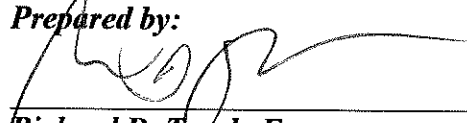


Exhibit “A”

Exhibit "A"

Prepared by:


Richard D. Trenk, Esq.

Deed

This Deed is made on June /0, 2015

BETWEEN

Robert C. Williams

whose post office address is

1-3 Raynor Road

West Orange, New Jersey 07052

referred to as the Grantor,

AND

the Township of West Orange

whose post office address is

66 Main Street

West Orange, NJ 07052

referred to as the 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 (called the "Property") described below to the Grantee. This transfer is made for the sum of One (\$1) Dollar.

The Grantor acknowledges receipt of this money.

2. Tax Map Reference(N.J.S.A. 46.15-1.1) Municipality of West Orange

Block No. 35, Lot No. 28, Property Lot No. , Qualifier No. , Account No.

☐ 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 building and structures on the land in the **Township of West Orange**, County of **Essex** and State of New Jersey. The legal description is:

See Legal Description annexed hereto as **Exhibit "A"**

☒ Please see attached Legal Description annexed hereto and made part hereof.
(Check Box if Applicable)

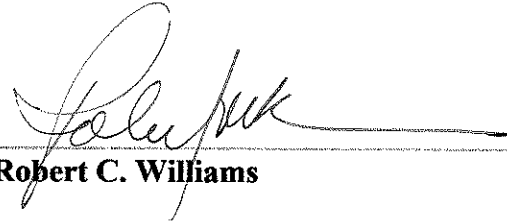
Exhibit "A"

The street address of the Property is:
Oakridge Road, West Orange, New Jersey 07052.

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:

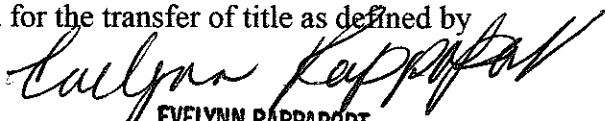

EVELYNN RAPPAPORT
A Notary Public of New Jersey
My Commission Expires March 3, 2018


Robert C. Williams (Seal)

(Seal)

STATE OF NEW JERSEY:
SS:
COUNTY OF ESSEX:

I CERTIFY that on June 10, 2015
Robert C. Williams
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/her act and deed; and
(c) the full and actual consideration paid or to be paid for the transfer of title as defined by N.J.S.A. 46:15-5 is \$1.


EVELYNN RAPPAPORT
A Notary Public of New Jersey
My Commission Expires March 3, 2018

DEED	
Grantor,	RECORD AND RETURN TO: Richard D. Trenk, Esq. Trenk, DiPasquale, Della Fera and Sodono, P.C. 347 Mt. Pleasant Avenue, Suite 300 West Orange, NJ 07052
To	
Grantee	

Exhibit "A"

Exhibit "A"

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT, PARCEL OR TRACT OF LAND, SITUATE AND LYING IN THE TOWNSHIP OF WEST ORANGE, COUNTY OF ESSEX, STATE OF NEW JERSEY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY LINE OF OAK RIDGE ROAD DISTANT SOUTHERLY 345.30 FEET FROM THE SOUTHERLY LINE OF WELLINGTON AVENUE AS SHOWN ON "MAP OF MARY J. WILLIAMS"; THENCE

- (1) ALONG THE EASTERLY LINE OF OAK RIDGE ROAD SOUTH 31 DEGREES 52 MINUTES 30 SECONDS WEST 27.89 FEET; THENCE
- (2) STILL ALONG THE EASTERLY LINE OF OAK RIDGE ROAD ON A CURVE TO THE LEFT HAVING A RADIUS OF 20.0 FEET AN ARC DISTANCE OF 17.45 FEET; THENCE
- (3) STILL ALONG THE EASTERLY LINE OF OAK RIDGE ROAD ON A CURVE TO THE RIGHT HAVING A RADIUS OF 50.0 FEET AN ARC DISTANCE OF 49.50 FEET; THENCE
- (4) NORTH 38 DEGREES 36 MINUTES EAST 86.14 FEET TO THE SOUTHERLY LINE OF LAND NOW OR FORMERLY OF R. SLAPP; THENCE
- (5) NORTH 54 DEGREES 37 MINUTES 30 SECONDS WEST 34.80 FEET TO THE EASTERLY LINE OF OAK RIDGE ROAD AND PLACE OF BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY: ALSO KNOWN AS LOT 28 IN BLOCK 35 ON THE TOWNSHIP OF WEST ORANGE TAX MAP.

Additionally, Grantor desires to convey all of his right, title and interest in a certain 10-foot strip of land adjacent to the above premises known as Block 35, Lot 28.01.

Exhibit "A"
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

Essex

0722

} SS. County Municipal Code

FOR RECORDER'S USE ONLY

Consideration \$
RTF paid by seller \$
Date By

MUNICIPALITY OF PROPERTY LOCATION West Orange

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

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

Deponent, Robert C. Williams, being duly sworn according to law upon his/her oath, (Name)

deposes and says that he/she is the Grantor in a deed dated June 2015 transferring (Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

real property identified as Block number 35 Lot number 28 located at

Oakridge Road

(Street Address, Town)

and annexed thereto.

(2) CONSIDERATION \$ 1.00 (Instructions #1 and #5 on reverse side) [X] 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:

(See 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 (See 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. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

This deed transaction is fully exempt from the Realty Transfer Fee as the consideration for this deed transaction is less than \$100.00

(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. 176, 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 and #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)

- [X] 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 11 day of June, 2015

EMELYN RAPPAPORT
A Notary Public of New Jersey
My Commission Expires March 3, 2018

Signature of Deponent

1-3 Raynor Road
West Orange, NJ 07052

Deponent Address

xxx-xxx-3203

Last three digits in Grantor's Social Security Number

Robert C. Williams

Grantor Name

1-3 Raynor Road
West Orange, NJ 07052

Grantor Address at Time of Sale

FOR OFFICIAL USE ONLY

Instrument Number County
Deed Number Book Page
Deed Dated Date Recorded

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

STATE OF NEW JERSEY

PO BOX 251

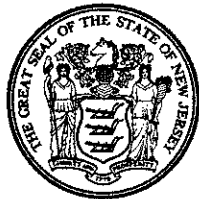
TRENTON, NJ 08695-0251

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 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 of Taxation website at:

www.state.nj.us/treasury/taxation/lpt/localtax.htm

Exhibit "A"



GIT/REP-3
(5-12)

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)
Robert C. Williams

Current Resident Address:
Street: 1-3 Raynor Road

City, Town, Post Office	State	Zip Code
West Orange	NJ	07052

PROPERTY INFORMATION (Brief Property Description)

Block(s)	Lot(s)	Qualifier
35	28	

Street Address:
Oakridge Road

City, Town, Post Office	State	Zip Code
West Orange	NJ	07052

Seller's Percentage of Ownership	Consideration	Closing Date
100	\$1	

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 10 apply to Residents and Non-residents)

- ☒ 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.
- ☐ 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.
- ☐ 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.
- ☐ 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.
- ☐ 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.
- ☒ 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.
- ☐ 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.
- ☐ 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.
- ☐ 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.
- ☐ 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.

<u>June 10, 2015</u> Date	<u>[Signature]</u> 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

Exhibit "A"

AFFIDAVIT OF TITLE

STATE OF NEW JERSEY
COUNTY OF ESSEX

SS:

ROBERT C. WILLIAMS, says under oath:

1. **Representations.** The statements in this Affidavit are true to the best of my knowledge, information, and belief.

2. **Name, Age and Residence.** I have never changed my name or used any other names. I am a citizen of the United States and at least 18 years old. I currently reside at 1-3 Raynor Road, West Orange, New Jersey 07052.

3. **Ownership and Possession.** I am the only owner of the Property located at ____ Oakridge Road, Block 35, Lot 28, Township of West Orange and State of New Jersey called "this Property." I am in the sole possession of this Property. We now sell this Property to the Township of West Orange, known as "the Buyer." There are no tenants or other occupants of this Property. I have owned this Property since September 15, 1987. Since then no one has questioned my ownership or right to possession. I have never owned any property, which is next to or adjacent to this Property. Except for the agreement with the Buyer, I have not signed any contracts to sell this Property. I have not given anyone else any rights concerning the purchase or lease of this Property.

4. **Improvements.** No additions, alterations, or improvements are now in progress or have been made to this Property since four (4) months last past. I have always obtained all necessary permits and Certificates of Occupancy. There are no charges due for municipal improvements such as sewers, sidewalks, curbs, or similar improvements benefiting this Property. No one has notified me that money is due and owing for any construction, alteration or repair work on this Property.

5. **Liens or Encumbrances.** I have not allowed any interests (legal rights) to be created which affects my ownership or use of this Property. No other persons have legal rights in this Property, except the rights of utility companies to use this Property along the road or for the purpose of serving this Property. There are no pending lawsuits or judgments against me or other legal obligations which may be enforced against this Property. No bankruptcy or insolvency proceedings have been started by or against me. I have never declared bankruptcy. No one has any security interest in any personal property of fixtures included in this sale. There are no child support orders against me.

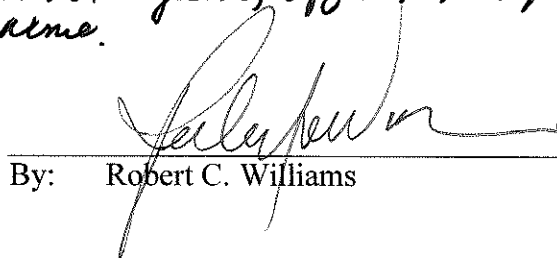
6. **Reliance.** I make this Affidavit in order to induce the Buyer(s) accept my Deed. I am aware that the Buyer(s) will rely on the statements made in this Affidavit and on its truthfulness.

7. *I have examined the judgement appear in Title Binder 15PT-6382 by Prestige Title Agency Inc and they are not against affiant but person*
Signed and sworn to before me on *of similar name.*

June 10, 2015



EVELYNN RAPPAORT
A Notary Public of New Jersey
My Commission Expires March 3, 2018



By: Robert C. Williams

Exhibit “B”

Exhibit "B"

RELEASE AND INDEMNIFICATION FOR USE OF PROPERTY PENDING TRANSFER OF TITLE

WHEREAS, the Robert C. Williams, Esq. ("Transferor") the owner of a certain tract of land located on Oakridge Road at Block No. 35, Lot No. 28 and a certain 10-foot strip of land known as Block 35, Lot 28.01 (the "Property") has agreed to terms to transfer title of the Property to the Township of West Orange (the "Transferee") as set forth in the Bargain and Sale Deed; and

WHEREAS, the Transferor has agreed to allow the Transferee to access and utilize the Property during the period of time pending the closing and recording of all necessary closing documents for the transfer (the "Recording Period"); and

WHEREAS, the Transferee has agreed to release and indemnify the Transferor for any claims that may arise from the Transferor's access or use of the Property during the Recording Period.

THEREFORE, the Transferor grants access and use of the Property to Transferee during the Recording Period for use in a manner at the Transferee's discretion; and

THEREFORE, the Transferee agrees to:

(1) release and discharge Transferor from, and covenants not to sue Transferor in connection with, any and all known or unknown, claims, causes of action, actions, suits, judgments, demands, damages, attorneys' fees, debts, or liabilities of any kind whatsoever relating to the Property that arise during the Recording Period; and

(2) agrees to indemnify and hold harmless Transferor from any claims brought against Transferor related to the Property or its use that arise during the Recording Period and the Transferee's use thereof.

Exhibit "B"

TOWNSHIP OF WEST ORANGE

ATTEST:

KAREN J. CARNEVALE, R.M.C

By: _____
ROBERT D. PARISI, MAYOR

ROBERT C. WILLIAMS, ESQ.

WITNESS:

EVELYNN RAPPAPORT
A Notary Public of New Jersey
My Commission Expires March 3, 2018

By: _____
ROBERT C. WILLIAMS, ESQ.

Dated June 9, 2015