



Essex County Register Document Summary Sheet

DEED/NO
EXEMPTION
FROM REALTY
TRANSFER FEE

Type	DEED/NO EXEMPTION FROM REALTY TRANSFER FEE				
Consideration	\$210,000.00				
Submitted By	SIMPLIFILE, LLC. (SIMPLIFILE)				
Document Date	09/12/2023				
Reference Info					
Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
GRANTOR	Name			Address	
	19 WHEATLAND DEVELOPMENT LLC			WHEATLAND AVENUE, WEST ORANGE, NJ 07052	
GRANTEE	Name			Address	
	17 WHEATLAND AVE LLC			WHEATLAND AVENUE, WEST ORANGE, NJ 07052	
Parcel Info					
Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
	99	39	56.06		99

*** DO NOT REMOVE THIS PAGE.**

**COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF ESSEX COUNTY REGISTER FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.**

Prepared by:
Almer J. Martins, Esq.

DEED

This Deed is made as of September 12, 2023,

BETWEEN

19 WHEATLAND DEVELOPMENT LLC, whose post office address is 32 63rd Street, West New York, New Jersey 07093 referred to as the Grantor,

AND

17 WHEATLAND LLC, whose address is about to be 17 Wheatland Avenue, West Orange, New Jersey 07052 referred to as the Grantee.

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

1. Transfer and 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 TEN THOUSAND DOLLARS and NO CENTS (\$210,000.00)**.

The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:15-2.1). The property is located within the Township of West Orange, County of Essex and State of New Jersey.

Block No. 39 Lot No. 56.06 Qual. #

☐ No property tax identification 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 Town of West Orange, County of Essex and State of New Jersey. The legal description is attached hereto as **Schedule A**.

The mailing address of the property is: 17 Wheatland Avenue, West Orange, New Jersey 07052

Being the same premises conveyed to 19 Wheatland Development LLC, under Deed from Robert A. Palermo, dated 05/02/2019, recorded in the Essex County Clerk/Register's Office on 05/08/2019 bearing Instrument Number - 2019042649.

This conveyance is subject to all covenants, easements and restrictions of record, all applicable laws, regulations and municipal ordinances and such a state of facts as an accurate survey of the property may disclose.

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 date at the top of the first page.

GIT/REP-3
(2-21)
(Print or Type)

State of New Jersey Seller's Residency Certification/Exemption

Seller's Information

Name(s)

19 WHEATLAND DEVELOPMENT LLC

Current Street Address

32 63rd Street, West New York

City, Town, Post Office

West New York

State

NJ

ZIP Code

07093

Property Information

Block(s)

39

Lot(s)

56.06

Qualifier

Street Address

17 Wheatland Avenue

City, Town, Post Office

West Orange

State

NJ

ZIP Code

07052

Seller's Percentage of Ownership

100

Total Consideration

\$210,000

Owner's Share of Consideration

100% \$210,000

Closing Date

9/13/2023

Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 apply to Residents and Nonresidents)

1. ☐ Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident Gross Income Tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. ☐ The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. ☐ Seller is 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 is not required to make an estimated Gross Income Tax payment.
6. ☐ The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated Income Tax payment.
7. ☐ The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated 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 and report the recognized gain.
☐ Seller did not receive non-like kind property.
8. ☐ The real property is being transferred 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 real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller 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 is dated prior to August 1, 2004, and was not previously recorded.
11. ☐ The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
12. ☐ The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
13. ☐ The property transferred is a cemetery plot.
14. ☐ The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.
15. ☐ The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
16. ☐ The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

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 may 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 a 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.

Date

Date

Signature (Seller)

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Indicate if Power of Attorney or Attorney in Fact

**SCHEDULE A
LEGAL DESCRIPTION**

Issuing Office File No. 23ST1030

ALL that (those) certain lot(s), tract(s) or parcel(s) of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of West Orange, County of Essex, and State of New Jersey and is bounded and described as follows:

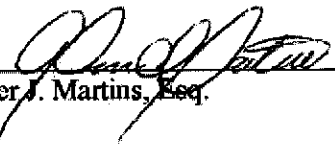
BEGINNING at a point in the northeasterly line of Wheatland Avenue distant 110.00 feet northwesterly from a pipe driven in the ground at the intersection of said line with the northwesterly line of South Valley Road and running thence

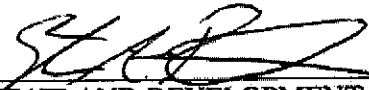
1. North 37 degrees 43 minutes East, 134.64 feet lands Abutting the lands herein conveyed, at the rear; thence
2. North 52 degrees 47 minutes west, along line of said lands 43.00 to corner of lands of party of seconds part heretofore-acquired; thence
3. South 37 degrees 43 minutes West, along line of lands last mentioned, 134.64 feet to said line of Wheatland Avenue; thence
4. South 52 degrees 47 minutes East, along said line of Wheatland Avenue, 43.00 feet to point or place of BEGINNING.

FOR INFORMATION PURPOSES ONLY: BEING known as Tax Lot 56.06 in Tax Block 39 on the Official Tax Map of the Township of West Orange, Essex County, State of New Jersey.

FOR INFORMATION PURPOSES ONLY: The mailing address is: 17 Wheatland Avenue, West Orange, NJ 07052.

Witnessed or Attested by:


Almer J. Martins, Esq.

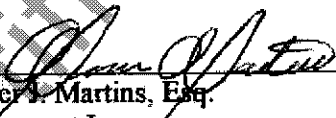

19 WHEATLAND DEVELOPMENT LLC
by Steven Rodas, Authorized Agent

STATE OF NEW JERSEY
COUNTY OF HUDSON

I CERTIFY that on September 12, 2023, Steven Rodas, authorized agent for 19 Wheatland Development LLC, 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 \$210,000.00 as 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.)

Signed and sworn before me on September 12, 2023


Almer J. Martins, Esq.
Attorney at Law
State of New Jersey

DEED	
19 WHEATLAND DEVELOPMENT LLC, <i>Grantor,</i>	Record and return to:
To	SUNNYSIDE TITLE AGENCY
17 WHEATLAND AVE LLC, <i>Grantee.</i>	1 Kinderkamack Road
	Hackensack, NJ 07601