

B1241 P0777

COUNTY OF HUNTERDON	
CONSIDERATION	481,415
REALTY TRANSFER FEE	1882.50
DATE	6/26/00 BY 19873

Deed

*Handwritten signature and scribbles*

This Deed is made on June 21, 2000, BETWEEN

BRINKERHOPF ENTERPRISES, INC.,

a corporation of the state of New Jersey, having its principal office at 117 Locust Grove Road, Pittstown, New Jersey 08867,

referred to as the Grantor, AND JAMES S. AJAMIAN,

whose post office address is about to be 4 Grove Farm Road, Pittstown, New Jersey 08867.

referred to as the Grantee. The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

1. Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of FOUR HUNDRED EIGHTY-ONE THOUSAND FOUR HUNDRED FIFTEEN DOLLARS (\$481,415.00). The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of Union Township Block No. 30 Lot No. 13 Qualifier No. 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 buildings and structures on the land in the Township of Union, County of Hunterdon, and State of New Jersey. The legal description is:

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

BEING known and designated as Lot 13 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 property 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 the Hunterdon County Clerk's Office on November 17, 1994, in Book 1117 of Deeds at pages 469, etc.
  - (2) Such further restrictions and easements shown on or set forth on Filed Map #1164 and applicable to this property.
  - (3) Any other easements or restrictions of record affecting this property.

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

*[Signature]*

DANIEL C. SORIANO, JR., ESQ.

(For Recorder's Use Only)

120664

30/12



B1241 P0778

The street address of the Property is: 4 Grove Farm Road

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

5. Signatures. This Deed is signed and attested to by the Grantor's proper corporate officers as of the date at the top of the first page. Its corporate seal is affixed. (Print name below each signature).

Witnessed or Attested by:

BRINKERHOFF ENTERPRISES, INC.

Judith L. Andresen  
Judith L. Andresen, Secretary

By: Ronald E. Brinkerhoff  
Ronald E. Brinkerhoff President

RECORDED

JUN 26 2 27 PM '00

STATE OF NEW JERSEY, COUNTY OF HUNTERDON  
I CERTIFY that on June 21, 2000,  
RONALD E. BRINKERHOFF

HUNTERDON COUNTY  
COURT  
SS.

personally came before me and stated to my satisfaction that this person (or if more than one, each person):  
(a) was the maker of the attached Deed;  
(b) was authorized to and did execute this Deed as President of BRINKERHOFF ENTERPRISES, INC., the entity named in this Deed;  
(c) made this Deed for \$ 481,415.00 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.); and  
(d) executed this Deed as the act of the entity.

RECORD AND RETURN TO:  
HOWARD J. APGAR, ESQ.  
116 Route 173  
Clinton, New Jersey 08809

Daniel C. Soriano, Jr.  
(Print name and title below signature)  
Daniel C. Soriano, Jr.  
An Attorney at Law of New Jersey

B1241 P0779

NC1045 - Affidavit of Consideration  
RTF-1 (Rev. 5/99)  
P5/99

STATE OF NEW JERSEY  
AFFIDAVIT OF CONSIDERATION OR EXEMPTION  
(c. 49, P.L. 1968)  
or  
PARTIAL EXEMPTION  
(c. 176, P.L. 1975)

ALL-STATE® Legal  
A Division of ALL-STATE International, Inc.  
(908) 272-0800 Page 1

To be recorded with Deed pursuant to c. 49, P.L. 1968, as amended by c. 225, P.L. 1985 (N.J.S.A. 46:15-5 et seq.)

STATE OF NEW JERSEY  
COUNTY OF HUNTERDON

FOR RECORDER'S USE ONLY  
Consideration \$ 781,415  
Realty Transfer Fee \$ 1882.50  
Date 6/26/00 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 JUDITH L. ANDRESEN, being duly sworn according to law upon his/her oath  
(Name)

deposes and says that he/she is the Secretary of Grantor in a deed dated 6/21/00  
(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)

transferring real property identified as Block No. 30 Lot No. 13

located at 4 Grove Farm Road, Union Township, Hunterdon County  
(Street Address, Municipality, County)

and annexed hereto.

(2) CONSIDERATION (See Instruction #6.)

Deponent states that, with respect to deed hereto annexed, the actual amount of money and the monetary value of any other thing of value constituting the entire compensation paid or to be paid for the transfer of title to the lands, tenements or other realty, including the remaining amount of any prior mortgage to which the transfer is subject or which is to be assumed and agreed to be paid by the grantee and any other lien or encumbrance thereon not paid, satisfied or removed in connection with the transfer of title is \$481,415.00

(3) FULL EXEMPTION FROM FEE Deponent claims that this deed transaction is fully exempt from the Realty Transfer Fee imposed by c. 49, P.L. 1968, for the following reason(s): Explain in detail. (See Instruction #7.) Mere reference to exemption symbol is not sufficient.

(4) PARTIAL EXEMPTION FROM FEE

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. (See Instructions #8 and #9.)

Deponent claims that this deed transaction is exempt from the increased portion of the Realty Transfer Fee imposed by c. 176, P.L. 1975 for the following reason(s):

- A) SENIOR CITIZEN (See Instruction #8.)
  - Grantor(s) 62 yrs. of age or over.\*
  - One- or two-family residential premises.
  - Owned and occupied by grantor(s) at time of sale.
  - No joint owners other than spouse or other qualified exempt owners.

- B) BLIND (See Instruction #8.)
  - Grantor(s) legally blind.\*
  - One- or two-family residential premises.
  - Owned and occupied by grantor(s) at time of sale.
  - No joint owners other than spouse or other qualified exempt owners.
- DISABLED (See Instruction #8.)
  - Grantor(s) permanently and totally disabled.\*
  - One- or two-family residential premises.
  - Receiving disability payments.
  - Owned and occupied by grantor(s) at time of sale.
  - Not gainfully employed.
  - No joint owners other than spouse or other qualified exempt owners.

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

- C) LOW AND MODERATE INCOME HOUSING (See Instruction #8.)
  - Affordable According to HUD Standards.
  - Meets Income Requirements of Region.
  - Reserved for Occupancy.
  - Subject to Resale Controls.

- D) NEW CONSTRUCTION (See Instruction #9.)
  - Entirely new improvement.
  - Not previously used for any purpose.
  - Not previously occupied.

Deponent makes this Affidavit to induce the County Clerk or Register of Deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of c. 49, P.L. 1968.

Subscribed and sworn to before me  
this 21st  
day of June, 2000

Judith L. Andren  
(Name of Deponent (sign above line))  
JUDITH L. ANDRESEN  
137 Lilac Drive  
Annandale, N.J. 08801  
Address of Deponent

BRINKERHOFF ENTERPRISES, INC.  
a N.J. corporation  
Name of Grantor (type above line)  
117 Locust Grove Road  
Pittstown, N.J. 08867  
Address of Grantor at Time of Sale

Daniel C. Soriano, Jr.  
An Attorney at Law of N.J.

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds  
Instrument Number 1201664 County Hunterdon  
Deed Number 1201664 Book \_\_\_\_\_ Page \_\_\_\_\_  
Deed Dated 6/21/00 Date Recorded 6/26/00

IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HEREOF. This format is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered without the approval of the Director.

ORIGINAL - White copy to be retained by County.  
DUPLICATE - Yellow copy to be forwarded by County to Division of Taxation on partial exemption from fee (N.J.A.C. 18:16 - 8.12)  
TRIPLICATED - Pink copy is your file copy.

END OF DOCUMENT

DEED - Bargain and Sale (Covenant as to Grantor's Acts)



070807000231850 1/5  
10/7/2007 12:47:47 PM RD  
: 2191 Pg: 117  
Mary H. Melfi  
Hunterdon County Clerk

Prepared by:   
Robert J. Beacham, Esq.

RE-RECORDED  
**D E E D**

25

THIS DEED IS made on May 14, 2007

30/13

**BETWEEN**

Edward R. Ajamian, and Rita Witten, Individually and as Co-Executors of the Last Will and Testament of James S. Ajamian, deceased whose address is 21 King James Lane, Atlantic Highlands, NJ 07716 and 262 Skillman Road, Skillman, NJ 08558, respectively referred to as the Grantor,

**AND** Deignan Deignan

Thomas John ~~Deignan~~ and Jodi L. ~~Deignan~~, husband and wife whose address is about to be 4 Grove Farm Road, Union Township, 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 **Seven Hundred Thousand 00/100 (\$700,000.00) Dollars**. The Grantor acknowledges receipt of this money.

**TAX MAP REFERENCE.** (N.J.S.A. 46:15-2.1) Municipality of Township of Union, Hunterdon County, Block No. 30, Lot No.13  
( ) 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 Township of Union, Hunterdon County, and State of New Jersey. The legal description is:

See Schedule "A" - Legal Description which is attached hereto and made a part hereof.

Said premises are commonly known as 4 Grove Farm Road, Union Township, Pittstown, New Jersey 08867.

Being the same premises conveyed to Grantors under the Last Will and Testament of James S. Ajamian, dated February 26, 2003, probated December 14, 2004 in the Hunterdon County Surrogate's Office as Microfilm No. 41649. Title was vested in James S. Ajamian by Deed from Brinkerhoff Enterprises, Inc., a corporation of the State of New Jersey, dated June 21, 2000, rerecorded June 26, 2000 in the Hunterdon County Clerk's Office in Deed Book 1241, Page 777. James S. Ajamian died on November 23, 2004 leaving the above mentioned Last Will and Testament. Letters Testamentary were issued to Edward R. Ajamian and Rita Witten on December 17, 2004.

**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).

The within DEED is being re-recorded to reflect the correct spelling of the Grantees last name.



2007051800047290 1/5  
05/18/2007 03:15:44 PM D  
Bk: 2194 Pg: 354  
Mary H. Melfi  
Hunterdon County Clerk

Title No. LX-13095-2007

**SCHEDULE A  
DESCRIPTION  
AMENDED**

ALL that certain tract, lot and parcel of land lying and being in the Township of Union, County of Hunterdon and State of New Jersey.

BEING known and designated as Lot 13 in Block 30 as shown on a certain map entitled "Final Plat for Wellington West Tax Map Block 30, Lot 1, located in Union Township, Hunterdon County, New Jersey" said map being duly filed in the Hunterdon County Clerk's Office on October 14, 1994 as Filed Map No. 1164.

BEGINNING at a capped iron found in the easterly sideline of Grove Farm Road located North 30 degrees 59 minutes 11 seconds East, 180.00 feet from the intersection of the easterly sideline of Grove Farm Road extended with the northerly sideline of Loyalist Way extended, said iron also being a common corner to lands belonging now or formerly to Kevin Kuo and running from said beginning point:

1. by a line running along the easterly sideline of Grove Farm Road, North 30 degrees 59 minutes 11 seconds East, 200.00 feet to a capped iron found in said sideline, corner also to lands belonging now or formerly to John Aldrich; thence
2. along said lands of Aldrich, South 59 degrees 00 minutes 49 seconds East, 385.68 feet to a point in the westerly sideline of Pittstown Road (County Route 513), corner also to said lands of Aldrich; thence
3. by a line running along the westerly sideline of Pittstown Road, South 30 degrees 33 minutes 30 seconds West, 200.01 feet to a point in said sideline, corner also to lands belonging now or formerly to Kevin Kuo; thence
4. along said lands of Kuo, North 59 degrees 00 minutes 49 seconds West, 387.18 feet to the place of BEGINNING.

BEING in accordance with a survey dated May 10, 2007 made by Glenn R. Kantorski, P.L.S.

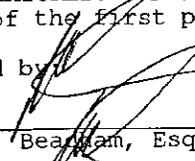
**Note for Information Only:**

The land referred to in this Commitment is commonly known as Lot(s) 13, Block 30 on the Tax Map of the Township of Union, in the County of Hunterdon, also known as 4 Grove Farm Road.

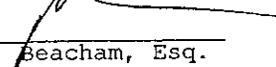
Issued By: LENOX TITLE AGENCY, L.L.C.  
256 Broad Street, Bloomfield, NJ 07003  
(973)748-8122 Fax (888)466-9238

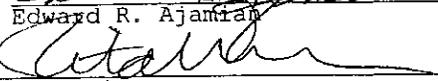
**SIGNATURES.** The Grantor signs this Deed as of the date at the top of the first page.

Witnessed by

  
Robert J. Beacham, Esq.

  
Edward R. Ajamian

  
Robert J. Beacham, Esq.

  
Rita Witten

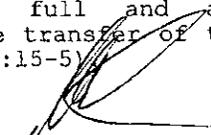
STATE OF NEW JERSEY COUNTY OF SOMERSET

SS:

I CERTIFY that on May 14, 2007

Edward R. Ajamian and Rita Witten, Individually and as Co-Executors of the Last Will and Testament of James S. Ajamian 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 \$700,000.00 in full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in NJSA 46:15-5)

  
Robert J. Beacham, An  
Attorney at Law of the  
State of New Jersey

DEED

Dated: May 14, 2007

Edward R. Ajamian, and  
Rita Witten, Individually  
And as Co-Executors of the  
Last Will and Testament of  
James S. Ajamian, deceased

Record and Return to

Rylaka Gianos  
William J. Gianos, Esq.  
12 Lower Center Street P.O. Box  
Clinton, NJ 08809 5365

Grantor

to

Thomas John Diegnan and  
Jodi L. Diegnan, husband and  
wife

Grantee



GIT/REP-3  
(2-07)

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)  
Edward R. Ajamian, Individually and as Co-Executor of the Last Will and Testament of  
Current Resident Address: James S. Ajamian  
Street: 21 King James Lane  
City, Town, Post Office: Atlantic Highlands, NJ 07716 State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

**PROPERTY INFORMATION (Brief Property Description)**

Block(s) 30 Lot(s) 13 Qualifier \_\_\_\_\_  
Street Address: 4 Grove Farm Road  
City, Town, Post Office: Pittstown, NJ 08867 State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Seller's Percentage of Ownership \_\_\_\_\_ Consideration \$700,000.00 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.

5/14/07  
Date

Edward R. Ajamian, executor  
Signature  
(Seller) Please indicate if Power of Attorney or Attorney in Fact

Date

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



State of New Jersey

**SELLER'S RESIDENCY CERTIFICATION/EXEMPT**  
(C.55, P.L. 2004)

GIT/REP-3  
(2-07)

20070907000231858 5/5  
08/07/2007 12:47:47 PM RD  
Recording Fee: \$90.00  
Tax Fee: \$.00  
Consideration: \$700000.00  
Buyer's Fee: \$.00  
KML1

(Please Print or Type)

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

Name(s) Rita Witten, Individually and as Co-Executor of the Last Will and Testament of  
Current Resident Address: James S. Ajamian  
Street: 262 Skillman Road  
City, Town, Post Office Skillman, NJ 08558 State \_\_\_\_\_ Zip Code \_\_\_\_\_

**PROPERTY INFORMATION (Brief Property Description)**

Block(s) 30 Lot(s) 13 Qualifier \_\_\_\_\_  
Street Address: 4 Grove Farm Road  
City, Town, Post Office Pittstown, NJ 08867 State \_\_\_\_\_ Zip Code \_\_\_\_\_  
Seller's Percentage of Ownership \_\_\_\_\_ Consideration \$700,000.00 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.
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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 further declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete.

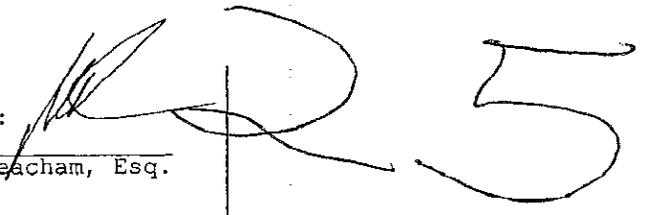
5-14-07  
Date

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

20070518000147290 5/5  
08/14/2007 03:15:44 PM D  
Recording Fee: \$90.00  
Tax Fee: \$245.00  
Consideration: \$700000.00  
Buyer's Fee: \$.00  
LB11

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

DEED - Bargain and Sale (Covenant as to Grantor's Acts)

Prepared by:   
Robert J. Beacham, Esq.

**D E E D**

This Deed is made on May 14, 2007

**BETWEEN**

Edward R. Ajamian, and Rita Witten, Individually and as Co-Executors of the Last Will and Testament of James S. Ajamian, deceased whose address is 21 King James Lane, Atlantic Highlands, NJ 07716 and 262 Skillman Road, Skillman, NJ 08558, respectively referred to as the Grantor,

**AND**

Thomas John Diegnan and Jodi L. Diegnan, husband and wife whose address is about to be 4 Grove Farm Road, Union Township, Pittstown, NJ 08867 referred to as the Grantee.

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

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**TAX MAP REFERENCE.** (N.J.S.A. 46:15-2.1) Municipality of Township of Union, Hunterdon County, Block No. 30, Lot No.13  
( ) 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 Township of Union, Hunterdon County, and State of New Jersey. The legal description is:

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Said premises are commonly known as 4 Grove Farm Road, Union Township, Pittstown, New Jersey 08867.

Being the same premises conveyed to Grantors under the Last Will and Testament of James S. Ajamian, dated February 26, 2003, probated December 14, 2004 in the Hunterdon County Surrogate's Office as Microfilm No. 41649.

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30/13

75 91  
10



Title No. LX-13095-2007

**SCHEDULE A  
DESCRIPTION  
AMENDED**

ALL that certain tract, lot and parcel of land lying and being in the Township of Union, County of Hunterdon and State of New Jersey.

BEING known and designated as Lot 13 in Block 30 as shown on a certain map entitled "Final Plat for Wellington West Tax Map Block 30, Lot 1, located in Union Township, Hunterdon County, New Jersey" said map being duly filed in the Hunterdon County Clerk's Office on October 14, 1994 as Filed Map No. 1164.

BEGINNING at a capped iron found in the easterly sideline of Grove Farm Road located North 30 degrees 59 minutes 11 seconds East, 180.00 feet from the intersection of the easterly sideline of Grove Farm Road extended with the northerly sideline of Loyalist Way extended, said iron also being a common corner to lands belonging now or formerly to Kevin Kuo and running from said beginning point:

1. by a line running along the easterly sideline of Grove Farm Road, North 30 degrees 59 minutes 11 seconds East, 200.00 feet to a capped iron found in said sideline, corner also to lands belonging now or formerly to John Aldrich; thence
2. along said lands of Aldrich, South 59 degrees 00 minutes 49 seconds East, 385.68 feet to a point in the westerly sideline of Pittstown Road (County Route 513), corner also to said lands of Aldrich; thence
3. by a line running along the westerly sideline of Pittstown Road, South 30 degrees 33 minutes 30 seconds West, 200.01 feet to a point in said sideline, corner also to lands belonging now or formerly to Kevin Kuo; thence
4. along said lands of Kuo, North 59 degrees 00 minutes 49 seconds West, 387.18 feet to the place of BEGINNING.

BEING in accordance with a survey dated May 10, 2007 made by Glenn R. Kantorski, P.L.S.

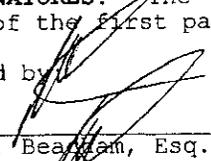
**Note for Information Only:**

The land referred to in this Commitment is commonly known as Lot(s) 13, Block 30 on the Tax Map of the Township of Union, in the County of Hunterdon, also known as 4 Grove Farm Road.

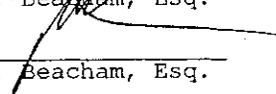
Issued By: LENOX TITLE AGENCY, L.L.C.  
256 Broad Street, Bloomfield, NJ 07003  
(973)748-8122 Fax (888)466-9238

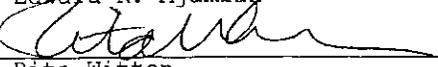
**SIGNATURES.** The Grantor signs this Deed as of the date at the top of the first page.

Witnessed by

  
Robert J. Beacham, Esq.

  
Edward R. Ajamian

  
Robert J. Beacham, Esq.

  
Rita Witten

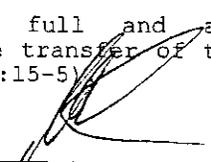
STATE OF NEW JERSEY COUNTY OF SOMERSET

SS:

I CERTIFY that on May 17, 2007

Edward R. Ajamian and Rita Witten, Individually and as Co-Executors of the Last Will and Testament of James S. Ajamian 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 \$700,000.00 in full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in NJSA 46:15-5)

  
Robert J. Beacham, An  
Attorney at Law of the  
State of New Jersey

DEED

Dated: May 17, 2007

Edward R. Ajamian, and  
Rita Witten, Individually  
And as Co-Executors of the  
Last Will and Testament of  
James S. Ajamian, deceased

Record and Return to

*Rylaka Gianos*  
William J. Gianos, Esq.  
12 Lower Center Street P.O. Box  
Clinton, NJ 08809 5365

Grantor

to

Thomas John Diegnan and  
Jodi L. Diegnan, husband and  
wife

Grantee



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

GIT/REP-3  
 (2-07)

(Please Print or Type)

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

Name(s) Edward R. Ajamian, Individually and as Co-Executor of the Last Will and Testament of  
 Current Resident Address: James S. Ajamian  
 Street: 21 King James Lane  
 City, Town, Post Office Atlantic Highlands, NJ 07716 State Zip Code

**PROPERTY INFORMATION (Brief Property Description)**

Block(s)	Lot(s)	Qualifier
30	13	

Street Address: 4 Grove Farm Road  
 City, Town, Post Office Pittstown, NJ 08867 State Zip Code

Seller's Percentage of Ownership	Consideration	Closing Date
	\$700,000.00	

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

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.

5/14/07 Date  
Edward R. Ajamian, executor Signature  
 (Seller) Please indicate if Power of Attorney or Attorney in Fact

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



State of New Jersey  
**SELLER'S RESIDENCY CERTIFICATION/EXEMPTION**  
 (C.65, P.L. 2004)

GIT/REP-3  
 (2-07)

(Please Print or Type)

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

Name(s)

Rita Witten, Individually and as Co-Executor of the Last Will and Testament of  
 Current Resident Address: James S. Ajanian

Street: 262 Skillman Road  
 City, Town, Post Office State Zip Code

Skillman, NJ 08558

**PROPERTY INFORMATION (Brief Property Description)**

Block(s)	Lot(s)	Qualifier
<u>30</u>	<u>13</u>	

Street Address:

4 Grove Farm Road  
 City, Town, Post Office State Zip Code

Pittstown, NJ 08867

Seller's Percentage of Ownership	Consideration	Closing Date
	<u>\$700,000.00</u>	

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

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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 further declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete.

5-14-07  
 Date

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

20070518000147290 5/5  
 05/18/2007 03:15:44 PM D  
 Recording Fee: \$80.00  
 Tax Fee: \$6245.00  
 Consideration: \$700000.00  
 Buyers Fee: \$.00  
 LB11

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