R. PETER WIDIN
SOMERSET COUNTY CLERK
20 GROVE STREET
P.O. BOX 3000
SOMERVILLE, NJ 08876-1262

****

Recorded:	**02/25/2002 02:24:44 PM**
Book:	**OPR 5113 Page: 593-597**
Instrument No.:	**2002020491**
	DEED 5 PGS $45.00
CONSIDERATION:	**$295,000.00**
EXEMPTION:	**A**
NJ REALTY TRANSFER FEE:	**$512.50**
Recorder:	**DUGAL**

****

DO NOT DISCARD

2002020491

NP #4 selected

Deed

MARIANO & COIRO, P.C.
Attorneys At Law
844 EASTON AVENUE
SOMERSET, N.J. 08873

This Deed is made on February 20, 2002
BETWEEN

ELMERINDO RANALLO, single,

whose post office address is

600 Route 28
Raritan, New Jersey, 08869

referred to as the Grantor,
AND

~~PUSHPA RATWANI~~,
PUSHPA RAWTANI

whose post office address is about to be

600 Route 28
Raritan, New Jersey, 08869

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 TWO HUNDRED NINETY-FIVE THOUSAND AND 00/100 ($295,000.00)----------DOLLARS. The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of BOROUGH OF RARITAN
Block No. 2 Lot No. 15 Qualifier No. Account No.
☐ 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 Borough of Raritan, County of Somerset 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.)

Beginning at a corner of the "*Somerville Park*" development on the southerly right of way line of New Jersey State Highway Route #28, formerly known as the New Jersey Turnpike Road that leads from Somerville to North Branch, said beginning corner being about 537 feet distant northwesterly, measured along the aforementioned highway right of way line from the westerly sideline of First Avenue; thence (1) along the northerly line of the "*Somerville Park*" development, running South 83 degrees 41 minutes West 432.39 feet to the southeasterly corner of land about to be conveyed to Jean L. Garo and husband; thence (2) along line of their land, running North 34 degrees 45 minutes East 284.05 feet to their northeasterly corner on the southerly right of way line of New Jersey State Highway Route #28; thence (3) along the southerly line of said highway, running South 55 degrees 15 minutes East 326.00 feet to the point and place of beginning.

Being the same premises conveyed to Elmerindo Ranallo and Agatha Ranallo, his wife, by deed from Joseph P. Bernabiti and Mary M. Bernabiti, his wife, dated March 15, 1952, recorded March 17, 1952, in Deed Book 777, Page 288, in the Office of the Clerk of Somerset County.

The said Agatha Ranallo died testate on June 21, 1998; and Elmerindo Ranallo, the surviving tenant by the entirety, became the owner in fee simple of said premises.

Subject to easements and restrictions of record, if any, and such facts as may be disclosed by an accurate survey of the premises.

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

STEVEN B. LIEBERMAN, ESQUIRE

(For Recorder's Use Only)

2002020491

R. PETER WIDIN COUNTY CLERK
SOMERSET COUNTY, NJ
2002 FEB 25 02:24:44 PM
BK:5113 PG:593-597
CONS:$295,000.00 EXEMPT: A
NJ XFER FEE:$512.50
INSTRUMENT # 2002020491

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The street address of the Property is: 600 Route 28
Raritan, NJ 08869

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: _____ (Seal)

_____ _____ (Seal)

_____ Elmerindo Ranallo (Seal)
STEVEN B. LIEBERMAN ELMERINDO RANALLO

STATE OF NEW JERSEY, COUNTY OF SOMERSET SS:
I CERTIFY that on February 20, 2002,

ELMERINDO RANALLO, single,

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 $ 295,000.00 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:

Nicholas P. Mariano, Esquire
Mariano & Coiro, P.C.
844 Easton Avenue
Somerset, NJ 08873

_____
STEVEN B. LIEBERMAN
(Print name and title)
ATTORNEY AT LAW OF NEW JERSEY

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NC1645 - Affidavit of Consideration
RTF-1 (Rev. 1/00)
P9/00

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

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1-800-222-0510

To be recorded with Deed pursuant to P.L. 1968, c. 49, as amended by P.L. 1991, c. 308 (N.J.S.A. 46:15-5 et seq.)

STATE OF NEW JERSEY
COUNTY OF SOMERSET SS:

FOR RECORDER'S USE ONLY
Consideration $ 295000.00
Realty Transfer Fee $ 512.50 A *
Date 2/25/02 By [illegible]

* 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 ELMERINDO RANALLO (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 02/19/02,

transferring real property identified as Block No. 2 Lot No. 15

located at 600 Route 28, Borough of Raritan, Somerset County, New Jersey, (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 $295,000.

(3) FULL EXEMPTION FROM FEE Deponent claims that this deed transaction is fully exempt from the Realty Transfer Fee imposed by P.L. 1968, c. 49 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 P.L. 1975, c. 176 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.
- ☒ Owners as joint tenants must all qualify except in the case of a spouse.

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 owners as joint tenants 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 owners as joint tenants 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 P.L. 1968, c. 49.

Subscribed and sworn to before me this 20th day of February, 2002

STEVEN B. LIEBERMAN
ATTORNEY AT LAW
OF NEW JERSEY

Elmerindo Ranallo
Name of Deponent (sign above line)

600 Route 28
Raritan, NJ 08869
Address of Deponent

ELMERINDO RANALLO
Name of Grantor (type above line)

600 Route 28
Raritan, NJ 08869
Address of Grantor at Time of Sale

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.
Instrument Number 20491 County Somerset
Deed Number ____ Book ____ Page ____
Deed Dated 2/20/02 Date Recorded 2/25/02

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 on partial exemption from fee (N.J.A.C. 18:16 - 8.12)
TRIPLICATE - Is your file copy.

ORIGINAL AND DUPLICATE COPY MUST BE SUBMITTED WITH DEED TO COUNTY RECORDING OFFICER

INSTRUCTIONS

1. STATEMENT OF CONSIDERATION AND PAYMENT OF REALTY TRANSFER FEE ARE PREREQUISITES FOR RECORDING OF DEED

No county recording officer shall record any deed evidencing transfer of title to real property unless (a) the consideration is recited in the deed and in the acknowledgment or proof of the execution thereof, or (b) an Affidavit by one or more of the parties named in the deed or by their legal representatives declaring the consideration is annexed for recording with the deed, and (c) a fee at the rate of $1.75 for each $500.00 of consideration or fractional part [which fee shall be in addition to the recording fees imposed by P.L. 1965, c. 123, Section 2 (C. 22A:4-4.1)] shall be paid to the county recording officer at the time the deed is offered for recording. An additional fee at the rate of $.75 for each $500 of consideration or fractional part in excess of $150,000.00 of consideration shall be paid to the county recording officer.

2. WHEN AFFIDAVIT MUST BE ANNEXED TO DEED

(a) This Affidavit must be annexed to and recorded with the deed in the event full consideration is not recited in both the deed or the acknowledgment or proof of the execution.
(b) This Affidavit must also be annexed to and recorded with the deed where exemption from the fee is claimed.

3. LEGAL REPRESENTATIVE

"Legal Representative" is to be interpreted broadly to include any person actively and responsibly participating in the transaction, such as but not limited to: an attorney representing one of the parties; a closing officer of a title company or lending institution participating in the transaction; a holder of power of attorney from grantor or grantee.

4. OFFICER OF CORPORATE GRANTOR OR CORPORATE GRANTEE

Where a deponent is an officer of corporate grantor or grantee, the name of the corporation and the officer's title must be stated.

5. OFFICER OF TITLE COMPANY OR LENDING INSTITUTION

Where a deponent is a closing officer of a title company or lending institution participating in the transaction, the name of the company or institution and the officer's title must be stated.

6. CONSIDERATION

"Consideration" means in the case of any deed, 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. (P.L. 1968, c. 49, Sec. 1 as amended.)

7. EXEMPTIONS FROM THE FEE

The fee imposed by this Act shall not apply to a deed:

(a) For a consideration of less than $100.00;
(b) By or to the United States of America, this State, or any instrumentality, agency or subdivision thereof;
(c) Solely in order to provide or release security for a debt or obligation;
(d) Which confirms or corrects a deed previously recorded;
(e) On a sale for delinquent taxes or assessments;
(f) On partition;
(g) By a receiver, trustee in bankruptcy or liquidation, or assignee for the benefit of creditors;
(h) Eligible to be recorded as an "ancient deed" pursuant to R.S. 46:16-7;
(i) Acknowledged or proved on or before July 3, 1968;
(j) Between husband and wife, or parent and child;
(k) Conveying a cemetery lot or plot;
(l) In specific performance of a final judgment;
(m) Releasing a right of reversion;
(n) Previously recorded in another county and full realty transfer fee paid or accounted for as evidenced by written instrument, attested to by the grantee and acknowledged by the county recording officer of the county of such prior recording, specifying the county, book, page, date of prior recording, and amount of realty transfer fee previously paid;
(o) 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;
(p) Recorded within 90 days following the entry of a divorce decree which dissolves the marriage between the grantor and grantee;
(q) Issued by a cooperative corporation, as part of a conversion of all of the assets of the cooperative corporation into a condominium, to a shareholder upon the surrender by the shareholder of all of the shareholder's stock in the cooperative corporation and the proprietary lease entitling the shareholder to exclusive occupancy of a portion of the property owned by the corporation.

8. EXEMPTION FROM INCREASED FEE (P.L. 1975, c. 176, Section 4 as amended.)

The following transfers of title to real property shall be exempt from payment of $1.25 of the fee for each $500.00 of consideration or fractional part thereof: 1, The sale of any one- or two-family residential premises which are owned and occupied by a senior citizen, blind person, or disabled person who is the seller in such transaction; provided, however, that except in the instance of a husband and wife no exemption shall be allowed if the property being sold is owned as joint tenants and one or more of the owners is not a senior citizen, blind person, or disabled person; 2, The sale of Low and Moderate Income Housing conforming to the requirements as established by this Act.

For the purposes of this Act, the following definitions shall apply:

"Blind person" means a person whose vision in his better eye with proper correction does not exceed 20/200 as measured by the Snellen chart or a person who has a field defect in his better eye with proper correction in which the peripheral field has contracted to such an extent that the widest diameter of visual field subtends an angular distance no greater than 20°.

"Disabled person" means any resident of this State who is permanently and totally disabled, unable to engage in gainful employment, and receiving disability benefits or any other compensation under any Federal or State law.

"Senior citizen" means any resident of this State of the age of 62 years or over.

"Low and Moderate Income Housing" means any residential premises, or part thereof, affordable according to Federal Department of Housing and Urban Development or other recognized standards for home ownership and rental costs and occupied or reserved for occupancy by households with a gross income equal to 80% or less of the median gross household income for households of the same size within the housing region in which the housing is located, but shall include only those residential premises subject to resale controls pursuant to contractual guarantees.

9. TRANSFER UPON WHICH THERE IS "NEW CONSTRUCTION"

Transfer of title to real property upon which there is "new construction" shall be exempt from payment of $1.00 of the $1.75 fee for each $500 of consideration or fractional part thereof not in excess of $150,000.00.

For the purposes of this Act, the following definition shall apply:

"New construction" means any conveyance or transfer of property upon which there is an entirely new improvement not previously occupied or used for any purpose.

10. "REALTY TRANSFER FEE" IS A FEE IN ADDITION TO OTHER RECORDING FEES

The fee imposed under P.L. 1968, c. 49, as amended, is in addition to the usual recording fees imposed under P.L. 1965, c. 123, Sec. 2 (C. 22A:4-4.1.). The realty transfer fee is imposed upon grantors at the rate of $1.75 for each $500.00 of consideration or fractional part thereof, with an additional fee of $.75 for each $500.00 of consideration in excess of $150,000.00. The fee is required to be collected by the county recording officer at the time the deed is offered for recording.

11. PENALTY FOR FALSIFICATION OF CONSIDERATION

Any person who shall willfully falsify the consideration recited in a deed or in the proof or acknowledgment of the execution of a deed or in the Affidavit declaring the consideration annexed to the deed is guilty of a crime of the fourth degree. (P.L. 1991, c. 308, Section 4)

FLETCHER ENGINEERING, INC. E-Mail: fletcher-eng@worldnet.att.net
357 Crows Mill Road • P.O. Box 329 • Fords, N.J. 08863 • Tel.: 732-738-8809 • Fax: 732-738-6727

DESCRIPTION OF PROPERTY
BOROUGH OF RARITAN
SOMERSET COUNTY, NEW JERSEY

LOT 15 IN BLOCK 2
FILE NO. 02902
DATE: FEBRUARY 11, 2002

All that certain lot tract or parcel of land situate, lying and being in the Borough of Raritan, the County of Somerset and the State of New Jersey and being known as Lot 15 in Block 2 as shown on Sheet No. 2 of the Official Tax Map of the Borough of Raritan and being more particularly bounded and described as follows, to wit:

BEGINNING at a point in the Southwesterly line of State Highway Route No. 28 (66' ROW) (FKA New Jersey Turnpike Road that leads from Somerville to North Branch) distant 537' ± Northwesterly along the same, from the intersection of the Westerly line of First Avenue with the said Southwesterly line of State Highway Route No. 28 and RUNNING:

1. SOUTH 83 degrees 41 minutes WEST, 432.39' to a stake with tack found; THENCE

2. NORTH 34 degrees 45 minutes EAST, 284.05' to a point in the said Southwesterly line of State Highway Route No. 28; THENCE

3. SOUTH 55 degrees 15 minutes EAST, 326.00' along the same, to the Point of BEGINNING.

Being commonly known as 600 Route 28, Raritan, New Jersey.

The aforesaid description was prepared by the undersigned surveyor for the firm of Fletcher Engineering, Inc., and is based on a map entitled "Plan of Survey Prepared for Lot 15 in Block 2, Borough of Raritan, Somerset County, New Jersey" dated February 4, 2002 in File No. 02902.

RUSSELL I. KNUDSON, P.L.S.
LAND SURVEYOR, N.J. LIC. NO. 20385

2-12-02
DATE