

DEED

MORRIS COUNTY, NJ
 ANN F. GROSSI, COUNTY CLERK
 DEED-OR BOOK 22807 PG 866
 RECORDED 11/02/2015 14:29:01
 FILE NUMBER 2015067466
 RCPT #: 1105382; RECD BY: SKINS
 RECORDING FEES \$80.00
 TOTAL TAX \$31,730.00

This Deed is delivered on SEPT. 25, 2015,

BETWEEN

CHRISTOPHER HOARE and INGRID HOARE, HUSBAND AND WIFE,

whose address is: 45 MILLBROOK ROAD, NEW VERNON, TOWNSHIP OF HARDING, NJ 07976,

referred to as the Grantor

AND

PHILLIP RIZZO and JENNIFER RIZZO, husband and wife,

whose address is about to be: 45 MILLBROOK ROAD, NEW VERNON, TOWNSHIP OF HARDING, NJ 07976,

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:

ONE MILLION FIVE HUNDRED FIFTY THOUSAND (\$1,550,000.00) AND no/100 DOLLARS.

The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:15-1.1) **MUNICIPALITY: TOWNSHIP OF HARDING**

Block No. 15 Lot No. 38 Qual:

☐ 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 HARDING, COUNTY OF MORRIS, STATE OF NEW JERSEY.**

The legal description is:

See Schedule "A" attached hereto.

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

BEING the same premises conveyed to Christopher Hoare and Ingrid Hoare, husband and wife, by Deed from John W. Barba and Susan T. Barba, husband and wife, dated October 25, 2010, and recorded January 27, 2011, in the Clerk's Office of the County of Morris, New Jersey, in Deed Book 21726, page 1687.

Subject to easements, covenants, restrictions of record and such facts as an accurate survey of the premises will disclose.

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

DAVID A. STERN, ESQ.

(For Recorder's Use Only)

Deed - Bargain and Sale

WFG National Title Insurance Company

File Number: LQ-515-10271

SCHEDULE A ALTA COMMITMENT

LEGAL DESCRIPTION

ALL that certain tract or parcel of land, situated, lying and being in the Township of Harding, County of Morris, State of New Jersey, more particularly described as follows:

BEGINNING at a point marked by an iron pipe found, said point being the common corner of Tax Lot 38 (Southeasterly Corner) and Tax Lot 27.05 (Northeasterly corner in Block 16 as described in Deed Book P-30, page 496 and Deed Book 6444, page 85, filed in the Morris County Clerk's Office beginning thence

- (1) North 26 degrees 30 minutes 00 seconds West, a distance of 519.42 feet to a point; thence
- (2) South 73 degrees 02 minutes 36 seconds West, a distance of 531.49 feet to a point and corner marked by an Old from Bar found; thence
- (3) South 32 degrees 01 minutes 48 seconds East, a distance of 242.61 feet to a point and corner marked by an iron pipe found; thence
- (4) South 73 degrees 22 minutes 57 seconds West, a distance of 312.58 feet to a point and corner marked by an iron pipe found in the Northerly sideline of Millbrook Road (35 feet wide per Tax Map); thence
- (5) Along said sideline, South 28 degrees 27 minutes 42 seconds East, a distance of 50.00 feet to a point and corner marked by an iron pipe found; thence
- (6) Leaving said sideline and running, North 73 degrees 22 minutes 57 seconds East, a distance of 315.81 feet to a point and corner marked by an iron pipe found; thence
- (7) South 32 degrees 01 minutes 48 seconds East, a distance of 216.02 feet to a point; thence
- (8) South 75 degrees 26 minutes 50 seconds East a distance of 485.56 feet to a point and corner, said point also being point and place of BEGINNING.

The above description is in accordance with a Survey made by James P. Deady Surveyor, LLC, dated July 15, 2015.

NOTE: Being Lot: 38, Block: 15; Tax Map of the Township of Harding, County of Morris, State of New Jersey.

NOTE FOR INFORMATION ONLY: Mailing Address is 45 Millbrook Rd, New Vernon, NJ 07976-9703

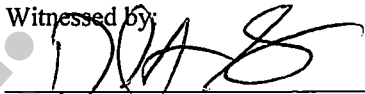
NOTE: Lot and Block shown for informational purposes only.


The street address of the Property is 45 MILLBROOK ROAD, NEW VERNON, TOWNSHIP OF HARDING, NJ 07976.


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:







CHRISTOPHER HOARE (Seal)


INGRID HOARE (Seal)

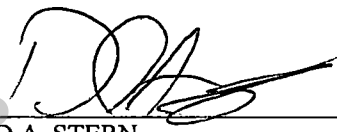
STATE OF NEW JERSEY, COUNTY OF MUMFORD SS.:

I CERTIFY that on Sept 25, 2015,
CHRISTOPHER HOARE and INGRID HOARE, 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 \$1,550,000.00 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:

AnnMarie Palermo-Smits, Esq.
155 Willowbrook Blvd., Suite 420
Wayne, NJ 07470
Telephone: 973-256-1927; Fax: 973-256-1904



DAVID A. STERN
AN ATTORNEY AT LAW OF NJ

TITLE NUMBER: LQ-515-10271
LAND QUEST TITLE, LLC
Telephone: 908-520-7656 Fax: 973-520-7658
Agent For: WFG NATIONAL TITLE INSURANCE COMPANY

Deed - Bargain and Sale

FOUNDATION TITLE, LLC
214 Highway 18, 3rd Floor
East Brunswick, NJ 08816

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)

Names(s)

CHRISTOPHER HOARD AND INGRID HOARE

Current Resident Address:

Street: 224 SQUAW LANE

City, Town, Post Office

GUILFORD

State

CT

Zip Code

06437

PROPERTY INFORMATION (Brief Property Description)

Block(s)

15

Lot(s)

38

Qualifier

Street Address:

45 MILLBROOD RD

City, Town, Post Office

NEW VERNON

State

NJ

Zip Code

07976

Seller's Percentage of Ownership

100%

Consideration

\$1,550,000.00

Closing Date

10.9.15

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 10 apply to Residents and 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 (see instructions).
☐ No non-like kind property received.
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.
9. ☐ The property being sold is subject to a short sale instituted by the mortgagee, whereby the seller has agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10. ☐ The deed being recorded is a deed dated prior to the effective date of P.L. 2004, c. 55 (August 1, 2004), and was previously unrecorded.

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. By checking this box ☐ I certify that the Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

9/29/15
Date9/25/15
DateSignature
(Seller) Please indicate if Power of Attorney or Attorney in FactSignature
(Seller) Please indicate if Power of Attorney or Attorney in Fact

MUST SUBMIT IN DUPLICATE

AFFIDAVIT OF CONSIDERATION FOR USE BY BUYER

(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.

STATE OF NEW JERSEY

} SS.

County Municipal Code

COUNTY

Morris

1413

FOR RECORDER'S USE ONLY

Consideration \$1,550,000.00
RTF paid by buyer \$15,500.00
Date 11-2-15 By SKING

MUNICIPALITY OF PROPERTY LOCATION Harding

*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) XXX-XX-X 025

Last 3 digits in grantee's social security number

Deponent, Laura Kaczur, being duly sworn according to law upon his/her oath,

(Name)

deposes and says that he/she is the Officer of Title Company in a deed dated 10-9-2015 transferring
(Grantee, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

real property identified as Block number 15 Lot number 38 located at

45 Millbrook Road, Harding, NJ (mailing: New Vernon, NJ 07976) and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION \$ 1,550,000.00 (See Instructions #1 and #5 on reverse side)

Entire consideration is in excess of \$1,000,000:

PROPERTY CLASSIFICATION CHECKED OR CIRCLED BELOW SHOULD BE TAKEN FROM THE OFFICIAL ASSESSMENT LIST (A PUBLIC RECORD) OF THE MUNICIPALITY WHERE THE REAL PROPERTY IS LOCATED IN THE YEAR OF TRANSFER. REFER TO N.J.A.C. 18:12-2.2 ET SEQ.

(A) Grantee require to remit the 1% fee, complete (A) by checking off appropriate boxes below.



Class 2 - Residential



Class 4A - Commercial Properties

Class 3A - Farm property (regular) and any
other real property transferred to same grantee
in conjunction with transfer of Class 3A property

(if checked, calculation on (E) required below)

Cooperative unit (four families or less) (Sec C. 46:8D-3.)

Cooperative units are Class 4C

(B) Grantee is not required to remit the 1% fee, (one or more of following classes being conveyed), complete (B) by checking off appropriate box or boxes below:



Property class. Circle applicable class or class(es):

1

3B

4B

4C

15

Property classes: 1-Vacant Land, 3B- Farm property (Qualified) 4B - Industrial properties, 4C - Apartments (other than cooperative unit), 15 - Public Property



Exempt Organization determined by federal Internal Revenue Service/Internal Revenue Code of 1986, 26 U.S.C. s. 501:



Incidental to corporate merger or acquisition and equalized assessed valuation less than 20% of total value of all assets

exchanged in merger or acquisition. If checked, calculation in (E) below required and MUST ATTACH COMPLETED RTF-4.

(C) When Grantee transfers properties involving Block(s) and lot(s) of two or more classes and in one deed, one or more subject to the 1% fee (A), with one or more than one not subject to the 1% fee (B), pursuant to N.J.S.A. 46:15-7.2, complete (C) by checking off appropriate box or boxes and (D).

☒ Property Class. Circle applicable class or classes:

1

2

3B

4A

4B

4C

15

(D) EQUALIZED VALUE CALCULATION FOR ALL PROPERTIES CONVEYED, WHETHER THE 1% FEE APPLIES OR DOES NOT APPLY

Total Assessed Valuation

÷ Director's Ratio

= Equalized Valuation

Property Class \$ ÷ % = \$

Property Class \$ ÷ % = \$

Property Class \$ ÷ % = \$

Property Class \$ ÷ % = \$

(E) REQUIRED EQUALIZED VALUE CALCULATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS: (See Instructions #6 and #7 on reverse side)

Total Assessed Valuation ÷ Director's Ratio = Equalized Value

\$ ÷ % = \$

If Director's Ratio is less than 100% the equalized valuation will be an amount greater than the assessed valuation. If Director's Ratio is equal to or exceeds 100%, the assessed valuation will be equal to the equalized value.

(3) TOTAL 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. 33, P.L. 2006, for the following reason(s). Mere reference to exemption symbols is insufficient. Explain in detail.

(4) Deponent makes Affidavit of Consideration for Use by Buyer to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith pursuant to the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me
this 9th day of October, 2015Laura Kaczur
Signature of DeponentPhillip Rizzo
Grantee Name214 Highway 18, 3rd Floor
East Brunswick, NJ 0881645 Millbrook Road, Harding, NJ
(mailing: New Vernon, NJ 07976)
Grantee Address at Time of Sale

Deponent Address

Foundation Title, LLC
Name/Company of Settlement OfficerSANDRA J. PETERSON
A NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES 9/25/2018FOR OFFICIAL USE ONLY
Instrument Number 2015067466 County MORRIS
Deed Number Book 08017 Page 866
Deed Dated 9-25-15 Date Recorded 11-2-15

County recording officers: forward one copy of each RTF-1EE to:

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.