



**Middlesex County
Document Summary Sheet**

MIDDLESEX COUNTY CLERK NJ

PO BOX 1110

NEW BRUNSWICK NJ 08903

INSTR # 2025080387

O BK 19914 PG 1230

RECORDED 12/30/2025 02:32:15 PM

NANCY J. PINKIN, COUNTY CLERK

MIDDLESEX COUNTY, NEW JERSEY

RECORDING FEES \$85.00

Official Use Only

Transaction Identification Number

8014181

9867970

Submission Date(mm/dd/yyyy)

12/29/2025

No. of Pages (excluding Summary Sheet)

5

Recording Fee (excluding transfer tax)

\$85.00

Realty Transfer Tax

\$0.00

Total Amount

\$85.00

Document Type

DEED - NO CONSIDERATION

Municipal Codes

EDISON

ED

Batch Type L2 - LEVEL 2 (WITH IMAGES)

Return Address (for recorded documents)

PRESTIGE TITLE AGENCY, NOS

130 POMPTON AVE

VERONA, NJ 07044

902078

Additional Information (Official Use Only)

*** DO NOT REMOVE THIS PAGE.**

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RETAIN THIS PAGE FOR FUTURE REFERENCE.**



**Middlesex County
Document Summary Sheet**

DEED - NO CONSIDERATION	Type	DEED - NO CONSIDERATION				
	Consideration	\$520,000.00				
	Submitted By	SIMPLIFILE, LLC. (SIMPLIFILE)				
	Document Date	11/13/2025				
	Reference Info					
	Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
	GRANTOR	Name			Address	
		JERSEY PRIME LLC			23 LAKE DRIVE, NORTH BRUNSWICK, NJ 08902	
	GRANTEE	Name			Address	
		TOWNSHIP OF EDISON			100 MUNICIPAL BOULEVARD, EDISON, NJ 08817	
	Parcel Info					
	Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
		ED	692.05	8.03		ED

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DEED

Prepared by: Larry A. Lavender, Jr.

This Deed is made on November 13, 2025

BETWEEN

Jersey Prime LLC.

whose address is 23 Lake Drive, North Brunswick, NJ 08902, respectively referred to as the Grantor,

AND

Township of Edison,

whose post office address is 100 Municipal Boulevard, Edison, NJ 08837, 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 described below to the Grantee. This transfer is made for the sum of FIVE HUNDRED TWENTY THOUSAND AND 00/100 DOLLARS (\$520,000.00). The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Edison
Block No. 692.05 Lot No. 8.03 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 the buildings and structures on the land in the Township of Edison, County of Middlesex and the State of New Jersey. The legal description is:

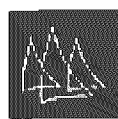
SEE ATTACHED SCHEDULE A DESCRIPTION

Jersey Prime LLC by deed from Leemilt's Petroleum, Inc., as successor by mergers to Spiegel Oil Corp. dated August 20, 2010, recorded September 14, 2010, in the Middlesex County Register's Office in Deed Book 6192, Page 876.

BEING commonly known as 1371 US Route 1, Edison, NJ 08837.

BEING also known as Lot 8.03 in Block 692.05 on the official tax map of the Township of Edison, County of Middlesex and the State of New Jersey.

The Premises shall not be used, in whole or in part, (i) as an automobile service station, petroleum station, gasoline station or for the purpose of conducting or carrying on the business of selling, offering for sale, storage, handling, distributing or dealing in petroleum, gasoline, motor vehicle fuel, diesel fuel, kerosene, benzol, naphtha, greases, lubricating oils or any fuel used for internal combustion engines, or lubricants in any form or other petroleum or petroleum-related products customarily associated with service stations, or (ii) for a period of twenty-five (25) years following the date of September 14, 2010, for residences of any type, or (iii) for a period of thirty (30) years following the date of September 14, 2010, places of worship, bed and breakfast facilities, rooming houses, hospitals, nursing homes or similar geriatric facilities, child care, playground or recreational area, schools (or any similar use which is intended to house, educate or provide care for children, the elderly or the infirm), agricultural uses, or the construction or installation of any water wells for drinking or food processing. These covenants and use restrictions shall bind Grantee, its successors and assigns and the Premises itself, and shall be deemed covenants running with the land and each portion thereof.



SCHEDULE A-5 LEGAL DESCRIPTION

Issuing Office File No. 25-069391

ALL THAT CERTAIN LOT, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING IN THE Township of Edison, IN THE COUNTY OF Middlesex, STATE OF NEW JERSEY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN WITH I.D. CAP SET IN THE SOUTHEASTERLY LINE OF THOMAS PLACE DISTANT SOUTHWESTERLY 100.0' FROM THE INTERSECTION OF THE SOUTHEASTERLY LINE OF THOMAS PLACE WITH THE SOUTHWESTERLY LINE OF JOHN STREET AND RUNNING THENCE;

- 1) S 69°-01'-00" E 50.00 FEET TO AN IRON PIN WITH I.D. CAP SET THENCE;
- 2) N 20°-59'-00" E 100.00 FEET TO A POINT IN SOUTHWESTERLY LINE OF JOHN STREET THENCE;
- 3) ALONG THE SOUTHWESTERLY LINE OF JOHN STREET S 69°-01'-00" E 104.35 FEET TO AN IRON PIN WITH I.D. CAP SET IN THE NORTHWESTERLY LINE OF U.S. HIGHWAY ROUTE 1 (A.K.A. NEW JERSEY STATE HIGHWAY ROUTE 1), (FORMERLY N.J. ROUTE 25) THENCE;
- 4) ALONG THE NORTHWESTERLY LINE OF U.S. HIGHWAY ROUTE 1 S 22°-47'-00" W 32.84 FEET TO AN IRON PIN WITH I.D. CAP SET THENCE;
- 5) STILL ALONG THE NORTHWESTERLY LINE OF U.S. HIGHWAY ROUTE 1 S 55°-48'-50" W 137.54 FEET TO AN IRON PIN WITH I.D. CAP SET AT A POINT OF CURVATURE THENCE;
- 6) ALONG THE NORTHWESTERLY AND NORTHERLY LINE OF U.S. HIGHWAY ROUTE 1 IN A WESTERLY DIRECTION ON A CURVE TO THE RIGHT HAVING A RADIUS OF 142.0' AND AN ARC LENGTH OF 76.15 FEET TO AN IRON PIN WITH I.D. CAP SET AT A POINT OF COMPOUND CURVATURE THENCE;
- 7) IN A NORTHWESTERLY DIRECTION ON A CURVE TO THE RIGHT HAVING A RADIUS OF 12.0' AND AN ARC LENGTH OF 23.97 FEET TO AN IRON PIN WITH I.D. CAP SET IN THE SOUTHEASTERLY LINE OF THOMAS PLACE THENCE;
- 8) ALONG THE SOUTHEASTERLY LINE OF THOMAS PLACE N 20°-59'-00" E 82.96 FEET TO THE POINT AND PLACE OF BEGINNING.

PROPERTY ALSO KNOWN AS LOTS 12 & 13 AND PART OF LOTS 6, 7, 8, 9, 14 & 15 IN BLOCK 692-E AS SHOWN ON MAP OF FAIRMOUNT PARK SECTION NUMBER 4, TOWNSHIP OF RARITAN, MIDDLESEX COUNTY, N.J. DATED: DEC. 1922 FILED: JUNE 11, 1924 AS MAP 1048 FILE 605.

FOR INFORMATIONAL PURPOSES ONLY: ALSO BEING KNOWN AS TAX LOT 8.03 IN TAX BLOCK 692.05 ON THE OFFICIAL TAX MAP OF THE Township of Edison, Middlesex COUNTY, STATE OF NEW JERSEY.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Westcor Land 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; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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

State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s) JERSEY PRIME LLC.

Current Street Address
23 Lake Drive

City, Town, Post Office
North Brunswick

State
NJ

ZIP Code
08902

Property Information

Block(s) 692.05 Lot(s) 8.03 Qualifier

Street Address
1371 US Route 1

City, Town, Post Office
Edison

State
NJ

ZIP Code
08837

Seller's Percentage of Ownership
100

Total Consideration
520,000

Owner's Share of Consideration
520,000

Closing Date
11/21/2025

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.

11/13/25



SYED SHAH, Managing Member

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

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 MIDDLESEX } SS. County Municipal Code
1205

FOR RECORDER'S USE ONLY
Consideration \$
RTF paid by seller \$
Date By

MUNICIPALITY OF PROPERTY LOCATION EDISON TOWNSHIP

*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, SYED SHAH (Name), being duly sworn according to law upon his/her oath,
deposes and says that he/she is the Grantor Officer in a deed dated November 13, 2025 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)
real property identified as Block number 692.05 Lot number 8.03 located at
1371 US Route 1, Edison and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION \$520,000.00 (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

\$90,600 + 35.12 % = \$257,973

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) By or to the United States of America, this State or any Instrumentality, Agency or Subdivision

(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) IF APPLIES ALL BOXES MUST BE CHECKED.

- ☐ 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) IF APPLIES ALL BOXES MUST BE CHECKED.

- ☐ 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) IF APPLIES ALL BOXES MUST BE CHECKED.

- ☐ 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) INTERCOMPANY TRANSFER IF APPLIES ALL BOXES MUST BE CHECKED. (Instruction #15 on reverse side)

- ☐ Intercompany transfer between combined group members as part of the unitary business
☐ Combined group NU ID number (Required)

(9) 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 13th day of November, 2025

Signature of Deponent

JERSEY PRIME LLC.
Grantor Name

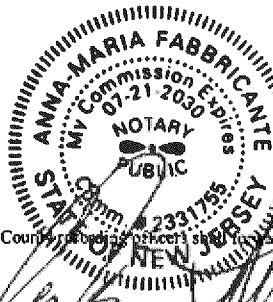
23 Lake Dr North Brunswick
Dependent Address

23 Lake Dr North Brunswick NJ
Grantor Address at Time of Sale

xxx-xx-x 8 6 7

Last three digits in Grantor's Social Security Number

DTCS Title Agency LLC
Name/Company of Settlement Officer



FOR OFFICIAL USE ONLY			
Instrument Number	County		
Deed Number	Book	Page	
Deed Dated	Date Recorded		

County clerk or register of deeds shall retain 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

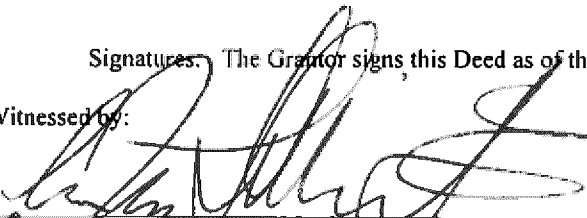
The Director of the Division of Taxation or the Department of the Treasury has prescribed this form as required by law, and may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at:

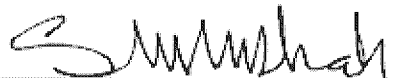
www.state.nj.us/treasury/taxation/lpt/localtax.htm

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.

Witnessed by:

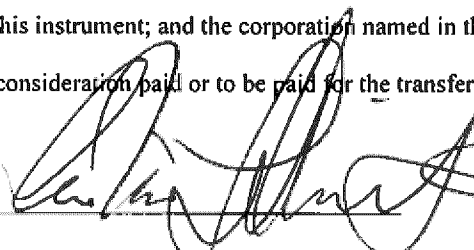
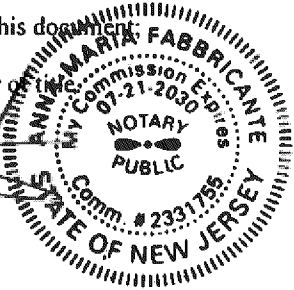

Anna Maria Fabbriante


Syed Shah, Managing Member of
Jersey Prime LLC.

STATE OF NEW JERSEY, COUNTY OF MIDDLESEX SS.:

I CERTIFY that on November 13, 2025, Syed Shah personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) was the maker of the attached instrument;
 - (b) was authorized and did execute this instrument as Managing Member of Jersey Prime LLC., the entity named in this instrument;
 - (c) executed this instrument as the act of entity named in this instrument; and the corporation named in this document;
 - (d) made this Deed for \$520,000.00 as the full and actual consideration paid or to be paid for the transfer of the
- (Such consideration is defined in N.J.S.A. 46:15-5).

DEED

Dated: November 13, 2025

Jersey Prime LLC.

Grantor,

TO

Township of Edison,

Grantee.

Record and return to:

Record & Return to:
Prositge Title Agency, Inc.
130 Pompton Avenue
Verona, NJ 07044

25-069391