

Prepared by:

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03/12/2007 10:29:34 AM D
BK: 2179 Pg: 61
Mary H. Melfi
Hunterdon County Clerk

30/1

DEED

THIS DEED is made on the 1 day of March, 2007,

BETWEEN

EDWARD J. ROSSI and PATRICIA S. ROSSI, husband and wife, having an address at 20 Red Jacket Lane, Pittstown, New Jersey 08867, collectively referred to as the Grantor,

AND

PATRICIA S. ROSSI, a married woman, having an address at 20 Red Jacket Lane, Pittstown, New Jersey 08867, referred to as the Grantee.

- 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 One and 00/100 (\$1.00) Dollar. The Grantor acknowledges receipt of this money.
- 2. Tax Map Reference.** (N.J.S.A. 46:15-2.1) Union Township, County of Hunterdon, Block no. 30, Lot No. 1.
- 3. Property.** The Property consists of the land and all the buildings and structures on the land in the Township of Union, County of Hunterdon and State of New Jersey, more fully described in the LEGAL DESCRIPTION which is attached hereto as SCHEDULE "A".

BEING known and designated as Lot 1 in Block 30 as shown on a filed map entitled "Final Plat for Wellington West Tax Map Block 30, Lot 1", located in Union Township, Hunterdon County, New Jersey, which map was prepared by Van Cleef Engineering Associates and filed in the Hunterdon County Clerk's Office on October 14, 1994, as Map No. 1164.

BEING part of the same premises conveyed to Brinkerhoff Enterprises, Inc., a New Jersey corporation, by Deed of Farm II, a New Jersey Limited partnership, dated September 3, 1986, and recorded in the Hunterdon County Clerk's Office on September 17, 1986, in Book 970 of Deeds at pages 47, etc.

CONVEYANCE is made subject to:

- (1) Wellington West Subdivision Declaration of Covenants and Restrictions, recorded in Hunterdon County Clerk's Office on November 17, 1994, in Book 1117 of Deeds, pages 469, etc.
- (2) Such further restrictions and easements shown or set forth on Filed Map #1164 and applicable to this property.
- (3) Any other easements or restrictions of record affecting the property.

BEING THE SAME PREMISES conveyed to Grantor by Deed from Brinkerhoff Enterprises, Inc. dated December 21, 2000, and recorded in the Office of the Hunterdon County Clerk on December 29, 2000, in Deed Book no. 1254, at Page 873.

THE STREET ADDRESS of the Property is:
20 Red Jacket Lane, Pittstown, New Jersey 08867

SCHEDULE "A"

Block: 30, Lot: 1

BEGINNING at an iron pipe found in a hedgerow in line of lands owned by Ludwig Roerig, said pipe marking the southwest corner of Lot 31 in Block 30 as shown on a map entitled "Final Plat for Wellington West, Tax Map Block 30, Lot 1" filed in the Hunterdon County Clerk's Office on October 14, 1994, as Map No. 1164, said Lot 31 owned by Gary Jones and running; thence

(1) along said line of lands owned by Roerig, being Lot 8 in Block 30 as shown on the Union Township Tax Map, running along said hedgerow, North 62 degrees 06 minutes 31 seconds West, a distance of 936.92 feet to an iron pin found; thence

(2) along a line of lands owned by Wayne Oliphant and Kathleen Farley, being Lot 1.11 in said Block 30, and along a line of lands owned by Thomas Tecklenburg, being Lot 1.12 in said Block 30, North 22 degrees 54 minutes 00 seconds East, a distance of 921.05 feet to an iron pin found; thence

(3) along a line of lands owned by Frank C. Pacifico, being Lot 1.01 in said Block 30, and along a line of lands owned by Edward J. Blatt and Patricia McCarthy, being Lot 1.02 in said Block 30, South 68 degrees 08 minutes 46 seconds East, a distance of 505.99 feet to a point; thence

(4) along another line of said Lot 1.02 owned by Blatt and McCarthy along the arc of a curve to the left having a radius of 702.49 feet, an arc distance of 285.98 feet, the chord of said arc bearing North 11 degrees 14 minutes 07 seconds East, a chord distance of 284.01 feet to a point; thence

(5) along another line of said Lot 1.02, North 0 degrees 25 minutes 38 seconds West, a distance of 205.00 feet to a point located in the macadam pavement of Cooks Cross Road; thence

(6) along Cooks Cross Road, North 89 degrees 34 minutes 22 seconds East, a distance of 50.00 feet to a point in said pavement; thence

(7) along a line of lands owned by Christopher R. Smith, being Lot 1.03 in Block 30 as shown on said Tax Map, South 0 degrees 25 minutes 38 seconds East, a distance of 205.00 feet to an iron pipe found; thence

(8) along another line of said Lot 1.03 owned by Smith along the arc of a curve to the right having a radius of 752.49 feet, an arc distance of 262.28 feet, the chord of said arc bearing South 9 degrees 33 minutes 29 seconds West, a chord distance of 260.95 feet to an iron pipe found; thence

(9) along another line of said Lot 1.03 owned by Smith, along a line of Lot 1.04 in Block 30 owned by Stuart L. Soled and along a line of Lot 1.05 in Block 30 owned by Ralph G. Loeffler, North 89 degrees 34 minutes 22 seconds East, a distance of 645.25 feet to a point; thence

(10) along another line of said Lot 1.05 owned by Loeffler, North 0 degrees 25 minutes 38 seconds West, a distance of 462.00 feet (passing through a concrete monument found on line at the southerly right-of-way line of Cooks Cross Road) to a point located near the southerly edge of the macadam pavement of Cooks Cross Road; thence

(11) along Cooks Cross Road, North 89 degrees 34 minutes 22 seconds East, a distance of 194.88 feet to a point located near the northerly edge of the pavement; thence

(12) along Cooks Cross Road, South 68 degrees 45 minutes 47 seconds East, a distance of 104.66 feet to a point located in said pavement; thence

(13) along a line of lands owned by Harry Shpunder, being Lot 1.06 in said Block 30 as shown on said Tax Map, South 21 degrees 14 minutes 13 seconds West, a distance of 462.00 feet (passing through a concrete monument found on line at the southerly right-of-way line of Cooks Cross Road) to an iron pin found; thence

(14) along a line of lands owned by John F. Aldrich, being Lot 11 in Block 30 as shown on Filed Map No. 1164, South 17 degrees 54 minutes 27 seconds West, a distance of 636.90 feet to an iron pipe found; thence

(15) along a line of lands owned by Robert Oppedisano, being Lot 33 in Block 30 as shown on Filed Map No. 1164, and along a line of lands owned by Harold J. Novick, being Lot 32 in said Block 30 as shown on Filed Map No. 1164, North 70 degrees 25 minutes 27 seconds West, a distance of 424.27 feet to a point; thence

(16) along another line of said Lot 32 owned by Novick and along a line of said Lot 31 owned by Jones, South 19 degrees 34 minutes 33 seconds West, a distance of 696.07 feet to the point and place of beginning, containing 29.128 acres, more or less, as surveyed in February of 1998 and updated in December of 2000 by Peter J. Crowl, Land Surveyor, New Jersey License No. 14453. All bearings herein refer to those as shown on Filed Map No. 1164.

Being Lot 1 in Block 30 as shown on Filed Map No. 1164;

Subject to a previous dedication to Union Township of all lands within 25 feet of the existing center line of the macadam pavement of Cooks Cross Road.

Subject to a driveway easement per Deed Book 841, page 475.

Subject to 40 foot wide drainage easement and buffer per Filed Map No. 1164.

4. **Promises by the Grantor.** The Grantor promises that the Grantor has done no act to encumber the Property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the Property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

5. **Signature.** The Grantors sign this Deed as of the date at the top of the first page.

WITNESS:

Warren Litchey

By: [Signature] (Seal)
EDWARD J. ROSSI

Warren Litchey

By: [Signature] (Seal)
PATRICIA S. ROSSI

STATE OF NEW JERSEY)
COUNTY OF Warren

I CERTIFY that on March 1, 2007, EDWARD J. ROSSI, personally came before me and stated to my satisfaction that he:

- (a) was the maker of this Deed;
- (b) executed this Deed as his own act; 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).

[Signature]
Notary Public or Attorney at Law

STATE OF NEW JERSEY)
COUNTY OF Warren

I CERTIFY that on March 1, 2007, PATRICIA S. ROSSI, personally came before me and stated to my satisfaction that she:

- (a) was the maker of this Deed;
- (b) executed this Deed as his own act; 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).

[Signature]
Notary Public or Attorney at Law

RECORD AND RETURN TO:

Jeffrey L. Love, Esq.
Sills Cummis Epstein & Gross, P.C.
One Riverfront Plaza
Newark, NJ 07102-5400

IN DUPLICATE
11/06) 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.
NEW JERSEY

FOR RECORDER'S USE ONLY	
Consideration	\$ 1.00
RTF paid by seller	\$ E
Date 3-1-07	By NF

NTY HUNTERDON } SS. County Municipal Code 1025
MUNICIPALITY OF PROPERTY LOCATION UNION TOWNSHIP

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

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

Deponent, PATRICIA S. ROSSI, being duly sworn according to law upon his/her oath,
(Name)
deposes and says that he/she is the GRANTOR in a deed dated _____ transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)
real property identified as Block number 30 Lot number 1 located at
20 RED JACKET LANE, PITTSTOWN, UNION TOWNSHIP, HUNTERDON COUNTY and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION \$ 1.00 (See Instructions #1 and #5 on reverse side)

(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 on 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.

(4) FULL EXEMPTION FROM FEE (See Instruction #8 on 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 exemption symbol is insufficient. Explain in detail.
8(A) CONSIDERATION IS LESS THAN \$100.

(5) PARTIAL EXEMPTION FROM FEE (See Instruction #9 on reverse side)
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 State portions 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 Grantor(s) 62 years of age or over. * (See instruction #9 on reverse side for A or B)
B. { BLIND PERSON Grantor(s) legally blind or; *
DISABLED PERSON Grantor(s) permanently and totally disabled Receiving disability payments Not gainfully employed*
Senior citizens, blind or disabled persons must also meet all of the following criteria.
 Owned and occupied by grantor(s) at time of sale. Resident of the State of New Jersey.
 One or two-family residential premises. Owners as joint tenants must all qualify.

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

- C. LOW AND MODERATE INCOME HOUSING (See Instruction #9 on reverse side)
 Affordable according to H.U.D. standards. Reserved for occupancy.
 Meets income requirements of region. Subject to resale controls.

(6) NEW CONSTRUCTION (See Instructions #2, #10 and # 12 on reverse side)
 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 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 1 day of March, 20 07
Sally A Fisher Signature of Deponent
20 Red Jacket La., Pittstown, NJ Deponent Address
PATRICIA S. ROSSI Grantor Name
20 Red Jacket La., Pittstown, NJ Grantor Address at Time of Sale

Sally A. Fisher
Notary Public of New Jersey
My Commission Expires 4/2011
ID#00088855

FOR OFFICIAL USE ONLY	
Instrument Number	County <u>Hunterdon</u>
Deed Number	Book <u>2177</u> Page <u>01</u>
Deed Dated <u>3-1-07</u>	Date Recorded <u>3-12-07</u>

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
PO BOX 251
TRENTON, NJ 08695-0251
ATTENTION: REALTY TRANSFER FEE UNIT
The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and may not be altered or amended without 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.



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

GIT/REP-3
 (2-07)

20070312000070a50 5/5
 03/12/2007 10:29:34 AM D
 Recording Fee: \$60.00
 Tax Fee: \$0.00
 Consideration: \$1.00
 Buyers Fee: \$0.00
 NF11

(Please Print or Type)

SELLER(S) INFORMATION (See Instructions, Page 2)

Name(s)

EDWARD J. ROSSI and PATRICIA S. ROSSI

Current Resident Address:

Street: 20 RED JACKET LANCE

City, Town, Post Office

PITTSTOWN

State

NJ

Zip Code

08867

PROPERTY INFORMATION (Brief Property Description)

Block(s)

30

Lot(s)

1

Qualifier

Street Address:

20 RED JACKET LANE

City, Town, Post Office

PITTSTOWN

State

NJ

Zip Code

08867

Seller's Percentage of Ownership

100%

Consideration

\$1.00

Closing Date

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: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.

3/1/07

Date

3/1/07

Date

Signature

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

Signature

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