

Exhibit “A”

DANA RONE
ESSEX COUNTY REGISTER OF DEEDS & MORTGAGES



Hall of Records
465 Martin Luther King Jr Blvd
Room 130
Newark, NJ 07102
(973) 621-4960

***RETURN DOCUMENT TO:**

TRENK, DIPASQUALE, DELA FERA &
SODONO, PC
347 MOUNT PLEASANT AVENUE
SUITE 300
WEST ORANGE, NJ 07052
ATTN: MARK Y MOON, ESQ

***Total Pages - 7**

Instrument Number - 2018030517

Recorded On 4/10/2018 At 10:37:18 AM

* Instrument Type - DEED

Invoice Number - 198584 User ID: AJC

* Grantor - 665 REALTY MANAGEMENT, LLC UBEROI, SUNY

* Grantee - WEST ORANGE, TOWNSHIP OF

* PARCEL IDENTIFICATION NUMBER

Block: 176.03 Lot: 10 - WEST ORANGE

*** FEES**

NJ PRESERVATION ACCOUNT	\$40.00
REGISTER RECORDING FEE	\$50.00
HOMELESSNESS TRUST FUND	\$3.00
TOTAL PAID	\$93.00

I hereby CERTIFY that this document is
Recorded in the Register of Deeds & Mortgages Office
of Essex County, New Jersey

Dana Rone
Register of Deeds & Mortgages

THIS IS A CERTIFICATION PAGE

Do Not Detach

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

INSTRUMENT NUMBER - 2018030517



Essex County Recording Data Page Honorable Dana Rone Essex County Register		Official Use Only	
			
Official Use Only:			
Date of Document: February 28, 2018		Type of Document: Deed	
First Party Name: 665 Realty Management, LLC		Second Party Name: Township of West Orange	
Additional Parties:			
THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY			
Block: 176.03		Lot: 10	Qualifier:
Municipality: Township of West Orange			
Consideration: \$400,000.00			
Mailing Address of Grantee: 66 Main Street, West Orange, NJ 07052			
THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY			
Original Book:		Original Page:	
ESSEX COUNTY RECORDING DATA PAGE Please do not detach this page from the original document as it contains important recording information and is part of the permanent record.			

DEED



5768

Prepared by: DANIEL J. ROY, ESQ.

This Deed is made on February 28, 2018 between the following parties:

Grantor: **665 REALTY MANAGEMENT, LLC**
a New Jersey Limited Liability Company
26 South Valley Road, West Orange, NJ 07052

Grantee: **TOWNSHIP OF WEST ORANGE**
a Municipal Corporation of the State of New Jersey
66 Main Street, West Orange, NJ 07052

In consideration of \$400,000.00 paid to the Grantor, the Grantor hereby grants and conveys to the Grantee the following real property and the improvements thereon which is located in the State of New Jersey, County of Essex, Township of West Orange:

BEING commonly known as **665 Eagle Rock Avenue, West Orange, New Jersey.**

BEING designated on the Municipal Tax Map as Tax Block 176.03, Lot 10.

BEING more particularly described on the annexed rider.

BEING the same premises acquired by the Grantor herein by deed from PM & PMIFT, LLC dated December 31, 2012 and recorded June 21, 2013 in the Register's Office of Essex County, New Jersey Deed Book 12441 page 3442.

The Grantor promises that it has done no act to encumber the said lands and premises. 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 making a mortgage or allowing a judgment to be entered against the Grantor).

LEGAL DESCRIPTION

SCHEDULE A-3

ALL that certain tract or parcel of land, situated, lying and being in the Township of West Orange, County of Essex, State of New Jersey, more particularly described as follows:

BEGINNING at a point in the northerly right-of-way line of Eagle Rock Avenue, said point being distant 140 feet on a bearing of South 59 degrees 25 minutes 00 seconds East from the intersection of said right-of-way with the easterly right -of-way of Oak Terrace, thence running

(1) South 59 degrees 25 minutes 00 seconds East along the northerly right-of way line of Eagle Rock Avenue a distance of 116.10 feet to a point in the line dividing lots 10 and 17 Block 176C, thence;

(2) North 19 degrees 53 minutes 00 seconds East along the line dividing lots 10 and 17 in Block 176C a distance of 117.34 feet to a point in the line dividing lots 10 and 14 in Block 176C thence

(3) North 59 degrees 25 minutes 00 seconds West along the line dividing lot 10 and 14 in Block 176C a distance of 62.82 feet to a point, thence

(4) North 31 degrees 14 minutes 00 seconds East 26.73 feet to a point; thence

(5) North 59 degrees 25 minutes 00 seconds West 33.33 feet to a point thence

(6) South 29 degrees 58 minutes 00 seconds West 142.00 feet to the point and place of **BEGINNING**.

NOTE FOR INFORMATION ONLY:

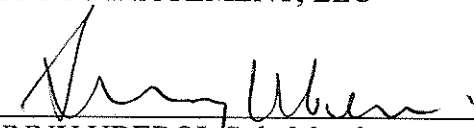
BEING Lot: 10, Block: 176.03; on the tax map of the Township of West Orange, County of Essex, State of New Jersey; MAILING ADDRESS: 665 Eagle Rock Ave, West Orange, NJ 07052-2121

In Witness Whereof, the Grantor signs this instrument.



DANIEL J. ROY, Witness

665 REALTY MANAGEMENT, LLC

By: 

SUNNY UBEROI, Sole Member

STATE OF NEW JERSEY; COUNTY OF ESSEX : ss.

I certify that on February 28, 2018 before me appeared SUNNY UBEROI who acknowledged to my satisfaction that: (a) he is the sole Member of 665 REALTY MANAGEMENT, LLC, the company named in the within instrument, (b) he signed and delivered the within instrument as the lawful act and deed of said company, (c) he was duly authorized to do so by the company's membership and (d) the full and actual consideration paid or to be paid for the transfer of title is \$400,000.00.



DANIEL J. ROY
An Attorney at Law of New Jersey

Record & Return to:

MARK Y. MOON, ESQ.
Trenk, DiPasquale, Dela Fera & Sodono, PC
347 Mount Pleasant Avenue, Suite 300
West Orange, NJ 07052

State of New Jersey
SELLER'S RESIDENCY CERTIFICATION / EXEMPTION

SELLER'S INFORMATION:

Seller's Name: 665 Realty Management, LLC
Current Residence Address: 26 South Valley Road, West Orange, NJ 07052

PROPERTY INFORMATION:

Block: 176.03 Lot: 10 Qualifier:
Address: 665 Eagle Rock Avenue, West Orange, NJ 07052
Seller's Percentage of Ownership: 100% Total Consideration: \$400,000.00
Owner's Share of Consideration: \$400,000.00 Closing Date: February 28, 2018

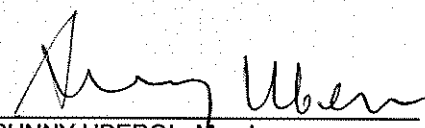
SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to Residents and Non-residents)

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 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 a principal residence as defined in, 26 U.S.C. s. 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 as such not required to make an estimated gross income tax payment.
6. ☐ The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated income tax payment.
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).
☒ Seller did not receive non-like kind property.
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 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.

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 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: February 28, 2018


Signature: SUNNY UBEROI, Member

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

MUNICIPALITY OF PROPERTY LOCATION West Orange

FOR RECORDER'S USE ONLY

Consideration \$400,000.00
RTF paid by seller \$101
Date 1-10-18 By AC

*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, SUNNY UBEROI, being duly sworn according to law upon his/her oath,

deposes and says that he/she is the Member of Grantor in a deed dated February 28, 2018 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

real property identified as Block number 176.03 Lot number 10 located at
665 Eagle Rock Avenue, West Orange, New Jersey and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION \$400,000.00 (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:

(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.

(b) conveyance to an instrumentality, agency or subdivision of the State of New Jersey

(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)

- ☐ 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 28 day of February, 2018

Signature of Deponent

665 Realty Management, LLC
Grantor Name

26 So Valley Rd, West Orange, NJ

26 So Valley Rd, West Orange, NJ

Deponent Address

Grantor Address at Time of Sale

xxx-xxx-235

Foundation Title LLC

Last three digits in Grantor's Social Security Number

Name/Company of Settlement Officer

DANIEL J. ROY
An Attorney at Law of NJ

FOR OFFICIAL USE ONLY

Instrument Number 2018030517 County 2556
Deed Number Book Page
Deed Dated 2-28-18 Date Recorded 4-10-18

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