

Mercer County Clerk's Office

Return To:

STERLING TITLE AGENCY
2662 NOTTINGHAM WAY
HAMILTON NJ 08619

MCCOOL
BRIAN
WASHINGTON RD

Index DEEDS

Book 05908 Page 0240

No. Pages 0006

Instrument REGULAR DEED

Date : 8/14/2008

Time : 12:23:46

Control # 200808140291

INST# RD 2008 028885

Employee ID EPAGANO

Detail

RECORDING	\$	26.00	Consideration Amount	\$	350,000.00
RECORDING	\$	24.00	RTF Standard Tier 1	\$	600.00
DD1 T1 CO	\$	150.00	RTF Standard Tier 2	\$	335.00
DD1 T1 PUB	\$	75.00	RTF Standard Tier 3	\$	1,170.00
DD1 T1 ST	\$	375.00	Total	\$	2,105.00
DD1 T2 CO	\$	50.00			
DD1 T2 EX	\$	60.00			
DD1 T2 NPN	\$	75.00			
DD1 T2 PUB	\$	25.00			
All Other	\$	1,325.00			
Total:	\$	2,185.00			

STATE OF NEW JERSEY
Mercer County Clerk's Office

*****PLEASE NOTE:*****
* DO NOT REMOVE THIS COVER SHEET - *
* IT CONTAINS ALL RECORDING INFORMATION *

Paula Sollami-Covello
Mercer County Clerk



This is not a certified copy

CA#99
DD/5095
RTF
③ 2,105.00
85754

DEED

[Handwritten Signature]

Record and Return to:

Prepared By: Randle L. Ehrlich, Esq

This Deed is made on ^{July 24 + day} 2008 and conveyed on ^{Aug 5} 2008

BETWEEN Brian McCool and Daryn McCool

whose address is 258 Washington Rd., Princeton Junction, NJ 08550

referred to as Grantor,

AND Washington Road, LLC, a New Jersey Limited Liability Company

whose post office address is about to be 258 Washington Rd, Princeton Junction, NJ 08550

referred to as 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 \$350,000.00 (THREE HUNDRED FIFTY THOUSAND DOLLARS AND NO/100)

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-1) Municipality of **Township of West Windsor**
Block No 39 Lot No 7 Account No

Check if no property tax identification number is available at the time of this deed

Property The property consists of the land and all the buildings and structures on the land in the Township of West Windsor County of Mercer and State of New Jersey. The legal description is

The legal description is attached hereto and made a part hereof.

Being commonly known as 258 Washington Road, Princeton Junction, NJ 08550

Being the same lands and premises conveyed to

This is Not a Certified Copy

UNITED GENERAL TITLE INSURANCE COMPANY

File Number: MC-20660

REVISED SCHEDULE C
LEGAL DESCRIPTION

All that certain Lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of West Windsor, County of Mercer, State of New Jersey:

NOTE: Lot: 7, Block: 39; Tax Map of the Township of West Windsor, County of Mercer, State of New Jersey.

NOTE: Lot and Block shown for informational purposes only.

BEGINNING at a point in the Southwesterly line of Washington Road, 50.00 feet wide, said point being distant 1040.00 feet Northwesterly from the intersection of the Northwesterly line of Widler Avenue, 60.00 feet wide with the Southwesterly line of Washington Avenue and running; thence

- (1) Along a portion of Lot 8, South 55 degrees 00 minutes 30 seconds West, a distance of 199.80 feet to a point corner to lot 16; thence
- (2) Along a portion of lot 16, North 34 degrees 59 minutes 30 seconds West, a distance of 120.00 feet to a point, corner to lot 5; thence
- (3) Along a portion of lot 5, North 53 degrees 34 minutes 30 seconds East, a distance of 200.34 feet to a point in the Southwesterly line of Washington Road; thence
- (4) Along the Southwesterly line of Washington Road, South 34 degrees 49 minutes East, a distance of 125 00 feet the point and place of BEGINNING.

Subject to all restrictions and easements of record, if any.

SAID above described tract of land being known as Lot 7, as shown on a map entitled "Varsity View Owned by Julius Wildermuth" filed in the Mercer County Clerk's Office on November 12, 1926 as Map No. 517.

AS shown on a plan prepared by A-1 Land Surveys, dated 1-28-08, File No. 108-43503.

New Jersey Land Title
Insurance Rating Bureau



State of New Jersey
NONRESIDENT SELLER'S TAX DECLARATION
 (C 55, P.L. 2004)

GIT/REP-1
 (2-07)

(Please Print or Type)

SELLER(S) INFORMATION

Name(s)

Brian McCool

Street Address

1124 Mountain Laurel Dr.

City, Town, Post Office

Raleigh

State

NC

Zip Code

27603

PROPERTY INFORMATION (Brief Property Description)

Block(s)

39

Lot(s)

Qualifier

Street Address

228 Washington

City, Town, Post Office

Princeton Junction

State

NJ

Zip Code

08550

Seller's Percentage of Ownership

50

Consideration

350,000.00

Closing Date

8/5/08

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

8/10/08

Date

X [Signature]

Signature (Seller) Please indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller) Please indicate if Power of Attorney or Attorney in Fact

VOL 5908 PG 2431

(Detach on dotted line)

COPIES



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) Daryn McCool
Current Resident Address:
Street: 380 McAdoo Ave Hamilton NJ 08619
City, Town, Post Office State Zip Code

PROPERTY INFORMATION (Brief Property Description)

Block(s) 39 Lot(s) 7 Qualifier
Street Address: 228 Washington Rd.
City, Town, Post Office State Zip Code
Princeton Jct NJ 08550
Seller's Percentage of Ownership 50 Consideration \$350,000.00 Closing Date 8/05/08

SELLER 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. § 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.

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.

8/1/08 Date Daryn McCool Signature
(Seller) Please indicate if Power of Attorney or Attorney in Fact

Date Signature
(Seller) Please indicate if Power of Attorney or Attorney in Fact

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).

Signatures. The Grantor signs this Deed as of the date at the top of the first page.

Witness as to Daryn McCool:

Witnessed By

Randie L Ehrlich

Brian McCool

(Seal)

Ophelia Washington

Daryn McCool

(Seal)

STATE OF North Carolina COUNTY OF Wake SS

I CERTIFY that on 26 July 2008 Brian McCool personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person)

- (a) is named in and personally signed this Deed,
- (b) signed, sealed and delivered this Deed as his or her act and deed, and
- (c) made this Deed for \$350,000.00 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)

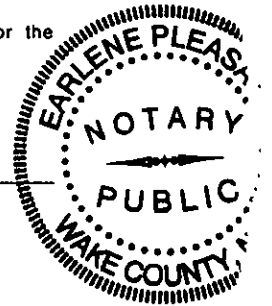
Earlene Pleasant
Notary Public

STATE OF New Jersey COUNTY OF Mercer SS

I CERTIFY that on 8/1/08 2008 Daryn McCool personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person)

- (a) is named in and personally signed this Deed,
- (b) signed, sealed and delivered this Deed as his or her act and deed, and
- (c) made this Deed for \$350,000.00 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)

Randie L Ehrlich
Attorney at Law in New Jersey



In compliance with the provisions of the Act, I have presented an application for the same within to the Assessor of the taxing district therein mentioned.

PAULA SOLLAMI-COVELLO
MERCER COUNTY CLERK

END OF DOCUMENT