



Nancy J. Pinkin
Middlesex County Clerk
Recording Data Cover Page
Pursuant to N.J.S.A. 46:26A-5

INSTR # 2025078775
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NANCY J. PINKIN, COUNTY CLERK CH
MIDDLESEX COUNTY, NEW JERSEY
RECORDING FEES: \$13.00

Official Use Only	
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Date of Document Novemeber 24, 2025	Type of Document Deed 
First Party Name Township of Edison	Second Party Name YASHRAJ5 Realty LLC
Additional First Parties	Additional Second Parties

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY.	
Block 692.05	Lot 8.03
Municipality Edison 	Consideration \$1.00
Mailing Address of Grantee 100 Municipal Blvd Edison, NJ 08817	

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY.	
Original Book	Original Page

MIDDLESEX COUNTY, NEW JERSEY RECORDING DATA PAGE. This cover page is for use in Middlesex County, New Jersey only. Please do not detach this page from the original document as it contains important recording information and is part of the permanent record.	
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DEED

Prepared by: Jessica CM Almeida, Esq

This Deed is made on November 24, 2025

BETWEEN

Township of Edison,

whose post office address is 100 Municipal Boulevard, Edison, NJ 08817, referred to as the Grantor.

AND

YASHRAJ5 Realty LLC,

whose address is 20 Arbor Circle, Edison, NJ 08837, respectively 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 ONE DOLLAR (\$1.00). 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

Township of Edison by deed from Jersey Prime LLC, dated November 24, 2025.

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.

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:

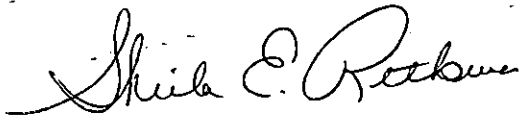


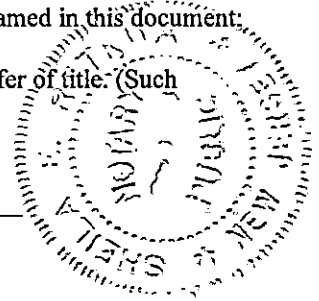
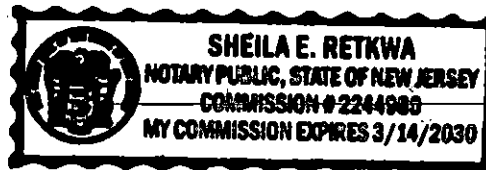

Mayor Samip Joshi, Township of Edison

STATE OF NEW JERSEY, COUNTY OF MIDDLESEX SS.:

I CERTIFY that on November , 2025, Mayor Samip Joshi 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 Mayor of Edison, the municipal corporation named in this instrument;
- (c) executed this instrument as the act of entity named in this instrument; and the corporation named in this document;
- and
- (d) made this Deed for \$1.00 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).





DEED

Dated: November 24, 2025

Township of Edison,

Grantor,

TO

YASHRAJ5 Realty, LLC

Grantee.

Record and return to:

Jessica Almeida
McNanimop, Scotland & Baumann
75 Livingston Avenue
Roseland, NJ 07068

NOTICE OF SETTLEMENT

SCHEDULE A Legal Description

File #: 25-069391-E-JA-DM-WC

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.

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

MUNICIPALITY OF PROPERTY LOCATION Edison

FOR RECORDER'S USE ONLY

Consideration \$
RTF paid by seller \$
Date By

*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, Jessica Almeida, being duly sworn according to law upon his/her oath,
(Name)
deposes and says that he/she is the grantor in a deed dated November 11, 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, NJ 08837 and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION \$ 1.00 (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.
Seller is a municipality and the consideration 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) 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 18 day of December 2025

ALEXANDRA G. COSPITO
NOTARY PUBLIC OF NEW JERSEY
Commission # 50150191
My Commission Expires 01/28/2026

Jessica Almeida Township of Edison
Signature of Deponent Grantor Name
75 Livingston Ave. 100 Municipal Blvd.
Roseland, NJ 07068 Edison, NJ 08837
Deponent Address Grantor Address at Time of Sale
XXX-XX-X 241 McManimon, Scotland & Baumann
Last three digits in Grantor's Social Security Number Name/Company of Settlement Officer

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:
<https://www.state.nj.us/treasury/taxation/lpt/localtax.shtml>

State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s)
Township of Edison

Current Street Address
100 Municipal Blvd

City, Town, Post Office
Edison

State

NJ

ZIP Code

08837

Property Information

Block(s)
692.05

Lot(s)
8.03

Qualifier

Street Address
1371 US Route 1

City, Town, Post Office
Edison

State

New Jersey

ZIP Code

08837

Seller's Percentage of Ownership
100

Total Consideration
\$1.00

Owner's Share of Consideration
\$1.00

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.

11/24/2025

Date

Yessica C. Almeida

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact