

COUNTY OF HUNTERDON
CONSIDERATION 399,900.00
REALTY TRANSFER FEE 1475.00
DATE 07-23-98 BY dlb

Deed

25

This Deed is made on July 17, 1998

BETWEEN

BRINKERHOFF ENTERPRISES, INC.,

BOOK 1191 PAGE 0943

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

ROBERT A. RANDALL and PATRICIA M. RANDALL, husband and wife,

whose post office address is about to be 15 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 **THREE HUNDRED NINETY-NINE THOUSAND NINE HUNDRED DOLLARS (\$399,900.00)**.

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. 30.01 Lot No. 3 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 3 in Block 30.01 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)

(For Recorder's Use Only)

DANIEL C. SORIANO, JR., ESQ.



CHRISTOPHER A. MELICK

PROFESSIONAL LAND SURVEYOR
PROFESSIONAL PLANNER

602 BOOZER LANE, NESHANIC, NJ 08853
908-369-7424 • FAX: 908-369-7430

June 6, 1998

Description of Lot 3, Block 30.01
Township of Union, Hunterdon County, New Jersey
Located at 15 Grove Farm Road

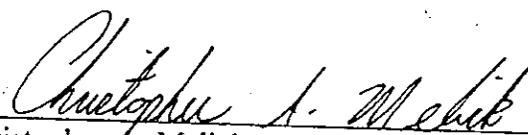
Being known as Lot 3, Block 30.01 as shown on the map entitled "Final Map of Wellington West, Union Township, Hunterdon County, New Jersey" filed in the Hunterdon County Clerk's office on October 14, 1994 as Map No. 1164, Sheet 2 of 2. Being more particularly described as follows:

Beginning at a point in the northwesterly Right of Way line of Grove Farm Road (50 feet wide). Said point marking the southerly corner of Lot 2 and the easterly corner of Lot 3, and runs, thence;

- 1.) Along the northwesterly Right of Way line of Grove Farm Road, South 30 degrees 59 minutes 11 seconds West a distance of 287.85 feet to a point, thence;
- 2.) Along the northeasterly Property line of Lot 4, North 59 degrees 00 minutes 49 seconds West a distance of 227.00 feet to a point, thence;
- 3.) Along the southeasterly Property line of Lot 6, North 30 degrees 59 minutes 11 seconds East a distance of 287.85 feet to a point, thence;
- 4.) Along the southwesterly Property line of Lot 2, South 59 degrees 00 minutes 49 seconds East a distance of 227.00 feet to the point and place of beginning.

Containing 1.500 acres of land more or less.

Subject to underground utilities. Subject to easements, setbacks, municipal ordinances and restrictions of record.



Christopher A. Melick, NJPLS
License No. 35860

The street address of the Property is: 15 Grove Farm Road, Pittstown, N.J. 08867

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

JUL 23 12 54 PM '98

STATE OF NEW JERSEY, COUNTY OF SOMERSET
I CERTIFY that on July 17, 1998
RONALD E. BRINKERHOFF

HUNTERDON COUNTY
DOROTHY J. FISBOK
CLERK

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 \$ 399,900.00 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:
ROBERT J. FOLEY, ESQ.
Suite B-12, Centre at Raritan
1124 Route 202
Raritan, New Jersey 08869

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

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

BOOK 1191 PAGE 0946

or
PARTIAL EXEMPTION
(c. 176, P.L. 1975)

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

STATE OF NEW JERSEY

COUNTY OF SOMERSET

SS.

FOR RECORDER'S USE ONLY	
Consideration \$	399,900.00
Realty Transfer Fee \$	1475.00 D *
Date	07-23-98 By CRB

* 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

deposes and says that he/she is the secretary of grantor in a deed dated 7/17/98

transferring real property identified as Block No. 30.01 Lot No. 3

located at 15 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 \$399,900.00

(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 17th day of July, 1998

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

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

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

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.			
Instrument Number	108154	County	Hunterdon
Deed Number	108154	Book	
Deed Dated	07-17-98	Date Recorded	07-23-98

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.

END OF DOCUMENT

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

DEED

25

This Deed is made on July 21, 2003
BETWEEN

PRUDENTIAL RESIDENTIAL SERVICES, LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP by: **PRUDENTIAL HOMES CORPORATION**, its General Partner whose address is **16260 North 71st Street, Suite 385, Scottsdale, Arizona 85254**, referred to as the Grantor,

AND

CARL M. BAPTISTE and LAURA ^{A.}BAPTISTE, husband and wife

whose post office address is about to be **15 GROVE FARM ROAD, PITTS TOWN, NEW JERSEY 08867**, referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and 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 **SIX HUNDRED TEN THOUSAND and 00/100 (\$610,000.00) DOLLARS**

The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:15-1.1) **LOT(S) 3 BLOCK 30.01 TOWNSHIP OF UNION**
 No lot and block or account 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 Municipality of **UNION**, County of **HUNTERDON**, and State of **New Jersey**. The legal description is:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The street address of the Property is: **15 GROVE FARM ROAD, PITTS TOWN, NEW JERSEY 08867**

BEING the same premises conveyed to the Grantor under deed from **Robert A. Randall and Patricia M. Randall**, husband and wife by deed dated **July 18, 2003** and being recorded simultaneously with the within deed.



Instr# 8447562 Dorothy K. Tirpok
Recorded/Filed ASB Hunterdon County Clerk
09/03/2003 16:59 Bk 2070 Pg 330 #Pg 3 DEED

Consideration: 610000.00
Realty Tax: 4133.00 R
Fees: 60.00

Prepared by: *[Signature]*
KEVIN F. RAQUET, ESQ.

(For Recorder's Use Only)

3001
2

EXHIBIT A - DESCRIPTION

All that certain lot, piece or parcel of land with the buildings and improvements thereon erected lying and being in the Township of Union, County of Hunterdon, State of New Jersey, more particularly described as follows:

BEGINNING at a capped iron pipe found in the northwesterly right-of-way line of Grove Farm Road, (50 right-of-way), said point being distant 596.31 feet southwesterly, from the intersection of the northwesterly right-of-way line of Grove Farm Road prolonged northeasterly, with the southwesterly right-of-way line of Shipley Court, (50 foot right-of-way), prolonged southeasterly; thence

1. Along the northwesterly right-of-way line of Grove Farm Road, South 30 degrees 59 minutes 11 seconds West, a distance of 287.85 feet; thence
2. Along the dividing line between Lot 3 and Lot 4, Block 30.01 as shown on a map entitled "Final Plat for Wellington West, Tax Map Block 30, Lot 1," North 59 degrees 00 minutes 49 seconds West, a distance of 227.00 feet; thence
3. North 30 degrees 59 minutes 11 seconds East, along the dividing line between Lot 3 and Lot 6, Block 30.01 as shown on said map, a distance of 287.85 feet, to a capped iron pipe found; thence
4. Along the dividing line between Lot 2 and Lot 3, Block 30.01 as shown on a map entitled "Final Plat for Wellington West, Tax Map Block 30, Lot 1," South 59 degrees 00 minutes 49 seconds East, a distance of 227.00 feet, to the northwesterly right-of-way line of Grove Farm Road and the POINT OF BEGINNING.

Containing 65,342 square feet of land, more or less; 1.500 acres of land, more or less.

Being all of Lot 3, Block 30.01, as shown on a map entitled "Final Plat for Wellington West, Tax Map Block 30, Lot 1, Located in Union Township, Hunterdon County," filed at the Hunterdon County Clerk's Office on October 14, 1994, as Map No. 1164.

Subject to an Open Space, Drainage and Utility Easement, as shown on said map.

Subject to a Tree Easement, as set forth on said map, five feet in width, parallel with and 5.00 feet northwesterly, at a right angle, to the above described first course.

For information only: Being known as Tax Map Lot 3, Block 30.01, as shown on the official tax map of the Township of Union, Hunterdon County, New Jersey.

This description in accordance with a survey made on the ground July 14, 2003, and a Plat of said survey by Teunisen Surveying & Planning Co., Inc., dated July 15, 2003.

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 act" (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 judgment to be entered against the Grantor.)

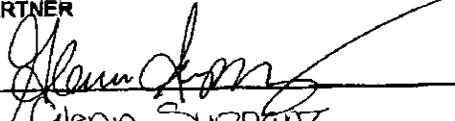
5. Signatures. The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature.) If the Grantor is a corporation this Deed is signed and attested to by its proper corporation officers and it's corporate seal is affixed.

**PRUDENTIAL RESIDENTIAL SERVICES, LIMITED
PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP**

Witnessed or attested by:


LOU ANN HOWARTON Assistant Secretary

By: **PRUDENTIAL HOMES CORPORATION, ITS GENERAL PARTNER**

By:  (SEAL)

Name: Glenn Suppanz

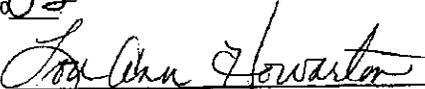
Title: Vice President

STATE OF Arizona COUNTY OF Maricopa
I CERTIFY that on 21st day of July, 2003, personally came before me and this person acknowledged under oath, to my satisfaction, that:

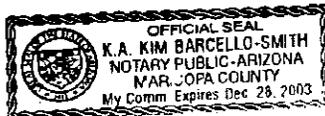
- (a) this person is the Assistant Secretary of **PRUDENTIAL HOMES CORPORATION, General Partner of PRUDENTIAL RESIDENTIAL SERVICES, LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP**, the corporation named in this Deed;
- (b) this person is the attesting witness to the signing of this Deed by the proper corporate officer who is Glenn Suppanz the Vice President of the corporation;
- (c) this Deed was signed and delivered by the corporation as its voluntary act duly authorized by a proper resolution of its Board of Directors;
- (d) this person knows the proper seal of the corporation which was affixed to this Deed;
- (e) this person signed this proof to attest to the truth of these facts; and
- (f) the full and actual consideration paid or to be paid for the transfer of title is \$ 610,000.00
(Such consideration is defined in N.J.S.A. 46:15-5)

Signed and sworn to before me on 21 day of July, 2003


Notary


LOU ANN HOWARTON Assistant Secretary

RECORD AND RETURN TO:
Barlonek & Dooley, Esqs.
340 North Avenue East
P. O. Box 591
Cranford, NJ 07016



DEED

25

This Deed is made on July 18, 2003
BETWEEN

ROBERT A. RANDALL AND PATRICIA M. RANDALL, HUSBAND AND WIFE

whose post office address is **15 GROVE FARM ROAD, PITTSTOWN, NEW JERSEY 08867**, referred to as the Grantor,

AND

PRUDENTIAL RESIDENTIAL SERVICES, LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP by: PRUDENTIAL HOMES CORPORATION, its General Partner whose address is 16260 North 71st Street, Suite 385, Scottsdale, Arizona 85254, referred to as the Grantee,

The words "Grantor" and "Grantee" shall mean all Grantors and 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 **SIX HUNDRED TEN THOUSAND and 00/100 (\$610,000.00) DOLLARS**

The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:15-1.1) **LOT(S) 3 BLOCK 30.01 TOWNSHIP OF UNION**
 No lot and block or account 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 Municipality of **UNION**, County of **HUNTERDON**, and State of New Jersey. The legal description is:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

BEING THE SAME PROPERTY CONVEYED TO ROBERT A. RANDALL AND PATRICIA M. RANDALL, HUSBAND AND WIFE, BY DEED FROM BRINKERHOFF ENTERPRISES, INC., DATED JULY 17, 1998, RECORDED JULY 23, 1998 IN THE HUNTERDON COUNTY CLERK'S OFFICE IN DEED BOOK 1191, PAGE 943

The street address of the Property is: **15 GROVE FARM ROAD, PITTSTOWN, NEW JERSEY 08867**



Instr# 8447561 Dorothy K. Tirpok
Recorded/Filed ASB Hunterdon County Clerk
08/03/2003 16:57 Bk 2070 Pg 327 #Pg 3 DEED

Consideration: 610000.00
Realty Tax: 4133.00 R
Fees: 60.00

(For Recorder's Use Only)

Prepared by: (print name & print below signature)
[Signature]
KEVIN P. BAQUET, ESQ.

EXHIBIT A - DESCRIPTION

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1. Along the northwesterly right-of-way line of Grove Farm Road, South 30 degrees 59 minutes 11 seconds West, a distance of 287.85 feet; thence
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3. North 30 degrees 59 minutes 11 seconds East, along the dividing line between Lot 3 and Lot 6, Block 30.01 as shown on said map, a distance of 287.85 feet, to a capped iron pipe found; thence
4. Along the dividing line between Lot 2 and Lot 3, Block 30.01 as shown on a map entitled "Final Plat for Wellington West, Tax Map Block 30, Lot 1," South 59 degrees 00 minutes 49 seconds East, a distance of 227.00 feet, to the northwesterly right-of-way line of Grove Farm Road and the **POINT OF BEGINNING**.

Containing 65,342 square feet of land, more or less; 1.500 acres of land, more or less.

Being all of Lot 3, Block 30.01, as shown on a map entitled "Final Plat for Wellington West, Tax Map Block 30, Lot 1, Located in Union Township, Hunterdon County," filed at the Hunterdon County Clerk's Office on October 14, 1994, as Map No. 1164.

Subject to an Open Space, Drainage and Utility Easement, as shown on said map.

Subject to a Tree Easement, as set forth on said map, five feet in width, parallel with and 5.00 feet northwesterly, at a right angle, to the above described first course.

For *information only*: Being known as Tax Map Lot 3, Block 30.01, as shown on the official tax map of the Township of Union, Hunterdon County, New Jersey.

This description in accordance with a survey made on the ground July 14, 2003, and a Plat of said survey by Teunisen Surveying & Planning Co., Inc., dated July 15, 2003.

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 act" (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 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.)

Robert A. Randall (Seal)
ROBERT A. RANDALL
Patricia M. Randall (Seal)
PATRICIA M. RANDALL

STATE OF New Jersey, COUNTY OF Hunterdon SS:
I CERTIFY THAT ON 18 DAY OF July, 2003

ROBERT A. RANDALL personally came before me and stated, to my satisfaction, that this person (or if more than one, each person):
(a) was the maker of this deed;
(b) executed this Deed as his or her own act; and,
(c) made this Deed for \$ 610,000.00 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.)

JASON E MANGINI
Notary Public of New Jersey
MY COMMISSION EXPIRES MAY 15, 2008
ID# 2300518
Jason E. Mangini
PRINTED NAME: Jason E. Mangini
TITLE: Notary Public of New Jersey

STATE OF New Jersey, COUNTY OF Hunterdon SS:
I CERTIFY THAT ON 18 DAY OF July, 2003

PATRICIA M. RANDALL personally came before me and stated, to my satisfaction, that this person (or if more than one, each person):
(a) was the maker of this deed;
(b) executed this Deed as his or her own act; and,
(c) made this Deed for \$ 610,000.00 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.)

JASON E MANGINI
Notary Public of New Jersey
MY COMMISSION EXPIRES MAY 15, 2008
ID# 2300518
Jason E. Mangini
PRINTED NAME: Jason E. Mangini
TITLE: Notary Public of New Jersey

RECORD AND RETURN TO:
Barisonak & Dooley, Esqs.
340 North Avenue East
P. O. Box 591
Cranford, NJ 07016



END OF DOCUMENT