROAD, NORTH 05 DEGREES 15 MINUTES WEST 200 FEET TO A POINT IN THE MIDDLE OF SAID ROAD; THENCE (2) BY REMAINING LANDS OF AGNES GURSKI, SOUTH 84 DEGREES 45 MINUTES WEST 400 FEET TO A STAKE; THENCE (3) BY THE SAME, SOUTH 05 DEGREES 15 MINUTES EAST 274.4 FEET TO A STAKE ON THE NORTHERLY SIDE OF A LANE OR DRIFTWAY; THENCE (4) BY THE SAME, SOUTH 71 DEGREES 20 MINUTES EAST 100 FEET TO A STAKE ON THE NORTHERLY SIDE OF DRIFTWAY; THENCE (5) NORTH 86 DEGREES 43 MINUTES EAST 50 FEET TO A STAKE IN THE MIDDLE OF DRIFTWAY; THENCE (6) ALONG THE LANE OR DRIFTWAY, NORTH 51 DEGREES 57 MINUTES EAST 175 FEET TO A STAKE IN THE DRIFTWAY; THENCE (7) STILL BY REMAINING LANDS AND RUNNING IN SAID LANE OR DRIFTWAY, NORTH 73 DEGREES 30 MINUTES EAST 113.3 FEET TO THE PLACE OF BEGINNING.

ALSO FURTHER EXCEPTING AND RESERVING THEREOUT AND THEREFROM THE FOLLOWING DESCRIBED TRACT OR PARCEL OF LAND AND PREMISES CONVEYED BY AGNES GURSKI AND NICK GURSKI, HER HUSBAND TO LUDWIG BUCH BY DEED GEARING DATED 4/19/1945 AND RECORDED IN BOOK 447 OF DEEDS FOR HUNTERDON COUNTY PAGE 378 AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE CORNER TO LANDS OF ARTHUR GROOM AND WALTER AGANS AND RUNNING (1) BY LANDS OF GROOM, NORTH 28 DEGREES 19 MINUTES WEST 469 FEET TO A STAKE IN LINE OF GROOM'S LAND; THENCE (2) BY REMAINING LANDS OF AGNES GURSKI, NORTH 71 DEGREES 20 MINUTES EAST 514.6 FEET TO A STAKE; THENCE (3) BY REMAINING LANDS, SOUTH 85 DEGREES 35 MINUTES EAST, 230 FEET TO A POINT IN THE MIDDLE OF THE ROAD FROM PITTSTOWN TO JUTLAND; THENCE (4) RUNNING IN THE ROAD BY REMAINING LANDS OF GURSKI, SOUTH 14 DEGREES 30 MINUTES WEST 483.6 FEET TO A POINT IN THE ROAD; THENCE (5) BY LINE OF LANDS OF WALTER AGANS, SOUTH 76 DEGREES 36 MINUTES WEST 382.9 FEET TO THE PLACE OF BEGINNING.

FURTHER EXCEPTING THE TRACT OR PARCEL OF LAND PREVIOUS CONVEYED FROM EUGENE G. BOWERS AND M. ELIZABETH BOWERS, HIS WIFE, TO STANLEY L. DOUGLASS AND WIFE, BY DEED RECORDED 6/13/68 IN DEED BOOK 719 PAGE 156, ET SEQ., IN THE OFFICE OF THE CLERK OF HUNTERDON COUNTY, CONSISTING OF 2 ACRES, MORE OF LESS.

EXCEPTING THEREFROM LANDS AND PREMISES PREVIOUSLY CONVEYED BY EUGENE G. BOWERS AND M. ELIZABETH BOWERS, HIS WIFE TO ALBERT AMABILE AND WIFE, BY DEED RECORDED 11/21/68 IN DEED BOOK 723 PAGE 305, ET SEQ., IN THE OFFICE OF THE CLERK OF HUNTERDON COUNTY, CONSISTING OF 6.52 ACRES MORE OR LESS.

EXCEPTING THEREFROM LANDS AND PREMISES PREVIOUSLY CONVEYED BY EUGENE G. BOWERS AND M. ELIZABETH BOWERS, HIS WIFE TO PHILIP J. FREEHAUF, JR. AND MAUDE L. FREEHAUF, HIS WIFE BY DEED RECORDED 9/22/58 IN DEED BOOK 591 PAGE 547 ET SEQ., IN THE OFFICE OF THE CLERK OF HUNTERDON COUNTY, CONSISTING OF 3.62 ACRES MORE OR LESS.

FURTHER EXCEPTING THE LANDS AND PREMISES PREVIOUSLY CONVEYED BY M. ELIZABETH BOWERS, WIDOW, ET ALS, TO EILEEN L. BOWERS BY DEED RECORDED 5/10/77 IN DEED BOOK 813 PAGE 7 ET SEQ., IN THE OFFICE OF THE CLERK OF HUNTERDON COUNTY, CONSISTING OF 7.46 ACRES MORE OR LESS.

FURTHER EXCEPTING THE LANDS AND PREMISES PREVIOUSLY CONVEYED BY M. ELIZABETH BOWERS, WIDOW, ET ALS, TO JOHN F. WARTA AND BONNIE L. WARTA, HUSBAND AND WIFE, BY DEED RECORDED 2/16/79 IN DEED BOOK 840 PAGE 187, ET SEQ., IN THE OFFICE OF THE CLERK OF HUNTERDON COUNTY, CONTAINING 7.33 ACRES OF LAND MORE OR LESS.

FURTHER EXCEPTING THE LANDS AND PREMISES PREVIOUSLY CONVEYED BY M. ELIZABETH BOWERS, WIDOW, ET ALS, TO DIRON, INC. A NEW JERSEY CORPORATION, BY DEED RECORDED 7/16/75 IN DEED BOOK 791 PAGE 14, ET SEQ., IN THE OFFICE OF THE CLERK OF HUNTERDON COUNTY, CONTAINING .0833 OF AN ACRE OF LAND, MORE OR LESS.

THE ABOVE PREMISES IS ALSO KNOWN AS LOTS 10Q0013, 7 & 7Q0013 IN BLOCK 30 ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF UNION.

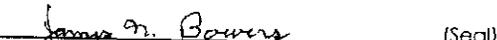
The street address of the Property is:
14 Perryville Road, Pittstown (Union Township), New Jersey

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 effect the Property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

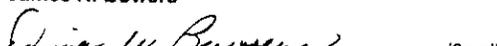
5. Signatures. The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature).

Witnessed or Attested by:


Neil E. Guthrie, Esq.


James N. Bowers (Seal)


Neil E. Guthrie, Esq.


Dina W. Bowers (Seal)

STATE OF NEW JERSEY, COUNTY OF **Hunterdon** SS:
I CERTIFY that on **February 6, 2007**

James N. Bowers and Dina W. Bowers personally came before me and stated to my satisfaction that **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 **\$ 1,450,000.00** 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
McCarter & English, LLP
Sander M. Jacobowitz, Esq.
100 Mulberry Street
Newark, New Jersey 07102

077 38024
R & R to:
Prestige Title Agency, Inc.
130 Pompton Avenue
Verona, NJ 07044
973-239-0101


Neil E. Guthrie, Esq.
Attorney at Law, State of New Jersey
Print name and title below signature

STATE OF NEW JERSEY

AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY }
COUNTY OF HUNTERDON } SS. County Municipal Code 1025
Municipality of Property Location: Union

FOR RECORDER'S USE ONLY
Consideration \$ 1,450,000
RTF paid by seller \$ 7535 A
Date 2/15/07 By ASB

† Use symbol "C" to indicate that fee is exclusively for county use.

(1) **PARTY OR LEGAL REPRESENTATIVE** (See Instructions 3 and 4 attached)
Deponent, James N. Bowers (Name), being duly sworn according to law upon his/her oath deposes

and says that he/she is the **Grantor** in a deed dated 2/06/07
(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)
transferring real property identified as Block No. 29, Lot No. 10; Block No. 30, Lot No. 7 located at
14 Perryville Road, Pittstown (Union Township), New Jersey and annexed thereto.
(Street Address, Town)

(2) **CONSIDERATION: \$ 1,450,000.00** (See Instructions 1 and 5)

(3) Property transferred is Class 4A 4B 4C (circle one). If Class 4A, calculation in Section 3A is required.

(3A) **REQUIRED CALCULATION OF EQUALIZED ASSESSED VALUATION FOR ALL CLASS 4A COMMERCIAL PROPERTY TRANSACTIONS:** (See Instructions 5A and 7)

Total Assessed Valuation ÷ Director's Ratio = Equalized Valuation
\$ _____ ÷ _____ % = \$ _____

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized value.

(4) **FULL EXEMPTION FROM FEE:** (See Instruction 8)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to the exemption symbol is insufficient. Explain in detail.

(5) **PARTIAL EXEMPTION FROM FEE:** (See Instruction 9) 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.

Deponent claims that this deed transaction is exempt from the State's portion of the Basic Fee, Supplemental Fee and General Purpose Fee, as applicable, imposed by C. 176, P.L. 1975; C. 113, P.L. 2004 and C. 66, P.L. 2004 for the following reason(s):

A. **SENIOR CITIZEN** (See Instruction 9)

- Grantor(s) 62 years of age or over.*
- One- or two-family residential premises.
- Resident of the State of New Jersey.
- Owned and occupied by grantor(s) at time of sale.
- Owners as joint tenants must all qualify.

B. **BLIND** (See Instruction 9)

- Grantor(s) legally blind.*
- One- or two-family residential premises.
- Owned and occupied by grantor(s) at time of sale.
- Owners as joint tenants must all qualify.
- Resident of the State of New Jersey.
- DISABLED (See Instruction 9)
- Grantor(s) permanently and totally disabled.*
- Receiving disability payments.*
- Not gainfully employed.*
- One- or two-family residential premises.
- Owned and occupied by grantor(s) at time of sale.
- Owners as joint tenants must all qualify.
- Resident of the State of New Jersey.

* IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANTOR NEED QUALIFY IF OWNED AS TENANTS BY THE ENTIRETY.

C. **LOW AND MODERATE INCOME HOUSING** (See Instruction 9)

- Affordable according to HUD standards.
- Meets income requirements of region.
- Reserved for occupancy.
- Subject to resale controls.

(6) **NEW CONSTRUCTION** (See Instructions 2, 10 and 12)

- Entirely new improvement.
- Not previously used for any purpose.
- Not previously occupied.
- "NEW CONSTRUCTION" printed clearly at the top of the first page of the deed.

(7) 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 Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this Sixth day of February, 20 07

James N. Bowers & Dina W. Bowers, H/W
Signature of Deponent

14 Perryville Road
Pittstown, New Jersey 08867
Deponent Address

14 Perryville Road
Pittstown, New Jersey 08867
Grantor Name
Grantor Address at Time of Sale

Notary Public
Neil E. Guthrie, Esq.

Neil E. Guthrie, Esq.
Name/Company of Settlement Officer

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 or amended without the prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at www.state.nj.us/treasury/taxation/lpt/localtax.htm.

FOR OFFICIAL USE ONLY
Instrument Number _____ County Hunterdon
Deed Number _____ Book 2177 Page 343
Deed Dated 2/16/07 Date Recorded 2/15/07

County Recording Officers shall forward one copy of each Affidavit of Consideration for Use by Seller when Section 3A is completed.
State of New Jersey - Division of Taxation, P.O. Box 251, Trenton, NJ 08695-0251, Attention: Realty Transfer Fee Unit

STATE OF NEW JERSEY

AFFIDAVIT OF CONSIDERATION FOR USE BY BUYER

(Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

COUNTY OF **HUNTERDON**

Municipality of Property Location: **Union**

} SS. County Municipal Code
1025

FOR RECORDER'S USE ONLY	
Consideration \$	<u>1,450,000</u>
RTP paid by buyer \$	<u>17,500</u>
Date	<u>2/15/07</u> By <u>NSB</u>

(1) **PARTY OR LEGAL REPRESENTATIVE** (See Instructions 3 and 4 on the reverse side.)

Deponent John A. Witte, being duly sworn according to law upon his/her oath, deposes and says

that he/she is the Corporate Officer of SSF Acquisition, LLC in a deed dated 02/06/07

transferring real property identified as Block No. 29, Lot No. 10; Block No. 30 Lot No. 7

located at 14 Perryville Road, Pittstown (Union Township), New Jersey and annexed thereto.

(2) **CONSIDERATION \$ 1,450,000.00** (See Instructions 1, 5 and 11 on the reverse side.)

Entire consideration is in excess of \$1,000,000:

PROPERTY CLASSIFICATION CHECKED BELOW SHOULD BE TAKEN FROM THE OFFICIAL TAX LIST (A PUBLIC RECORD) OF THE MUNICIPALITY WHERE THE REAL PROPERTY IS LOCATED IN THE YEAR THAT THE TRANSFER IS MADE.

(A) When Grantee is required to remit the 1% fee, complete below:

- Class 2 - Residential
- Class 3A - Farm property (Regular) and any other real property transferred to same grantee in conjunction with transfer of Class 3A property.
- Class 4A - Commercial Properties (if checked, calculation on (c) required below)
- Class 4C - Residential Cooperative Unit (4 Families or less)

(B) When Grantee is not required to remit the 1% fee, complete below:

- Property class. Circle applicable class(es): 1 4B 4C 15
Property classes: 1-Vacant Land, 4B-Industrial Properties, 4C-Apartments (other than cooperative unit), 15-Public Property
- Exempt Organization pursuant to federal Internal Revenue Code of 1986
- Incidental to corporate merger or acquisition and equalized assessed valuation less than 20% of total value of all assets exchanged in merger or acquisition. (If checked, calculation in (C) below required and **MUST ATTACH COMPLETED RTP-4.**)

(C) **REQUIRED CALCULATION OF EQUALIZED ASSESSED VALUATION FOR ALL CLASS 4A COMMERCIAL PROPERTY TRANSACTIONS** (See Instructions 6 and 7 on the reverse side.)

Total Assessed Valuation ÷ Director's Ratio = Equalized Valuation

\$ _____ ÷ _____ % = \$ _____

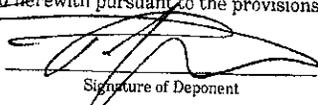
If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized value.

(3) **TOTAL EXEMPTION FROM FEE** (See Instruction 8 on the reverse side.)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to the exemption symbol is insufficient. Explain in detail.

(4) Deponent makes this Affidavit of Consideration for Use by Buyer to induce the county clerk or register of deeds to record the deed and accept the fee submitted herewith pursuant to the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

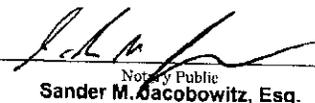
Subscribed and sworn to before me this Sixth day of February, 2007


Signature of Deponent

SSF Acquisition, LLC
Grantee Name

1250 Liberty Avenue
Hillside, New Jersey 07205
Deponent Address

1250 Liberty Avenue
Hillside, New Jersey 07205
Grantee Address at Time of Sale


Notary Public
Sander M. Jacobowitz, Esq.

Neil E. Guthrie, Esq.
Name/Company of Settlement Officer

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 or amended without the prior approval of the Director. For further information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at www.state.nj.us/treasury/taxation/lpt/localtax.htm.

FOR OFFICIAL USE ONLY	
Instrument Number	County <u>Hunterdon</u>
Deed Number	Book <u>2177</u> Page <u>543</u>
Deed Dated	Date Recorded <u>2/15/07</u>

County Recording Officers shall forward one copy of each Affidavit of Consideration for Use by Buyer recorded with deeds to:
State of New Jersey - Division of Taxation, P.O. Box 251, Trenton, NJ 08695-0251, Attention: Realty Transfer Fee Unit

State of New Jersey

Seller's Residency Certification/Exemption

(C.55, P.L. 2004)

(Please Print or Type)

SELLER(S) INFORMATION (See Instructions, page 2):

Name(s) **James N. Bowers and Dina W. Bowers**

Current Resident Address **92 Back Brook Road**

City, Town, Post Office **Ringoes**

State **NJ**

Zip Code **08551**

PROPERTY INFORMATION (Brief Property Description):

Block(s) **29 & 30**

Lot(s) **10 & 7**

Qualifier **Q0013**

Street Address **14 Perryville Road**

City, Town, Post Office **Pittstown (Union Township)**

State **NJ**

Zip Code **08867**

Seller's Percentage of Ownership **100%**

Consideration **\$1,450,000.00**

Closing Date **2/6/07**

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to NON-residents):

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. s. 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 an individual, estate or trust and as such not required to make an estimated payment pursuant to N.J.S.A.54A:5-1-1 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 intestate 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.

February 6, 2007

Date

James N. Bowers

James N. Bowers

Signature

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

February 6, 2007

Date

Dina W. Bowers

Dina W. Bowers

Signature

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

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Recording Fee: \$130.00

Tax Fee: \$7735.00

Consideration: \$1450000.00

Buyers Fee: \$14500.00

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