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20100211010030080 1/4
02/11/2010 09:12:45 AM DEED
Bk: 3244 Pg: 11
Erma Gormley, County Clerk
Sussex County, NJ

Deed

This Deed is made on February 2, 2010

BETWEEN The Racioppo Family Trust dated February 11, 1992, Leonard A. Racioppo and Vincenza Racioppo, Trustees

whose post office address is 47 Quail Court
Hardyston, New Jersey 07419

referred to as the Grantor,
AND Thomas D'Angelo, unmarried, and Rosann D'Angelo, unmarried

whose post office address is about to be 47 Quail Court
Hardyston, New Jersey 07419

referred to as the Grantee.

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 \$219,000.00
Two Hundred Nineteen Thousand Dollars and No Cents

The Grantor acknowledges receipt of this money.

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

Block No. 67 Lot No. 52.16 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 Township
of Hardyston County of Sussex 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 grantor herein by Deed from Leonard Racioppo and Vincenza Racioppo, husband and wife, dated September 14, 1992, and recorded September 22, 1992, in the Sussex County Clerk's Office in Deed Book 1880, Page 267. Originally acquired by Leonard A. Racioppo and Vincenza Racioppo by Deed from Edgewater Associates a New Jersey Partnership dated July 29, 1986, and recorded on August 7, 1986, in the Sussex County Clerk's Office in Deed Book 1370, Page 116.

Prepared by: (print signer's name below signature)
Michael T. Halkias
MICHAEL T. HALKIAS, ESQ.

(For Recorder's Use Only)

20100211010030080
02/11/2010 9:12:00 AM
Consideration: 219000.00
Exempt Code: Regular
County: 219 State: 547.5
LJAHTF 103.5 PHPF: 109.5
LAA: 103.7 General: 0
Buyer's Fee: 0
Total RTF: 1083.2

NEW JERSEY TITLE INSURANCE COMPANY

SCHEDULE C Legal Description

Commitment No. TOD-2265

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of Hardyston, in the County of Sussex, State of NJ:

Being known and designated as Lot 52.16 in Block 67 as shown on a certain map entitled "Sixth Revision to Map of Phase II, Walden at Carlton Village, Township of Hardyston, Sussex County, N.J." which map was filed in the Sussex County Clerk's Office on July 22, 1986 as filed Map No. 831-A.

Being more particularly described in accordance with a survey made by Caffrey and Associates, Inc., as follows:

Beginning at the westerly corner of Lot 52.16 Block 67, said point being South 58 degrees 33 minutes 56 seconds East 28.96 feet from where the southwesterly property line of Lot 52.16 Block 67, when extended intersects the easterly sideline of Woodbine Drive (50.00 feet wide) as shown on a map entitled "Sixth Revision to Map of Phase II, Walden at Carlton Village, Township of Hardyston, Sussex County, New Jersey" and filed in the Sussex County Clerk's Office on July 22, 1986 as Map No. 831-A and running; thence

- 1) North 31 degrees 26 minutes 04 seconds East 40.00 feet along Quail Court (being part of Lot 52 Block 67) to a point; thence
- 2) South 58 degrees 33 minutes 56 seconds East 100.00 feet along the division line between Lots 52.16 and 52.17 as shown on the aforementioned filed map to a point; thence
- 3) South 31 degrees 26 minutes 04 seconds West 40.00 feet to a point; thence
- 4) North 58 degrees 33 minutes 56 seconds West 100.00 feet to the point and place of beginning.

FOR INFORMATION PURPOSES ONLY: BEING known as 47 Quail Ct, Tax Lot 52.16, Tax Block 67 on the Official Tax Map of Township of Hardyston, NJ.

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):

Name(s) The Racioppo Family Trust dated February 11, 1992, Leonard A. Racioppo and Vincenza Racioppo, Trustees

Current Resident Address 403 Ridgely Court

City, Town, Post Office Pompton Plains State NJ Zip Code 07444

PROPERTY INFORMATION (Brief Property Description):

Block(s) 67 Lot(s) 52.16 Qualifier _____

Street Address 47 Quail Court

City, Town, Post Office Hardyston State NJ Zip Code 07419

Seller's Percentage of Ownership 100% Consideration \$219,000.00 Closing Date 2/2/10

SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to 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:5-1-1 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.

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.

2/2/10

Date

Leonard A. Racioppo
Signature

Leonard A. Racioppo, Trustee
(Seller) Please indicate if Power of Attorney or Attorney in Fact

2/2/10

Date

Vincenza Racioppo
Signature

Vincenza Racioppo, Trustee
(Seller) Please indicate if Power of Attorney or Attorney in Fact

The street address of the Property is:
47 Quail Court, Hardyston, New Jersey 07419


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.)

Witness by:


MICHAEL T. HALKIAS, ESQ., as to both

 (Seal)
Leonard/Racioppo, Trustee

 (Seal)
Vincenza Racioppo, Trustee

STATE OF NEW JERSEY, COUNTY OF PASSAIC SS:

I CERTIFY that on 2/2/10

Leonard/Racioppo, Trustee and Vincenza Racioppo, Trustee

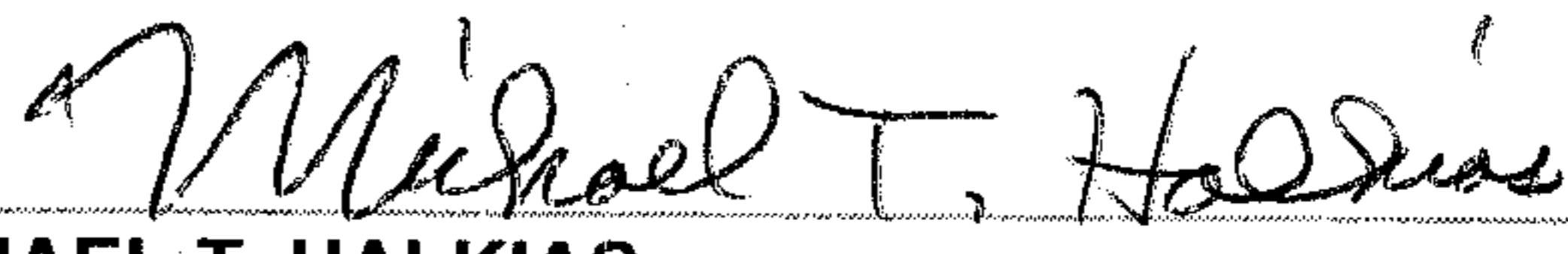
personally came before me and stated to my satisfaction that this person (or if more than one, each person):

(a) was the maker of this Deed;

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

(c) made this Deed for \$ 219,000.00 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:
Michael W. Nelms, Esq.
61 High Street
Newton, New Jersey 07860


MICHAEL T. HALKIAS,
an Attorney at Law of New Jersey
Print name and title below signature

20100211010030080
02/11/2010 09:12:45 AM
DEED
NUMBER OF PAGES : 4
LPHIPPS
Recording Fee : \$70.00