

Prepared by: William P. Robertson, Esq.  
WILLIAM P. ROBERTSON, ESQ.

3P 22-  
Dr. RHR ↓  
MICHAEL DOWGIN  
2413 U.S. HWY. 130  
DAYTON, NEW JERSEY 08810

DEED

This Deed is made on August 25 , 1998

RECEIVED SEP - 3 1998

BETWEEN

GENESIS BUILDING, INC., a corporation of the State of NEW JERSEY,  
having its principal office at 3478 Route 22 West, Somerville, New  
Jersey 08876, referred to as the Grantor.

AND

KIRIT M. PATEL and HETAL K. PATEL, husband and wife,

whose post office address is about to be 16 Roderer Drive, Raritan,  
New Jersey 08869, referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and 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 **TWO HUNDRED SEVENTY  
EIGHT THOUSAND AND 00/100 --(\$278,000.00)--DOLLARS.**

**Tax Map Reference.** (N.J.S.A. 46:15-2.1) Municipality of  
Raritan, Block No. 1 Lot 9.15.

**Property.** This 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:

BEING known and designated as Block 1, Lot 9.15, as shown on filed  
map entitled, "Final Map of Cardinal Woods 2", Raritan Borough,  
Somerset County, New Jersey," prepared by Templin Engineering  
Associates, and filed in the Somerset County Clerk's Office on  
December 16, 1997 as Filed Map No. 3309, and refiled to correct the  
street address of Quail Court to Esposito Lane on May 14, 1998, as  
Map No. 3333.

Being the same premises conveyed to the Grantor herein by Deed of  
Richard Roderer and Eveleth D. Roderer, husband and wife, dated  
December 17, 1997, and about to be recorded simultaneously herewith  
in the Somerset County Clerk's Office.

BEING commonly known as 16 Roderer Drive, Raritan, New Jersey  
08869.

COUNTY OF SOMERSET  
COMMISSIONER 278 OCT. 1998  
REALTY TRANSFER TAX BY 8/28/98  
DATE

REC AUG/28/1998 12:31PM 037202

**COMMONWEALTH LAND TITLE INSURANCE COMPANY OF NEW  
JERSEY**

**TITLE INSURANCE COMMITMENT**

File Number: C504490

**SCHEDULE A  
LEGAL DESCRIPTION**

Beginning at a point on the easterly side line of Roderer Drive, said point being distant 283.11 feet westerly and northerly along its various courses from its intersection with the westerly side line of Esposito Lane, if both were extended; running thence

1) N 05°22'45" W along the easterly side line of Roderer Drive a distance of 80.00 feet to a point for a corner; thence

2) N 84°37'15" E along the division line with Lots 9.14 and 9.17 a distance of 105.00 feet to a point for a corner; thence

3) S 04°11'26" E along the division line with Lot 9.17 a distance of 80.02 feet to a point for a corner; thence

4) S 84°37'15" W along the division line with Lot 9.16 a distance of 103.84 feet to the point and place of beginning. Containing an area of 8,333 square feet.

Being known as Lot 9.15 in Block 1 on a filed map entitled "Amended Final Map, Cardinal Woods 2" which map was filed in the Somerset County Clerk's Office on December 16, 1997 as map number 3333.

BK 2190 PG 524

STATE OF NEW JERSEY  
AFFIDAVIT OF CONSIDERATION OR  
EXEMPTION  
(c. 49, P.L. 1968)  
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 \$	<u>278,000.00</u>
Realty Transfer Fee \$	<u>8105.000</u>
Date	<u>8-28-98</u> By <u>[Signature]</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 William C. Scopetto, being duly sworn according to law upon his/her oath  
(Name)

deposes and says that he/she is the President of Corporate Grantor in a deed dated 8/25/98  
(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)

transferring real property identified as Block No. 1 Lot No. 9.15

located at 16 Roderer Drive, Raritan Borough, 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 \$ 278,000.00

**(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 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):

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|---|--|
| <p>A) <b>SENIOR CITIZEN</b> (See Instruction #8.)</p> <p><input type="checkbox"/> Grantor(s) 62 yrs. of age or over. *</p> <p><input type="checkbox"/> One or two-family residential premises.</p>  | <p><input type="checkbox"/> Owned and occupied by grantor(s) at time of sale.</p> <p><input type="checkbox"/> No joint owners other than spouse or other qualified exempt owners.</p>  |
| <p>B) <b>BLIND</b> (See Instruction #8.)</p> <p><input type="checkbox"/> Grantor(s) legally blind. *</p> <p><input type="checkbox"/> One- or two-family residential premises.</p> <p><input type="checkbox"/> Owned and occupied by grantor(s) at time of sale.</p> <p><input type="checkbox"/> No joint owners other than spouse or other qualified exempt owners.</p> | <p><b>DISABLED</b> (See Instruction #8.)</p> <p><input type="checkbox"/> Grantor(s) permanently and totally disabled. *</p> <p><input type="checkbox"/> One or two-family residential premises.</p> <p><input type="checkbox"/> Receiving disability payments.</p> <p><input type="checkbox"/> Owned and occupied by grantor(s) at time of sale.</p> <p><input type="checkbox"/> Not gainfully employed.</p> <p><input type="checkbox"/> No joint owners other than spouse or other qualified exempt owners.</p> |

\* IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANTOR NEED QUALIFY.

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|--|---|
| <p>C) <b>LOW AND MODERATE INCOME HOUSING</b> (See Instruction #8.)</p> <p><input type="checkbox"/> Affordable According to HUD Standards.</p> <p><input type="checkbox"/> Meets Income Requirements of Region.</p> | <p><input type="checkbox"/> Reserved for Occupancy.</p> <p><input type="checkbox"/> Subject to Resale Controls.</p> |
|--|---|

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|--|---|
| <p>D) <b>NEW CONSTRUCTION</b> (See Instruction #9.)</p> <p><input checked="" type="checkbox"/> Entirely new improvement.</p> <p><input checked="" type="checkbox"/> Not previously used for any purpose.</p> | <p><input checked="" type="checkbox"/> Not previously occupied.</p> |
|--|---|

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.

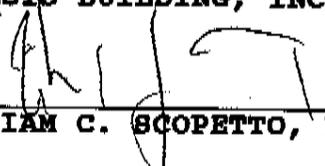
ORIGINAL AND COPY MUST BE SUBMITTED WITH DEED TO COUNTY RECORDING OFFICER

Neither the Grantee, nor its successors or assigns, shall be permitted to construct any sheds or outbuildings on the premises herein described.

**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 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.

GENESIS BUILDING, INC.

BY:   
WILLIAM C. SCOPETTO, President

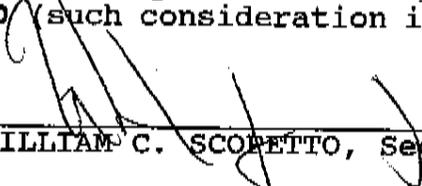
ATTEST 

WILLIAM C. SCOPETTO, secretary

STATE OF NEW JERSEY, COUNTY OF SOMERSET, SS:

I certify that on August 25, 1998, WILLIAM C. SCOPETTO personally came before me and this person acknowledged under oath to my satisfaction, that:

- (a) this person is the President and secretary of the corporation named in this Deed;
- (b) this person is the attesting witness to the signing of this Deed;
- (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 \$278,000.00 (such consideration is defined in N.J.S.A. 46:15-5.)

  
WILLIAM C. SCOPETTO, Secretary

Signed and sworn to before me on  
August 25, 1998