

JUAN M. RIVERA, JR
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:**

FOUNDATION TITLE LLC
 411 HACKENSACK AVE
 SUITE 1003
 HACKENSACK, NJ 07601

Instrument Number - 2026037707

Recorded On 6/5/2026 At 2:12:04 PM

* Instrument Type - DEED

Invoice Number - 838087 User ID: BB

*Total Pages - 9

* Grantor - MUSSO, JAMES S. LACERTOSA, AMALI

* Grantee - DE JOHNSON, ANGELICA JACKSON JACKSON DE JOHNSON, ANGELIC

* PARCEL IDENTIFICATION NUMBER

Block: 142 Lot: 21 - WEST ORANGE

*** FEES**

COUNTY REALTY TAX	\$350.00
COUNTY REALTY TAX -	\$175.00
PHPFA	
NJ PRESERVATION ACCOUNT	\$50.00
REGISTER RECORDING FEE	\$60.00
STATE REALTY TAX	\$875.00
STATE REALTY TAX - EAA	\$405.00
NJAHTF	\$300.00
HOMELESSNESS TRUST FUND	\$3.00
CODE BLUE EMERGENCY	\$2.00
SHELTER SERVICES	
TOTAL PAID	\$2,220.00

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

Juan M. Rivera, Jr
 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 - 2026037707



Essex County Recording Data Page
Honorable Juan M. Rivera, Jr.
Essex County Register



Official Use Only

Official Use Only:

Date of Document:

February 18, 2026

Type of Document:

DEED

First Party Name:

James S. Musso (25% interest),
Amalia Lacertosa (25% interest)
Richard A. Musso (25% interest)
and Salvatore Musso (25%
interest)

Second Party Name:

Angelica Jackson de Johnson and
Epifanio Johnson and Masiel Almonte
Guzman

Additional Parties:

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY

Block:

142

Lot:

21

Qualifier:

Municipality:

West Orange

Consideration:

\$350,000.00

Mailing Address of Grantee:

102 Elm Street, West Orange, NJ 07052

**THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION
ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY**

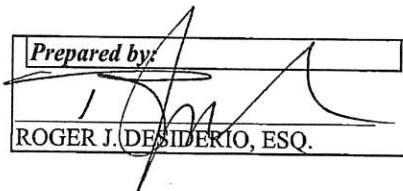
Original Book:

Original Page:

8

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.

Prepared by:

ROGER J. DESIDERIO, ESQ.

DEED

This Deed is made on February 17, 2026, delivered on February 18, 2026.

BETWEEN

JAMES S. MUSSO (25%) interest; AMALIA LACERTOSA (25%) interest; RICHARD A. MUSSO (25%) interest; and SALVATORE MUSSO (25%) interest,

whose address is 102 Elm Street, West Orange, New Jersey 07052, referred to as the Grantor(s),

AND

ANGELICA JACKSON de JOHNSON and EPIFANIO JOHNSON, husband and wife,

whose address is about to be 102 Elm Street, West Orange, New Jersey 07052, referred to as the Grantee(s).

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 described below to the Grantee. This transfer is made for the sum of **THREE HUNDRED FIFTY THOUSAND AND 00/100 (\$350,000.00) DOLLARS.**

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of West Orange
Block No. 142 Lot No. 21 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 of the buildings and structures on the land in the Township of West Orange, County of Essex, and State of New Jersey. The legal description is:

**SEE DESCRIPTION ATTACHED HERETO AND MADE
A PART HEREOF.**

Being the same premises conveyed to James S. Musso (25%) interest; Amalia Lacertosa (25%) interest; Richard A. Musso (25%) interest; and Salvatore Musso (25%) interest, tenants in common, by the following:

Austin Regan and Anna M. Regan, his wife, by deed from Santo Musso and Josephine Musso, his wife, recorded April 23, 1981, in the Essex County Clerk's/Register's Office in Deed Book 4714, Page 231.

Santo Musso died on June 3, 1995 whereupon title vested in Josephine Musso as surviving tenant by the entirety.

Josephine Musso, widow (50% interest) and Musso Family Trust, (50% interest), by deed from Josephine Musso, widow dated October 23, 2002, recorded December 16, 2002, in the Essex County Clerk's/Register's Office in Deed Book 5935, Page 800.

Musso Family Trust by deed from Josephine Musso and Musso Family Trust by James Musso, Trustee, dated May 27, 2004, recorded October 21, 2004, in the Essex County Clerk's/Register's Office in Deed Book 6118, Page 820.

James S. Musso (25% interest) Amalia Lacertosa (25% interest) Richard A. Musso (25% interest) and Salvatore Musso (25% interest), tenants in common, by deed from Musso Family Trust dated November 28, 2018, recorded February 4, 2019, in the Essex County Clerk's/Register's Office in Instrument Number 2019010021.

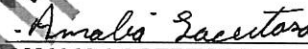
The within conveyance is subject to all easements and restrictions of record, if any, all zoning ordinances of the Township of West Orange and such state of facts as may be revealed by an accurate survey.

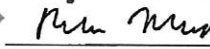
The street address of the property is 102 Elm Street, West Orange, New Jersey 07052.

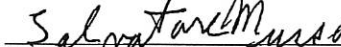
Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as 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.

 (Seal)
JAMES S. MUSSO

 (Seal)
AMALIA LACERTOSA

 (Seal)
RICHARD A. MUSSO

 (Seal)
SALVATORE MUSSO

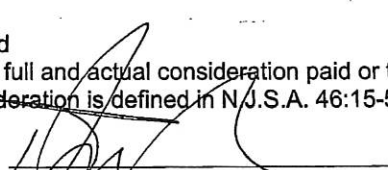
Witnessed by:


ROGER J. DESIDERIO

STATE OF NEW JERSEY, COUNTY OF ESSEX } S.S.:

I certify that on February 17, 2026, JAMES S. MUSSO, AMALIA LACERTOSA, RICHARD A. MUSSO, and SALVATORE MUSSO, personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) were the maker of the attached Deed;
- (b) executed this Deed as their own act; and
- (c) made this Deed for \$350,000.00, 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).


ROGER J. DESIDERIO
Attorney at Law of New Jersey

Record and Return to:

Foundation Title LLC
411 Hackensack Ave Suite 1003
Hackensack, NJ 07601

GIT/REP-3
(8-25)
(Print or Type)

State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s)
AMALIA LACERTOSA

Current Street Address
165 Barbara Court

City, Town, Post Office
Spotswood

State

NJ

ZIP Code

08884

Property Information

Block(s)
142

Lot(s)
21

Qualifier

Street Address
102 Elm Street

City, Town, Post Office
West Orange

State

NJ

ZIP Code

07052

Seller's Percentage of Ownership
25

Total Consideration
\$350,000.00

Owner's Share of Consideration
\$87,500.00

Closing Date
2/18/2026

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. See instructions.
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.
- 7a. ☐ 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 CODE 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. See instructions.
- 7b. ☐ Seller only received 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

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

GIT/REP-3
(8-25)
(Print or Type)

State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s)

RICHARD A. MUSSO

Current Street Address

211 Manchester Drive, Apt. A

City, Town, Post Office

Basking Ridge

State

NJ

ZIP Code

07920

Property Information

Block(s)

142

Lot(s)

21

Qualifier

Street Address

102 Elm Street

City, Town, Post Office

West Orange

State

NJ

ZIP Code

07052

Seller's Percentage of Ownership

25%

Total Consideration

\$350,000.00

Owner's Share of Consideration

\$87,500.00

Closing Date

2/18/2026

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. See instructions.
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.
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- 7b. ☐ Seller only received 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.
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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.)

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2/17/26
Date

Richard A. Musso
Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

GIT/REP-3
(8-25)
(Print or Type)

State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s)
SALVATORE MUSSO

Current Street Address
620 Pascack Road, Room 222

City, Town, Post Office
Washington Twp.

State
NJ

ZIP Code
07676

Property Information

Block(s)
142

Lot(s)
21

Qualifier

Street Address
102 Elm Street

City, Town, Post Office
West Orange

State
NJ

ZIP Code
07052

Seller's Percentage of Ownership
25%

Total Consideration
\$350,000.00

Owner's Share of Consideration
\$87,500.00

Closing Date
2/18/2026

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. See instructions.
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.
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- 7b. ☐ Seller only received 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.
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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

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

LEGAL DESCRIPTION

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

Beginning at a point in the Southerly line of Elm Street distant thereon 304.22 feet Westerly from the corner formed by the intersection of the said line of Elm Street and the Northerly line of Harrison Avenue and thence running

- (1) South 31 degrees 15 minutes West 100 feet; thence
- (2) North 58 degrees 45 minutes West 33 feet; thence
- (3) North 31 degrees 15 minutes East 100 feet to a point in the said line of Elm Street; thence
- (4) Along the said line of Elm Street South 58 degrees 45 minutes East 33 feet to the point and place of beginning.

NOTE FOR INFORMATION: Being known as 102 Elm Street, West Orange Township, Essex County, State of New Jersey, Block 142, Lot 21 on the tax map of West Orange Township.

NOTE FOR INFORMATION: The mailing address of the premises is: 102 Elm Street, West Orange, NJ 07052

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

State of New Jersey
Nonresident Seller's Tax Declaration

GIT/REP-1
(10-21)

(Print or type)

Seller's Information

Name(s)

James S. Musso

Current Street Address

7996 August Avenue

City, Town, Post Office

Breinigsville

State

PA

ZIP Code

18031

Property Information

Block(s)

142

Lot(s)

21

Qualifier

Street Address

102 Elm Street

City, Town, Post Office

West Orange

State

NJ

ZIP Code

07052

Seller's Percentage of Ownership

25%

Total Consideration

350,000.00

Owner's Share of Consideration

87,500.00

Closing Date

2/18/2026

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 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.

2-17-2026

Date

James S. Musso

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact