

**DEED**

Prepared by: (Print signor's name below signature)

*Bernard G. Senger, Jr.*  
Bernard G. Senger, Jr., Esq.

This Deed is made on May 24, 19 95

BETWEEN

Spruce Run Development Corp. Inc.

a corporation of the state of New Jersey

having its principal office at

19 N. Bridge St.  
Somerville, NJ. 08876

referred to as the Grantor,

AND

Ralph Andino Jr. and Shirley M. Andino,  
husband and wife,

whose post office address is 31 SHEARN DRIVE  
MIDDLESEX, N.J. 08946

referred to as the Grantee.

The word "Grantee" shall mean 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 One Hundred Twelve Thousand - Five Hundred (\$112,500.00) Dollars -----

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of Union Township

Block No. 5 Lot No. 16.14 Q0111 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 Township of Union County of Hunterdon and State of New Jersey. The legal description is:

Being known and designated as Lot 16.14, in Block 5, as shown on a Filed Map entitled "Final Map Chestnut Hill, Lot 16, Block 5", which Map was prepared by Yannaccone Associates Inc., Civil Engineers and Surveyors dated November 21, 1989, and filed in the Hunterdon County Clerk's Office on September 28, 1993 as Map Number 1127.

Being a part of the premises conveyed to Spruce Fun Development Corp. Inc., by deed of John Zalewski, Raymond Grant, Kenneth Boehmer and Bernard G. Senger, Jr., Partners t/a Woodedge Associates dated September 3, 1987, recorded September 8, 1987, in Deed Book 994, Page 375.

The within premises are conveyed subject to easements and restrictions of record, including a Drainage Easement, Future Road Right of Way Dedication and Easement and Agricultural Farm Unit Restrictions, and all matters set forth on the above mentioned filed Map No. 1127.

COUNTY OF HUNTERDON  
CONSIDERATION 112,500.00  
RENTY TRANSFER FEE 393.75  
DATE 06-12-95

090642

**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.** 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.

Attested by:

SPRUCE RUN DEVELOPMENT CORP., INC.

*Darlene J. Napoleon*  
Darlene J. Napoleon, Asst. Secretary

*Leonard Benyola*  
By: Leonard Benyola, Vice President

STATE OF NEW JERSEY, COUNTY OF Somerset SS.:  
I CERTIFY that on May 24, 1995.

Darlene J. Napoleon personally came before me and stated under oath to my satisfaction that:  
(a) this person was the subscribing witness to the signing of the attached deed;  
(b) this deed was signed by Leonard Benyola

who is Vice President of Spruce Run Development Corp. Inc.  
the entity named in this deed and was fully authorized to and did execute this deed on its behalf;

(c) this deed was made for \$ 112,500.00 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) the subscribing witness signed this proof under oath to attest to the truth of these facts.

Signed and sworn to before me on  
May 24, 1995

*Bernard G. Senger, Jr.*  
(Print name and title below signature)  
Bernard G. Senger, Jr.  
Attorney at Law of New Jersey

*Darlene J. Napoleon*  
(Print name of witness below signature)  
Darlene J. Napoleon, Asst. Secretary

RECORDED  
JUN 2 12 09 PM '95  
HUNTERDON COUNTY  
DOROTHY K. TIRFOK  
CLERK

**END OF DOCUMENT**



B1242 P0053

Municipal Lot and Block or Account Number

The land is now designated as Lot 16.10 in Block 5 on the municipal tax map (or as Account No. ).

Check box if applicable

No property tax identification number for the land is available at the time of this conveyance.

Covenant as to Grantor's Acts

The Grantor covenants that the Grantor has done no act to encumber the land.

Receipt of Consideration

The Grantor has received the full payment from the Grantee.

Signature of Grantor

The Grantor signs this Deed on the first date above. If the Grantor is a corporation this Deed is signed by its corporate officers and its corporate seal is affixed.

RECORDED

JUN 28 1 56 PM '00

HUNTERDON COUNTY

Signed, sealed and delivered in the presence of or attested by:

Signatures of Sean J. Spinello and Shirley M. Spadaro with notary seals.

CERTIFICATE OF ACKNOWLEDGMENT BY INDIVIDUAL

State of New Jersey, County of HUNTERDON. I am an ATTORNEY-AT-LAW OF THE STATE OF NEW JERSEY, AND an officer authorized to take acknowledgments and proofs in this State. I sign this acknowledgment before to certify that it was made before me:

FEBRUARY 18, 2000 RALPH ANDINO JR. AND SHIRLEY ANDINO

appeared before me in person. (If more than one person appears, the words "this person" shall include all persons named who appeared before the officer and made this acknowledgment). I am satisfied that this person is the person named in and who signed this Deed. This person acknowledged signing, sealing and delivering this Deed as this person's act and deed for the uses and purposes expressed in this Deed.

This person also acknowledged that the full and actual consideration paid or to be paid for the transfer of title to realty evidenced by this Deed, as such consideration is defined in P.L. 1968, c. 49, §1(c), is \$1.00 (ONE DOLLAR AND 00/100).

Signature of Sean J. Spinello, Attorney-at-Law, State of New Jersey.

CORPORATE PROOF BY THE SUBSCRIBING WITNESS NEW JERSEY

State of New Jersey, County of

I am an officer authorized to take acknowledgments and proofs in this State.

On... (from now on called the "Witness") appeared before me in person. The Witness was duly sworn by me according to law under oath and stated and proved to my satisfaction that:

- 1. The Witness is the Secretary of the Corporation which is the Grantor in this Deed.
2. the officer who signed this Deed, is the President of the Corporation (from now on called the "Corporate Officer").

3. The making, signing, sealing, and delivery of this Deed have been duly authorized by a proper resolution of the Board of Directors of the Corporation.
4. The Witness knows the corporate seal of the Corporation. The seal affixed to this Deed is the corporate seal of the Corporation. The seal was affixed to this Deed by the Corporate Officer. The Corporate Officer signed and delivered this Deed as and for the voluntary act and deed of the Corporation. All this was done in the presence of the Witness who signed this Deed as attesting witness. The Witness signs this proof to attest to the truth of these facts.

The Witness also acknowledged that the full and actual consideration paid or to be paid for the transfer of title to realty evidenced by this Deed, as such consideration is defined in P.L. 1968, c. 49, §1(c), is \$

Sworn to and signed before me on the date written above.

Witness sign above and print or type name below.

(Witness sign above and print or type name below.)

81242 P0054

STATE OF NEW JERSEY  
AFFIDAVIT OF CONSIDERATION OR EXEMPTION  
(c. 49, P.L. 1984)

OF  
PARTIAL EXEMPTION  
(s. 178, P.L. 1975)

To Be Recorded With Deed Pursuant to R. P.L. 1989, as amended by R. P.L. 1990 (N.J.A.C. 17:27) or R. P.L. 1989 (N.J.A.C. 17:27) or R. P.L. 1989 (N.J.A.C. 17:27) or R. P.L. 1989 (N.J.A.C. 17:27)

STATE OF NEW JERSEY

COUNTY OF Hunterdon

FOR RECORDER'S USE ONLY	
Consideration \$	<u>1.00</u>
Realty Transfer Fee \$	<u>0</u>
Date	<u>6/28/00</u> By <u>MAN</u>

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3, 4 and 5 on reverse side)

Deponent, Shirley M. Andino, being duly sworn according to law upon his/her oath deposes and says that he/she is the Grantor in a deed dated February 18, 2000 transferring real property identified as Block No. 16.10 Lot No. 5 located at Township of Union, County of Hunterdon 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 (one dollar and 00/100)

(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. 1984, for the following reason(s): Explain in detail. (See Instruction #7.) Mere reference to exemption symbol is not sufficient.

(a) For a Consideration of less than \$100.00; (s) Between parent and child

(4) PARTIAL EXEMPTION FROM FEE

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN AN 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. 178, 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 #9)
  - 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 #9)
  - 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.
- C. LOW AND MODERATE INCOME HOUSING (See Instruction #8)
  - Affordable According to H.U.D. Standards.
  - Mean 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. 1984.

Subscribed and Sworn to before me

this 10TH day of FEBRUARY in the year 2000.

Sean J. Spinello  
ATTORNEY-AT-LAW  
STATE OF NEW JERSEY

Shirley M. Andino  
31 STATE PARK DRIVE  
MILLSBORO, N.J. 08050  
ADDRESS OF GRANTEE

FOR OFFICIAL USE ONLY	
This space for use of County Clerk or Register of Deeds	
Instrument Number	<u>20000628000718780</u>
Deed Number	<u>100723</u>
Deed Dated	<u>6/28/00</u>
Date Recorded	<u>6/28/00</u>

IMPORTANT—BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HEREOF. This form is prescribed by the Director, Division of Taxation, and may not be altered or amended without the approval of the Director. ORIGINAL—While copy to be retained by County. DUPLICATE—County to forward yellow copy to Director, Division of Taxation on partial exemptions from fee. (N.J.A.C. 17:27-6.1)

END OF DOCUMENT

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