

MORRIS COUNTY, NJ
JOAN BRAMHALL, COUNTY CLERK
DEED-OR BOOK 22216 PG 1142
RECORDED 12/28/2012 15:30:19
FILE NUMBER 2012101089
RCPT #: 817475; RECD BY: dnn
RECORDING FEES 80.00
MARGINAL NOTATION 0.00

DEED

This Deed is made on December 19, 2012

BETWEEN

MILDRED C. DONATONI (A/K/A CARMELA MILDRED DONATONI), INDIVIDUALLY AND AS EXECUTRIX UNDER THE LAST WILL & TESTAMENT OF ANTHONY J. DONATONI, SR. AS TO A 50% INTEREST

Whose post office address is 123 Hill Street, Rockaway, NJ 07866

referred to as the Grantor,

AND

ANTHONY J. DONATONI, III, MARK DONATONI, TERRY A. GALLAGHER, their successors and assigns, as Co-Trustee(s) of THE DONATONI FAMILY REAL ESTATE TRUST DATED DECEMBER 19, 2012, AS TO A 50% INTEREST

Having an address of 50 Laurelwood Drive, Rockaway, NJ 07866

referred to as the Grantee

The words "Grantor" and "Grantee" shall mean all Grantors and Grantees listed above.

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 and 00/100 Dollars (\$1.00).

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-1) Municipality: Borough of Rockaway
Block No. 73 Lot No. 65 Qualifier No. Account No.

No property tax identification number is available on the date of this Deed. (Check box if applicable.)

Property. The property consists of the land and all the buildings and structures on the land in the Borough of Rockaway, County of Morris and State of New Jersey.

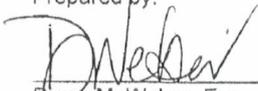
The legal description is attached hereto and made a part hereof.

BEING part of the same premises conveyed to Louis Donatoni and Anthony Donatoni, a partnership, doing business as Donatoni & Donatoni under Deed from Donatoni Brothers, Inc., a corporation of the State of New Jersey dated August 18, 1983 and recorded in the Morris County Clerk's Office on August 19, 1983 in DB 2686, Page 288.

The said Anthony Donatoni a/k/a Anthony J. Donatoni, Sr. died a resident of the State of New Jersey on May 16, 2001. His Last Will and Testament was duly probated on March 20, 2002 by the Surrogate of Morris County (Docket No. MRS-P-0666-2). Carmela Mildred Donatoni (a/k/a Mildred Donatoni) was appointed Executrix by the Morris County Surrogate. In accordance with the decedent's Last Will & Testament, his residuary estate was given to the decedent's spouse, Carmela Mildred Donatoni (which included the premises herein described.) The said Mildred Donatoni makes this Deed to convey to the Grantee herein all right, title and interest which the late Anthony J. Donatoni, Sr. may have had in and to said premises and to convey any and all right, title and interest which she may have as the Executrix of the said Estate and as sole beneficiary.

Carmela Mildred Donatoni and Mildred Donatoni are one and the same person.

Prepared by:


Diane M. Weber, Esq.

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LEGAL DESCRIPTION

TRACT TWO: BEING a portion of Lot 65, Block 73, Tax Map Borough of Rockaway, BEGINNING at a point in the westerly side line of Main Street, being a corner of a three and fifty three one hundredths acre tract conveyed or under contract to be conveyed to Simon Schlindwein and wife; thence (1) along a line of said three and fifty three one hundredths acre tract, north $43^{\circ} 43' 50''$ west 272.85 feet to another corner of said 3.53 acre tract; thence (2) along another line of said 3.53 acre tract, north 56° east 531.17 feet to a corner of said 3.53 acre tract, being also a point in a westerly line of a tract of land conveyed by Byron K and George W. Stickle to John F. Robinson, by deed dated April 6, 1893, and recorded in the Morris County Clerk's Office in Book Y-13 of Deeds, on pages 510 &c.; thence (3) along the westerly line of said tract of land conveyed by Byron K. and George W. Stickle to John F. Robinson, south $7^{\circ} 53' 10''$ west 192 feet to the most southerly corner of the said last mentioned tract, thence (4) along the southerly line of said last mentioned tract, north $48^{\circ} 37' 10''$ east 345.13 feet to the most easterly corner of said last mentioned tract, being also the most southerly corner of a tract of land conveyed by George W. Stickle and others, to John F. Robinson, by deed dated April 10, 1922, and recorded in the Morris County Clerk's Office in Book W-27 of Deeds, on pages 522 &c; thence (5) along the most easterly line of said last mentioned tract, north $39^{\circ} 38'$ east 225.21 feet to a point in the easterly side line of Mt. Pleasant Avenue, thence (6) along the easterly side line of Mt. Pleasant Avenue, north $83^{\circ} 16' 10''$ east 35.68 feet; thence (7) still along the easterly side line of Mt. Pleasant Avenue north $57^{\circ} 36' 10''$ east 122.47 feet to a point in a southerly line of lands belonging to Antonio Lusardi; thence (8) along the southerly line of lands belonging to Antonio Lusardi south $40^{\circ} 27' 30''$ east 85.59 feet to a point in the westerly side line of Main Street; thence (9) along the westerly side line of Main Street south $34^{\circ} 2' 20''$ west .28 feet, thence (10) still along the westerly side line of Main Street, south $43^{\circ} 2' 20''$ west 525.14 feet; thence (11) still along the westerly side line of Main Street, south $57^{\circ} 8' 20''$ west 358.27 feet, thence (12) still along the westerly side line of Main Street south $50^{\circ} 58' 20''$ west 209.45 feet to the point or place of BEGINNING. Containing 4.54 acres of land, be the same more or less.

TRACT THREE. BEING a portion of Lot 65, Block 73, Tax Map Borough of Rockaway, BEGINNING at a point in the southerly side line of Mt. Pleasant Turnpike, said beginning point being the 13th corner described in a 10.34 acre tract conveyed by Simon Schlindwein and Marie Schlindwein, his wife, to Hans Roessler; thence (1) along the 12th line of said 10.34 acre tract, reversed direction, south $27^{\circ} 45'$ west 525.63 feet to a point therein; thence (2) south $43^{\circ} 43' 50''$ east 301.28 feet to a point in the westerly side line of Main Street; thence (3) along the westerly side line of Main Street, north $50^{\circ} 58' 20''$ east 100 feet; thence (4) parallel to the second line herein-above described north $43^{\circ} 43' 50''$ west 272.85 feet; thence (5) north 56° east 531.17 feet to a point in the westerly outside line of lands conveyed by Byron K. and George W. Stickle to John F. Robinson by deed dated April 6, 1893, and recorded in the Morris County Clerk's Office in Book Y-13 of Deeds, on pages 510 &c; thence (6) along said westerly outside line north $7^{\circ} 53' 10''$ east 192 feet to a point in the southerly side line of Mt. Pleasant Turnpike, thence (7) along the southerly side line of Mt. Pleasant Turnpike north $82^{\circ} 6' 50''$ west 103.10 feet to a point, thence (8) still along the southerly side line of Mt. Pleasant Turnpike, south $68^{\circ} 22' 10''$ west 234.79 feet to the point or place of BEGINNING. Containing 3.53 acres of land, be the same more or less.

SUBJECT to variances, easements and restrictions of record, if any, zoning ordinances and such state of facts as an accurate survey may reveal.

Being more commonly known as: West Main St / 74 Mount Pleasant Ave,
Rockaway, NJ

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. If the Grantor is a corporation, this Deed is signed and attested to by its proper corporate officers and its corporate seal is affixed.

Witnessed By:
Diane M. Weber
Diane M. Weber

Mildred C. Donatoni
Mildred C. Donatoni, individually +
as Executrix under LWT of
Anthony F. Donatoni, Sr.

STATE OF NEW JERSEY, COUNTY OF MORRIS) SS.:

I CERTIFY that on December 19, 2012,

Mildred C. Donatoni, 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 \$ 1.00 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.)

Kay V. Schalkoff
Notary Public of New Jersey

RECORD & RETURN TO:
Wacks & Hartmann, LLC
55 Madison Ave, Ste 320A
Morristown, NJ 07960

Kay V. Schalkoff
A Notary Public of New Jersey
My Commission Expires May 15 2015



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) Mildred C. Donatoni, individually +
as Executrix under LWT Anthony Donatoni
Current Resident Address:
Street 123 Hill St
City, Town, Post Office Rockaway State NJ Zip Code 07866

PROPERTY INFORMATION (Brief Property Description)

Block(s) 73 Lot(s) 65 Qualifier _____
Street Address: West Main St / 74 Mt. Pleasant Ave
City, Town, Post Office Rockaway State NJ Zip Code 07866
Seller's Percentage of Ownership 100% Consideration \$100 Closing Date 12/19/12

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.

12/19/12
Date

Mildred C. Donatoni
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

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(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

COUNTY Morris } SS. County Municipal Code 1400
MUNICIPALITY OF PROPERTY LOCATION Rockaway Boro

FOR RECORDER'S USE ONLY
Consideration \$ 1.00
RTF paid by seller \$ 0
Date 12/19/12 By Feb

*Use symbol 'C' to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (Instructions #3 and #4 on reverse side)

Deponent, Mildred Donatoni being duly sworn according to law upon his/her oath,
(Name)
deposes and says that he/she is the Grantor in a deed dated 12/19/12 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)
real property identified as Block number 73 Lot number 65 located at
W. Main St / 74 Mt. Pleasant Ave, Rockaway and annexed thereto
(Street Address, Town)

(2) CONSIDERATION \$ 1.00 (Instructions #1 and #5 on reverse side) no prior mortgage to which property is subject

(3) Property transferred is Class 4A 4B 4C (circle one) If property transferred is Class 4A calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS:
(Instructions #5A and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation

\$ _____ + _____ % = \$ _____

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

(4) FULL EXEMPTION FROM FEE (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. 65, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail:
For consideration of less than \$100

(5) PARTIAL EXEMPTION FROM FEE (Instruction #9 on reverse side)

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. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by C. 170, P.L. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

- A. SENIOR CITIZEN Grantor(s) 62 years of age or over *(Instruction #9 on reverse side for A or B)
 - B. { BLIND PERSON Grantor(s) legally blind or, *
 - DISABLED PERSON Grantor(s) permanently and totally disabled receiving disability payments not gainfully employed*
- Senior citizens, blind persons, or disabled persons must also meet all of the following criteria.
- Owned and occupied by grantor(s) at time of sale. Resident of State of New Jersey
 - One or two family residential premises. Owners as joint tenants must all qualify

*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY

C. LOW AND MODERATE INCOME HOUSING (Instruction #9 on reverse side)

- Affordable according to H.U.D. standards Reserved for occupancy
- Meets income requirements of region. Subject to resale controls.

(6) NEW CONSTRUCTION (Instructions #2, #10, #12 on reverse side)

- Entirely new improvement. Not previously occupied
- Not previously used for any purpose. "NEW CONSTRUCTION" printed clearly at top of first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side)

- No prior mortgage assumed or to which property is subject at time of sale.
- No contributions to capital by either grantor or grantee legal entity.
- No stock or money exchanged by or between grantor or grantee legal entities.

(8) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this 19th day of Dec, 2012

Kay V. Schalkoff
Kay V. Schalkoff
A Notary Public of New Jersey
My Commission Expires May 15 2015

Mildred C. Donatoni Signature of Deponent Mildred C. Donatoni Grantor Name
123 Hill St Rockaway Dependent Address 123 Hill St, Rockaway Grantor Address at Time of Sale
XXX-XXX-506 Last three digits in Grantor's Social Security Number Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY
Instrument Number 101089 County Morris
Deed Number 22216 Book 22216 Page 1146
Deed Date 12/19/12 Date Recorded 12/25/12

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to:

STATE OF NEW JERSEY
PO BOX 261
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 it 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's website at www.state.nj.us/treasury/taxation/tp/localtax.shtml.

DEED

09302

This Deed is made on August 18, 1983

BETWEEN DONATONI BROTHERS, INC.,

COUNTY OF MORRIS	
CONSIDERATION	7.00
REALTY TRANSFER FEE	Exempt
DATE	AUG 19 1983 J.J.V. Jr.

a corporation of the state of New Jersey,
having its principal office at 199 West Main Street, Rockaway, New Jersey,
referred to as the Grantor.

AND LOUIS DONATONI and ANTHONY DONATONI,
a partnership, doing business as Donatoni
& Donatoni,

whose post office address is 123 Hill Street, Rockaway, New Jersey,
referred to as the Grantee.

The word "Grantee" shall mean 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 One Dollar (\$1.00)

The Grantor acknowledges receipt of this money

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Rockaway Borough
Block No. Lot No. Account No.

No property tax identification number is available on the date of this Deed. (Check box if applicable)

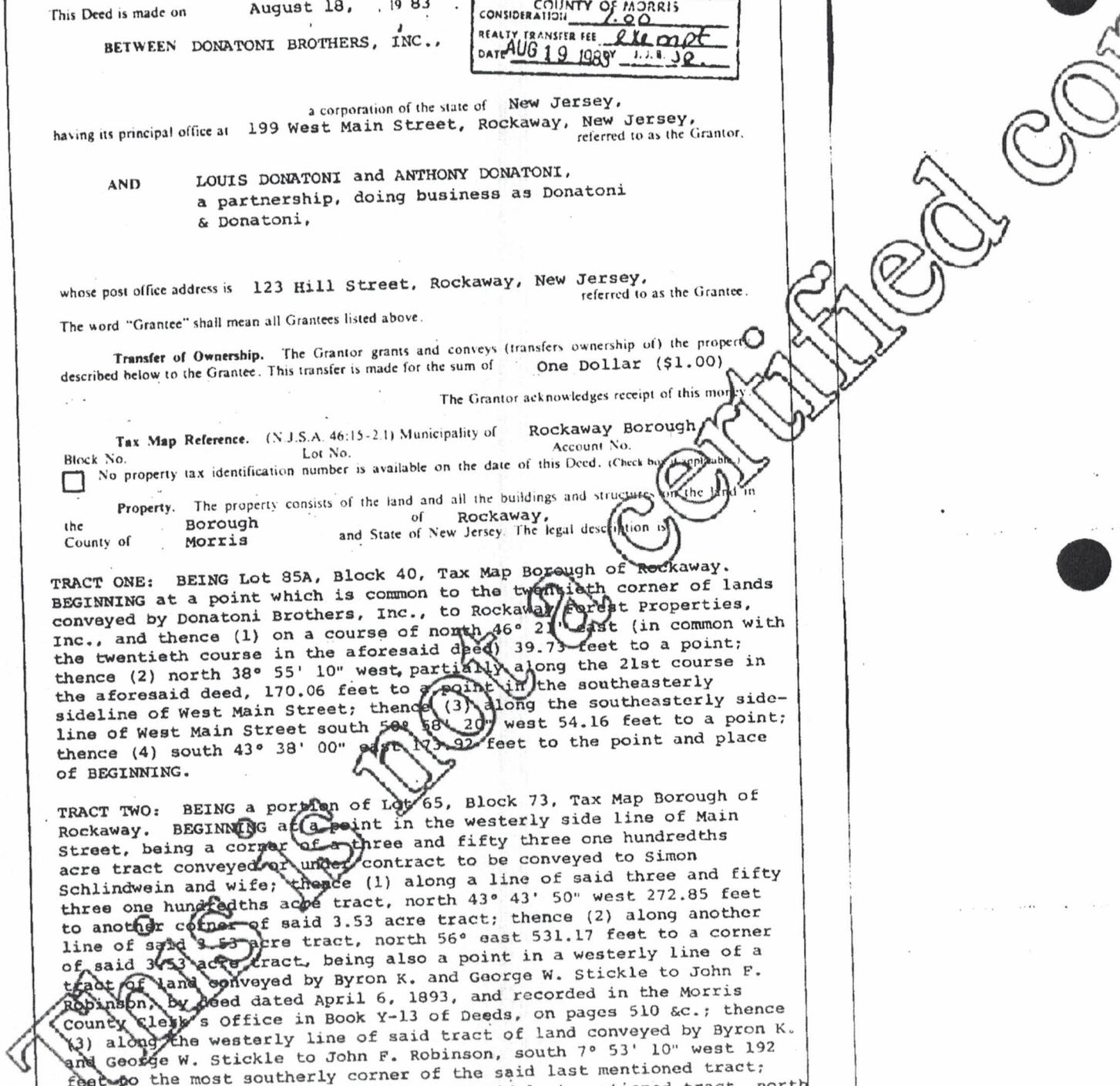
Property. The property consists of the land and all the buildings and structures on the land in the Borough of Rockaway,
County of Morris and State of New Jersey. The legal description is

TRACT ONE: BEING Lot 85A, Block 40, Tax Map Borough of Rockaway.
BEGINNING at a point which is common to the twentieth corner of lands conveyed by Donatoni Brothers, Inc., to Rockaway Forest Properties, Inc., and thence (1) on a course of north 46° 21' east (in common with the twentieth course in the aforesaid deed) 39.75 feet to a point; thence (2) north 38° 55' 10" west, partially along the 21st course in the aforesaid deed, 170.06 feet to a point in the southeasterly sideline of West Main Street; thence (3) along the southeasterly sideline of West Main Street south 50° 58' 20" west 54.16 feet to a point; thence (4) south 43° 38' 00" east 173.92 feet to the point and place of BEGINNING.

TRACT TWO: BEING a portion of Lot 65, Block 73, Tax Map Borough of Rockaway. BEGINNING at a point in the westerly side line of Main Street, being a corner of a three and fifty three one hundredths acre tract conveyed or under contract to be conveyed to Simon Schindwein and wife; thence (1) along a line of said three and fifty three one hundredths acre tract, north 43° 43' 50" west 272.85 feet to another corner of said 3.53 acre tract; thence (2) along another line of said 3.53 acre tract, north 56° east 531.17 feet to a corner of said 3.53 acre tract, being also a point in a westerly line of a tract of land conveyed by Byron K. and George W. Stickle to John F. Robinson, by deed dated April 6, 1893, and recorded in the Morris County Clerk's Office in Book Y-13 of Deeds, on pages 510 &c.; thence (3) along the westerly line of said tract of land conveyed by Byron K. and George W. Stickle to John F. Robinson, south 7° 53' 10" west 192 feet to the most southerly corner of the said last mentioned tract; thence (4) along the southerly line of said last mentioned tract, north

Prepared by: *J.J.V.*
(N.J.S.A. 46-15-13) *Joseph J. Vecchio, Esq.*
Print signer's name below signature

*15.00
Exempt*



48° 37' 10" east 345.13 feet to the most easterly corner of said last mentioned tract, being also the most southerly corner of a tract of land conveyed by George W. Stickle and others, to John F. Robinson, by deed dated April 10, 1922, and recorded in the Morris County Clerk's Office in Book V-27 of Deeds, on pages 522 &c.; thence (5) along the most easterly line of said last mentioned tract, north 39° 38' east 225.21 feet to a point in the easterly side line of Mt. Pleasant Avenue; thence (6) along the easterly side line of Mt. Pleasant Avenue, north 83° 16' 10" east 35.68 feet; thence (7) still along the easterly side line of Mt. Pleasant Avenue north 57° 36' 10" east 122.47 feet to a point in a southerly line of lands belonging to Antonio Lusardi; thence (8) along the southerly line of lands belonging to Antonio Lusardi south 40° 27' 30" east 85.59 feet to a point in the westerly sideline of Main Street; thence (9) along the westerly side line of Main Street, south 34° 2' 20" west .28 feet; thence (10) still along the westerly side line of Main Street, south 43° 2' 20" west 525.14 feet; thence (11) still along the westerly side line of Main Street south 57° 8' 20" west 358.27 feet; thence (12) still along the westerly side line of Main Street south 50° 58' 20" west 209.45 feet to the point or place of BEGINNING. Containing 4.54 acres of land, be the same more or less.

TRACT THREE: BEING a portion of Lot 65, Block 73, Tax Map Borough of Rockaway. BEGINNING at a point in the southerly side line of Mt. Pleasant Turnpike, said beginning point being the 11th corner described in a 10.34 acre tract conveyed by Simon Schindwein and Marie Schindwein, his wife, to Hans Roessler; thence (1) along the 12th line of said 10.34 acre tract, reversed direction, south 27° 45' west 525.63 feet to a point therein; thence (2) south 43° 43' 50" east 301.28 feet to a point in the westerly side line of Main Street; thence (3) along the westerly side line of Main Street, north 50° 58' 20" east 100 feet; thence (4) parallel to the second line hereinabove described, north 43° 43' 50" west 272.85 feet; thence (5) north 56° east 531.17 feet to a point in the westerly outside line of lands conveyed by Byron K. and George W. Stickle to John F. Robinson by deed dated April 6, 1893, and recorded in the Morris County Clerk's Office in Book Y-3 of Deeds, on pages 510 &c.; thence (6) along said westerly outside line north 53° 10" east 200 feet to a point in the southerly side line of Mt. Pleasant Turnpike; thence (7) along the southerly side line of Mt. Pleasant Turnpike north 82° 6' 50" west 103.10 feet to a point; thence (8) still along the southerly side line of Mt. Pleasant Turnpike, south 68° 22' 10" west 234.79 feet to the point or place of BEGINNING. Containing 3.53 acres of land, be the same more or less.

This deed is intended to include and convey any and all real property owned by DONALD BROTHERS, INC., within the State of New Jersey, whether the same is specifically described herein or not.

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. This Deed is signed and attested to by the Grantor's proper corporate officers of the date at the top of the first page. Its corporate seal is affixed.

Attested by:

Anthony Donatoni
Anthony Donatoni, Secretary

DONATONI BROTHERS, INC.

Louis Donatoni
Louis Donatoni, President



STATE OF NEW JERSEY, COUNTY OF MORRIS SS:
I CERTIFY that on August 18, 1983,

ANTHONY DONATONI personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is the secretary of Donatoni Brothers, Inc., the corporation named in this Deed;
 - (b) this person is the attesting witness to the signing of this Deed by the proper corporate officer who is the President of the corporation;
 - (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
- the full and actual consideration paid or to be paid for the transfer of title is \$1.00.
(Such consideration is defined in N.J.S.A. 46:15-5.)

Signed and sworn to before me on August 18, 1983

Frances Johnson

FRANCES JOHNSON
A NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Oct. 30, 1983

Anthony Donatoni
(Print name of attesting witness below signature)
Anthony Donatoni

RECEIVED
Aug 19 2 06 PM '83

JOSEPH A. BELL, Jr.
Clerk - Morris County

DEED

Dated: August 18, 1983

DONATONI BROTHERS, INC.

Grantor.

Record and return to:

JAMES, WYCKOFF, VECCHIO & PITMAN
P. O. BOX 67
DENVER, NEW JERSEY 07834

LOUIS DONATONI and ANTHONY
DONATONI, a partnership doing
business as DONATONI & DONATONI,

Grantee.