



Essex County Register Document Summary Sheet

ESSEX COUNTY REGISTER OF DEEDS & MORTGAGES HALL OF RECORDS - ROOM 130 465 DR. MARTIN LUTHER KING BLVD NEWARK NJ 07102	Transaction Identification Number		7254333	8870259
	Recorded Document to be Returned by Submitter to: PASSAIC VALLEY TITLE SERVICE, INC. 1037 ROUTE 46 E STE C106 CLIFTON, NJ 07013			
Official Use Only JUAN M. RIVERA, JR REG. OF DEEDS & MORTGAGES ESSEX COUNTY New Jersey DOCUMENT TYPE 1 INSTRUMENT NUMBER 2024045224 RECORDED ON Aug 05, 2024 11:17:07 AM Total Pages: 5 NJ PRESERVATION ACCOUNT \$25.00 REGISTER RECORDING FEE \$35.00 HOMELESSNESS TRUST FUND \$3.00 CODE BLUE EMERGENCY \$2.00 SHELTER SERVICES TOTAL PAID \$65.00 INV: 721429 USER: KS	Submission Date (mm/dd/yyyy)		07/31/2024	
	No. of Pages (excluding Summary Sheet)		3	
	Recording Fee (excluding transfer tax)		\$65.00	
	Realty Transfer Tax		\$0.00	
	Total Amount		\$65.00	
	Document Type	DEED-NO CONSIDERATION		
	Electronic Recordation Level		L2 - Level 2 (With Images)	
	Municipal Codes		ESSEX COUNTY 99	
807234				

Additional Information (Official Use Only)

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DEED-NO
CONSIDERATION

Type	DEED-NO CONSIDERATION				
Consideration	\$0.00				
Submitted By	SIMPLIFILE, LLC. (SIMPLIFILE)				
Document Date	06/10/2024				
Reference Info					
Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
GRANTOR	Name			Address	
	COPPER BELL PROPERTIES LLC			PO BOX 533, ROSELAND, NJ 07068	
GRANTEE	Name			Address	
	ORANGE PROSPECT LLC			111 PROSPECT AVENUE, WEST ORANGE, NJ 07052	
Parcel Info					
Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
	99	151.03	6		99

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Prepared by: Henry Walentowicz, Esq.

DEED OF EASEMENT

THIS DEED OF EASEMENT IS made on June 10, 2024

BETWEEN COPPER BELL PROPERTIES, LLC, whose address is P.O. Box 533, Borough of Roseland, County of Essex, New Jersey, referred to collectively as the Grantor.

AND: ORANGE PROSPECT, LLC, whose address is 111 Prospect Avenue, Township of West Orange, County of Essex, New Jersey, referred to as Grantee. The words Grantor and Grantee shall mean all Grantors and all Grantees listed above.

Transfer of Easement. The Grantor grants and conveys unto the Grantee, its successors and assigns forever, a permanent and perpetual easement for access upon that portion (the "Deed Description") which was conveyed to the Grantor by Deed recorded on 07/20/2021 as Instrument number 2021088373 of the Essex County Clerk's office, of Grantor's Property located at 12 Seaman Road, Township of West Orange in the County of Essex and State of New Jersey, as depicted in the Deed Description prepared by Zdravko Lucin, ZL LAND SURVEYNG, LLC dated June 5, 2024, which is attached hereto as Exhibit "A". The Easement is for the benefit of the owners of Lot 17.01, Block 151.03 (Grantee). This grant of easement is made for the sum of Ten thousand Dollars Consideration (\$10,000.00) The Grantee acknowledges receipt of this money. The Grantee will name Copper Bell Properties LLC and Kirstin Knowles as additional insured regarding insurance on this easement. Grantee will not extend any improvements nor make any alterations to this subject easement. Grantee will hold harmless Copper Bell Properties LLC and Kirstin Knowles for any and all claims or damages on this easement.

1. **Tax Map Reference.** (N.J.S.A. 46:15-2.1) Township of West Orange, County of Essex, Part of lot 7, in Block 151.03.

Property. The property encumbered by this easement is commonly known as:

12 Seaman Road, Township of West Orange, County of Essex and State of New Jersey.

The Grantor, its successors and assigns, covenants, and agrees that it will not erect or cause to be erected, installed, or placed in the Easement Area or upon any part thereof, any buildings or structures except fencing. nor will said Grantor. its successors and assigns, permit the erection, installation or placing thereon, of any

RECORD & RETURN TO:
PASSAIC VALLEY TITLE SERVICE, INC.
1037 RT. 46 EAST
SUITE C106
CLIFTON, NJ 07013

ZL LAND SURVEYING, LLC

20 LOMBARD DRIVE
WEST CALDWELL NEW JERSEY
TEL: (973) 808-8488 FAX: (973) 244-5765
CERTIFICATE OF AUTHORIZATION NO. 24GA2811800

Deed Description

Access Easement to be Granted

From Lot 7 Block 151.03

To lot 1 7.01 Block 151

Township of West Orange

Essex County, New Jersey

BEGINNING at a point on the northerly lot line of Lot 7 Block 151.03 ,
said point being along said northerly lot line, North 73° -51'-20" East
178.64 feet from the intersection of said northerly lot line of Lot 7
Block 151.03 with the easterly sideline of Seaman Road (50 feet wide)
and running; thence

1. Along said northerly lot line of Lot 7 Block 151.03 , North 73° -51'-20" East
48.86 feet to a point; thence
2. Along said southeasterly lot line Lot 7 Block 151.03, South 33° -04'-30" West
37.00 feet to a point; thence
3. North 56° -55'-30" West 31.92 feet the point of BEGINNING.

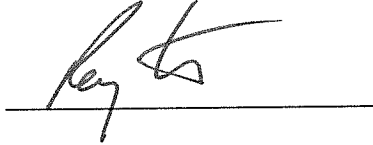
Containing an area of 590 square feet more or less.

Date: June 5, 2024

building or structure.

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 by its proper corporate officers and its corporate seal is affixed.

Witness:




Copper Bell Properties, LLC

By KIRSTIN KNOWLES
SOLE MEMBER

ACKNOWLEDGEMENT

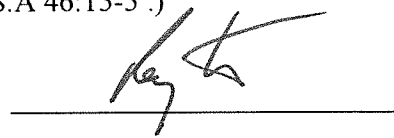
STATE OF NEW JERSEY

SS:

COUNTY OF ESSEX

I CERTIFY that on July 19, 2024, KIRSTIN KNOWLES, SOLE MEMBER personally came before me and acknowledge under oath, to my satisfaction, that these persons:

- (a) these persons are members of **Copper Bell Properties, LLC** the Limited Liability Company named in this Deed;
- (b) this Deed was signed and delivered by the Limited Liability Company as its voluntary act duly authorized by a proper resolution of its members;
- (c) the full and actual consideration paid or to be paid for the transfer of title is \$10.00 (Such consideration is defined in N.J.S.A 46:15-5 .)



Ray Castellano
Attorney at Law
State of New Jersey