

COUNTY OF HUNTERDON	
CONSIDERATION	330.000.-
REALTY TRANSFER FEE	1125.-
DATE 8-11-98	BY [Signature]

This Deed is made on Aug - 3 1998
 BETWEEN
 Francesco Lopreiato

whose post office address is
 39 Glaser Avenue, Raritan, New Jersey 08869

referred to as the Grantor,
 AND
 Manuel S. Andre and Eileen Andre, his wife

whose post office address is
 about to be 3 Danberry Road, Ringoes, New Jersey 08551

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 Thirty Thousand and NO 100ths (\$330,000.00)
 The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of East Amwell
 Block No. 18 Lot No. 24.20 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 East Amwell 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 the same premises conveyed to the grantor herein by deed from Thomas G. Kanach and Lillian S. Kanach, husband and wife, dated May 13, 1997, recorded May 21, 1997, in Deed Book 1166 Page 615, records of the Clerk of Hunterdon County.

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

[Signature]
 Henry Wittman III, Esq.

(For Recorder's Use Only)

SCHEDULE A

DESCRIPTION

All that certain tract, lot and parcel of land lying and being in the Township of East Amwell, County of Hunterdon and State of New Jersey, being more particularly described as follows:

Beginning at a point in the northerly line of Danberry Drive, 310.19 feet northeasterly along the same from its intersection with the sideline of Van Lieu's Road, and running thence:

- 1) North 37 degrees 35 minutes 20 seconds West, 371.00 feet to a point; thence
- 2) North 63 degrees 52 minutes 00 seconds East, 256.13 feet to a point; thence
- 3) South 21 degrees 18 minutes 01 seconds East, 364.64 feet to a point in the northerly line of Danberry Drive; thence
- 4) Along same, South 68 degrees 41 minutes 59 seconds West, 60.01 feet to a point of curve; thence
- 5) Continuing along the northerly line of Danberry Drive, in a general southwesterly direction, on a curve to the left having a radius of 325.00 feet, an arc distance of 92.39 feet to the point and place of beginning.

Being also known as Lot 24.20 in Block 18, as shown on a certain map entitled, "Final for Carousel Estates, Block 18, Lot 24, East Amwell Township, Hunterdon County, New Jersey," filed in the Clerk's Office of Hunterdon County on March 4, 1996, as Filed Map # 1214.

The above description being in accordance with a survey prepared by Martin A. Grant, Land Surveyor, dated April 13, 1998.

INFORMATIONAL NOTE: Being also known as Lot 24.20 in Block 18, as shown on the Tax Map of the Township of East Amwell.

The street address of the Property is:
3 Danberry Road, Ringoes, New Jersey 08551

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

Witnessed By:

Francesco Lopreiato (Seal)
Francesco Lopreiato

Henry Wittman III, Esq. (Seal)
Henry Wittman III, Esq. An attorney at law of NJ

RECORDED

AUG 11 12 34 PM '98

HUNTERDON COUNTY
DORTHY A. LOPREIATO
CLERK

STATE OF NEW JERSEY, COUNTY OF Somerset
I CERTIFY that on 4th AUG. 1998
Francesco Lopreiato

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 this Deed;
(b) executed this Deed as his or her own act; and,

(c) made this Deed for \$ 330,000.00 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:
Alcides T. Andrii, Esq.
125 Broad Street
Elizabeth, New Jersey 07201

Henry Wittman III
(Print name and title below signature)
Henry Wittman III, Esq. An attorney at law of NJ



BOOK 1193 PAGE 0106

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 \$	330,000.-
Realty Transfer Fee \$	8-11-98
Date	By <u>HP</u>

* 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 Francesco Lopreiato (Name), being duly sworn according to law upon his/her oath

deposes and says that he/she is the grantor

(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.) in a deed dated July 1998,

transferring real property identified as Block No. 18

Lot No. 24.20

located at 3 Danberry Road, East Amwell Township, Ringoes, New Jersey 08551

(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 \$ 330,000.00

(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 AP-PROPRIATE 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.

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 Aug 3
day of July, 1998

Francesco Lopreiato
Name of Deponent (sign above line)

Francesco Lopreiato,
39 Glaser Ave., Raritan, NJ 08869

Francesco Lopreiato

Name of Grantor (type above line)
39 Glaser Ave., Raritan, NJ 08869

Henry Wittman III, Esq.
Henry Wittman III, Esq. An attorney
at law of New Jersey

Address of Deponent

Address of Grantor at Time of Sale

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.

Instrument Number 108516 County Essex
Deed Number 108516 Book 8-3-98
Deed Dated 8-3-98 Date Recorded 8-11-98

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.

ORIGINAL - To be retained by County.

DUPLICATE - To be forwarded by County to Division of Taxation.

TRIPLICATE - Is your file copy.

END OF DOCUMENT