

20230921-001 Siegel (98 Woods Edge Dr; B4701-L1.2090)

From: [Scott L. Siegel](#)
To: [Amy Rhead](#)
Subject: OPRA request - 98 Woods Edge Drive, Roxbury (with a mailing address of Succasunna, NJ)
Date: Thursday, September 21, 2023 5:48:07 AM

RESPONSE:

Please be advised that portions of your OPRA request are invalid because you are asking questions rather than requesting a specific document(s). The Open Public Records Act N.J.S.A. 47:1A-1, et seq. establishes parameters associated with requesting and obtaining copies of public records. A proper request under OPRA does not seek information, ask questions, or require research. See New Jersey Builders Association v. New Jersey Council on Affordable Housing, 390 N.J.Super. 166, 180 (App. Div. 2007). Additionally, OPRA requests must include sufficient specificity and reasonable clarity regarding the records being requested. For example, requestors must identify types of records, dates, parties to correspondence, subject matter, etc. While portions of your request, as written, are technically invalid, in an effort to provide public records associated with the property and/or topic referenced, it was forwarded to municipal departments for response. Each department utilized the criteria provided in your OPRA request to search their available files in an attempt to identify potentially responsive/useful records. Response per item is yellow-highlighted and/or department responses attached.

RE: 98 Woods Edge Drive, Roxbury (with a mailing address of Succasunna), NJ

Dear Roxbury Township,

This is a request for public records made under OPRA and the common law right of access. I am not required to fill out an official form. Please acknowledge receipt of this message.

Records requested:

1. A printout of all permits taken on the property. Departments searched their records and found no records responsive to request.
2. Whether there are any open permits. INVALID under OPRA - no document requested
3. Documents regarding any variance pending, granted or denied for the property. Departments searched their records and found no records responsive to request.
4. Complaints filed by the municipality and other citations for code or other violations at the property. Departments searched their records and found no records responsive to request.
5. Tax assessors reports or memos regarding the property. Tax assessor records attached.
6. Any deed, easement or other restrictions of record for the property. Records provided by Tax Assessor attached.
7. Whether there is an underground oil tank; INVALID under OPRA - no document requested
8. Whether an underground oil tank has been taken out on the above property; INVALID under OPRA - no document requested
9. Inspections for environmental issues, water wells, sanitary disposal systems and underground fuel tanks for the property. Departments searched their records and found no records responsive to request.
10. The current certificate of occupancy for the property. Departments searched their records and found no records responsive to request.
11. Any document indicating if the property is in a flood zone. No records responsive (see email from Engineering providing additional direction)
12. A list of off-site conditions that may affect the value of the property that is maintained by the municipality pursuant to the New Residential Construction Off-Site Condition Disclosure Act. Property is not newly constructed; however, blanket notification is attached.

Yours faithfully,

Scott L. Siegel, Esq.
Tel: 732-672-9499

Please deliver records electronically via email to the below UNIQUE address for all replies to this request:

xxxxxxxxxxxxxxxxxxxxxxxxxxxxxx@xxxxxxxx.xxxxxxxxxxxx

Is xxxxxx@xxxxxxxx.xx the wrong address for OPRA requests to Roxbury Township? If so, please contact us using this form:

https://opramachine.com/change_request/new?body=roxbury_township

Disclaimer: This message and any reply that you make will be published on the internet. Our privacy and copyright policies:

<https://opramachine.com/help/officers>

View this OPRA request & responses online:

https://opramachine.com/request/98_woods_edge_drive_roxbury_with

Please note that in some cases publication of requests and responses will be delayed.

If you find this service useful as an OPRA custodian, please ask your web manager to link to us from your organisation's website.

TOWNSHIP OF ROXBURY
New Residential Construction Off-Site Conditions Disclosure Act
P.L.1995, c.253 (C.46:3C-1 et seq.)

46:3C-4.Off-site conditions, municipal lists: "The municipal clerk of each municipality shall receive and make available, in the form and manner specified by the Commissioner of Community Affairs after consultation with the Department of Environmental Protection, lists identifying the location of off-site conditions existing within the boundaries of the municipality. L.1995,c.253,s.4."

The following is a list of off-site conditions as defined by NJSA 46:3C-1 et seq. as situations which may materially affect the value of the residential real estate property:

List	Availability
1. NJDEP's most recent listing of sites included on the National Priorities List pursuant to the "Comprehensive Environmental Response, Compensation and Liability Act of 1980," 42 U.S.C. 9601 et seq.	List not provided to the municipality by the NJDEP.
2. The latest sites known to and confirmed by the NJDEP and included on the NJ master list of known hazardous discharge sites, prepared pursuant to P.L.1982, c.202 (C.58:10-23.15 et seq.)	List not provided to the municipality by the NJDEP; however, Known Contaminated Sites in NJ Reports can be found online at http://www.nj.gov/dep/srp/kcsnj/ and a mapped version of active sites available through its NJDEP-i-MapNJ DEP website.
3. Overhead electric utility transmission lines conducting 240,000 volts or more	No overhead electric utility transmission lines conducting 240,000 volts or more are located within the municipal boundaries.
4. Electrical transformer substations	No information provided to the municipality by company(s) or owner(s).
5. Underground gas transmission lines as defined in 49 C.F.R.192.3	The following are available for viewing*: 1. A large format map provided by New Jersey Natural Gas Co. indicating the location of a transmission main for natural gas along the northeast corner of the municipality. 2. A large format map provided by Columbia Gas Transmission Co. indicating the location of a transmission main for natural gas along the southeast corner of the municipality.
6. Sewer pump stations of a capacity equal to, or in excess of 0.5 million gallons per day and sewer trunk lines in excess of 15 inches in diameter	The following are available for viewing*: 1. Large tax maps provided by the Musconetcong Sewerage Authority (MSA) indicating the location of sanitary sewer trunk lines and pump stations. 2. Large scale mapping provided by the Township of Roxbury indicating the locations of sanitary sewer trunk lines and pump stations.
7. Sanitary landfill facilities as defined pursuant to section 3 of P.L.1970, c.39 (C.13:1E-3)	List not provided to the municipality by the NJDEP; however, New Jersey Landfill Database can be viewed at the NJDEP's Solid and Hazardous Waste Management Program website http://www.state.nj.us/dep/dshw/lrm/landfill.htm which lists the Frank Fenimore Landfill and Hercules Landfill within the borders of the municipality.
8. Public wastewater treatment facilities	Ajax Terrace Water Pollution Control Plant is located at Block 1401, Lots 3, 4, & 5.
9. Airport safety zones as defined pursuant to section 3 of P.L.1983, c.260 (C.6:1-82)	No airport safety zones as defined pursuant to section 3 of P.L.1983, c.260 (C.6:1-82) are located within the municipal boundaries.

* Available for inspection during normal business hours of 8:00 a.m. to 4:30 p.m. in office of the Township Engineer located in the Municipal Building, 1715 Route 46 in Ledgewood, NJ. Pursuant to N.J.A.C. 5:36-3.4(c)(1), Prior to inspecting any items listed as "available for viewing", requestors will be required to provide valid identification and submit their name, address, telephone number, and reason for request. Such information shall be maintained in a master registry within the Township of Roxbury and subject to disclosure under the Open Public Records Act (OPRA).

Construction

From: Linda Stiner
Sent: Tuesday, September 26, 2023 12:55 PM
To: Kathy Florio
Cc: Amy Rhead
Subject: RE: OPRA 20230921-001 Siegel (98 Woods Edge Dr; B4701-L1.2090)

The Construction Department has no records in response to the OPRA request referenced in the subject line of this e-mail.

Sincerely,

Linda Stiner
Administrative Assistant
Township of Roxbury
Construction Department
1715 Route 46
Ledgewood, NJ 07852
973 448-2011

Engineering

From: Patricia Johnson
Sent: Wednesday, September 27, 2023 11:47 AM
To: Kathy Florio
Cc: Amy Rhead
Subject: RE: OPRA 20230921-001 Siegel (98 Woods Edge Dr; B4701-L1.2090)

The Engineering Department does not make flood determinations; the FEMA website for flood map information is www.fema.gov/flood-maps

The Engineering Department does not have any other information regarding this request.

Patricia A. Johnson

Executive Assistant, Engineering Department
Township of Roxbury
1715 Route 46, Ledgewood, NJ 07852
973 448-2018

Fire Prevention

From: Rina Rodriguez
Sent: Tuesday, September 26, 2023 12:14 PM
To: Kathy Florio
Cc: Amy Rhead; Mike Pellek
Subject: RE: OPRA 20230921-001 Siegel (98 Woods Edge Dr; B4701-L1.2090)

Good Afternoon,

Please be advised that Fire Prevention has researched the request and have no records responsive to the request for the property, 98 Woods Edge Dr (B4701-L1.2090)

*Rina Rodriguez
Township of Roxbury Fire Prevention
Administrative Assistant
1715 Route 46
Ledgewood, NJ 07852
862-419-4065*

Health

From: Jennifer Shuman
Sent: Wednesday, September 27, 2023 9:01 AM
To: Kathy Florio; Amy Rhead
Cc: Catherine Wright
Subject: RE: OPRA 20230921-001 Siegel (98 Woods Edge Dr; B4701-L1.2090)

The Health Department has no information regarding the request of OPRA 20230921-001 Siegel (98 Woods Edge Dr; B4701-L1.2090).

Jennifer Shuman
Deputy Registrar, CMR
Administrative Assistant
Health Department
Township of Roxbury
[72 Eyland Avenue](#)
[Succasunna, NJ 07876](#)
973 448 2028

Planning/Zoning

From: Tracy Osetec
Sent: Thursday, September 28, 2023 11:02 AM
To: Kathy Florio
Cc: Dee Tardive; Amy Rhead
Subject: RE: OPRA 20230921-001 Siegel (98 Woods Edge Dr; B4701-L1.2090)

Kathy,

Please be advised that a file inspection has been conducted by the Planning/Zoning Department for property known as (98 Woods Edge Dr; B4701-L1.2090) where no requested documentation has been found.

Regards,

Tracy Osetec

Zoning Board Secretary
1715 Route 46
Ledgewood, NJ 07852
973-448-2008
xxxxxxx@xxxxxxxxxx.xx

Tax Assessor

From: Lydia Fariello
Sent: Tuesday, September 26, 2023 1:02 PM
To: Kathy Florio
Cc: Amy Rhead; Joe McKeon
Subject: RE: OPRA 20230921-001 Siegel (98 Woods Edge Dr; B4701-L1.2090)
Attachments: 4701-1.2090 file.pdf

Hi Kathy,
Please find docs attached.
Thanks!

Lydia Fariello
Assistant to the Tax Assessor
1715 US 46
Ledgewood, NJ 07852
xxxxxxxxx@xxxxxxxxxx.xx
973-448-2021

Block: 4701	Land Desc: 0.463 AC	Owners Name: STRONE, NOAH	Land: 100,000	Exemption	Net Taxable Value	Deductions
Lot: 1.2090	Bldg Desc: 2SF/1CG	Street Address: 98 WOODS EDGE DR	Bank: 00660	Impr: 124,900	Code:	Cd No-Ow
Qual:	Addl Lots:	City & State: SUCCASUNNA, NJ	Zip: 07876	Total: 224,900	Value: 0	224,900
Card: M (#1 of 1)	Acreage: 0.463 Class: 2	Property Loc: 98 WOODS EDGE DR	Zone: AH-2	Map: H2SE	ROXBURY	

SALES HISTORY										ASSESSMENT HISTORY				BUILDING PERMITS/REMARKS						
Grantor					Date	Book/Page	Price	Nu#	Year	Land	Impr	Total	Date	Work Description		Amount	Compl.			
CHIZHIKOVA, VERA Y					07/10/20	23847/783	185000	13	1998	5000	41200	46200								
COOLEY, CARMELLA A					10/14/10	21650/1738	198900		2000	62300	73500	135800								
HSU, HELEN HONG & LIU, JACK					02/02/07	20742/1332	280000		2002	62300	77700	140000								
CARPINELLO, BARBARA					03/26/04	6045 /300	262000													
LAND CALCULATIONS										SITE INFORMATION				RESIDENTIAL COST APPROACH						
Frt	Rr	SB	T	FF	Avgd	Tabl	EqF	Rate	Site	Cond		Value	Road:		Utilities:		Basement			
																			Sewer:	Water:
													PRIVATE	YES	YES	YES	Main Bldg FIRST STORY 1009 x 48.040 + 9790 x1.00 x1.00= 58262 UPPER STORY 55 x 38.910 + 0 x1.00 x1.00= 2140 HALF STORY 144 x 37.030 + 0 x1.00 x1.00= 5332			
													Curbs: YES	YES	YES					
													Sidewalk: YES							
													Measured: JG	Topo: LEVEL						
Net Adj: 100.00					Units		Rate	Site	Cond		Value	Inspected: JG		Neigh: 702		Heat/AC FORCED HOT AIR 1150 x 2.380 + 960 x1.00 x1.00= 3697 AC ADDED TO HOT 1150 x 0.870 + 2160 x1.00 x1.00= 3161		Plumbing 3 FIXTURE BATH 2- 1 x2595.000 + 0 x1.00 x1.00= 2595		
					0.463 AC		0	100000	100	100	100	100000	04/18/18		VCS: A702					
2ND/3RD FL REAR. END UNIT. BACKS TO RETENTION BASIN. 2F BATH CHANGED TO 3F WITH SHOWER, IN AS MODERN. MAILING										BUILDING INFORMATION				Fireplace FIREPLACE 2STY 1 x4850.000 + 0 x1.00 x1.00= 4850 WS/PELL/GAS FP 1 x2500.000 + 0 x1.00 x1.00= 2500 Attic 5 x 136.000 + 0 x1.00 x1.00= 680						
A: 1S B: WD C: 1S D: HALF E: OH F: OH G: H: I: J: K: L: cd25r3u5r22u20125 u4cd4r22 r44cd12l15d13r26u13r2u12l13 r32cd12r12 d12l3cd13r3 u2r45cd2r8 M: N: O: P: Scale: 20					Type and Use:		Class/Quality:		Deck/Patio/Garage/Misc DECK 88 x 5.330 + 180 x1.00 x1.00= 649											
					CONDOMINIUM		35													
					Story Height:		Condition:													
					TWO STORY		AVERAGE													
					Style:		Year Built/EffA:													
					TOWN HOUSE		1992 / 26 (Y)													
					Exterior Finish:		Info By:		Base Cost: 83866 CCF: 163 CLA: 100 Cost New: 136702 Phys Depr: 12.35 (Y) Func Depr: Net Depr: 87.65 Loc Depr: Mkt+: Mkt-: Bldg Value: 119819											
					VINYL SIDING															
					Roof Type:		Livable Area:		Detached Items: DETACHED GA 200 x 15.910 + 3096 x1.00 x0.50 x1.63= 5117											
					GABLE		1150 SF													
					Roof Material:		Interior Cond:		Land: 100,000 Impr: 124,900 Total: 224,900											
					ASPHALT SHINGLE		AVERAGE													
					Foundation:		Interior Wall:													
					CONC/CIND BLK		SR/PL													
					Baths: M: 1 A: 1 O:															
					Kitchens: M: 1 A: 1 O:															
ROOM COUNT																				
					B	1	2	3/A	Tot											
Living Rm							1		1											
Dining Rm							1		1											
Kitchen							1		1											
Dinette																				
5 Fixt Bath																				
4 Fixt Bath																				
3 Fixt Bath							1	1	2											
2 Fixt Bath																				
Bed Room								2	2											
Fam Room																				
Den/Other																				
Old B: 45																				
Old L: 33 C2009										09/26/23										

SALES HISTORY						ASSESSMENT HISTORY				BUILDING PERMITS/REMARKS											
Grantor	Date	Book/Page	Price	Nu#	Year	Land	Impr	Total	Date	Work Description	Amount	Compl.									
SYWILOK, JOHN W TRUSTEE	07/10/20	23847/783	185000	13	1998	5000	41200	46200													
COOLEY-GUY, CARMELLA A & GUY, ST	10/14/10	21650/1738	198900		2000	62300	73500	135800													
HSU, HELEN HONG & LIU, JACK	02/02/07	20742/1332	280000		2002	62300	77700	140000													
	03/26/04	6045 /300	262000																		
LAND CALCULATIONS						SITE INFORMATION				RESIDENTIAL COST APPROACH											
Frt	Rr	SB	T	FF	AvgdTabl	EgF	Rate	Site	Cond	Value	Road:		Utilities:		Basement						
											PRIVATE		Sewer: YES								
											Curbs: YES		Water: YES								
											Sidewalk: YES		Gas: YES								
											Measured: JG		Topo:		Main Bldg						
											Info:		LEVEL		FIRST STORY						
											Inspected: JG		Neigh: 702		1009 x 48.040 + 9790 x1.00 x1.00= 58262						
											04/18/18		VCS: A702		UPPER STORY						
															55 x 38.910 + 0 x1.00 x1.00= 2140						
															HALF STORY						
															144 x 37.030 + 0 x1.00 x1.00= 5332						
Units Rate Site Cond Value						Net Adj: 100.00 SF: 20,168 Auto: Y Land Value: 100,000															
0.463 AC 0 100000 100 100 100 100000						2ND/3RD FL REAR. END UNIT. BACKS TO RETENTION BASIN. 2F BATH CHANGED TO 3F WITH SHOWER, IN AS MODERN. MAILING															
Type and Use:	Class/Quality:	Story Height:	Condition:	Style:	Year Built/EffA:	Exterior Finish:	Info By:	Roof Type:	Livable Area:	Roof Material:	Interior Cond:	Foundation:	Interior Wall:	Baths:	M:	A:	O:	Kitchens:	M:	A:	O:
CONDOMINIUM	35	TWO STORY	AVERAGE	TOWN HOUSE	1992 / 26 (Y)	VINYL SIDING		GABLE	1150 SF	ASPHALT SHINGLE	AVERAGE	CONC/CIND BLK	SR/PL								
ROOM COUNT																					
	B	1	2	3/A	Tot																
Living Rm			1		1																
Dining Rm			1		1																
Kitchen			1		1																
Dinette																					
5 Fixt Bath																					
4 Fixt Bath																					
3 Fixt Bath				1	2																
2 Fixt Bath																					
Bed Room				2	2																
Fam Room																					
Den/Other																					
Old B:	45																				
Old L:	33	C2009																			
		08/25/20																			
Base Cost: 83866 CCF: 163 CLA: 100 Cost New: 136702																					
Phys Depr: 12.35 (Y) Func Depr: Net Depr: 87.65																					
Loc Depr: Mkt+: Mkt-: Bldg Value: 119819																					
DETACHED ITEMS:																					
DETACHED GA 200 x 15.910 + 3096 x1.00 x0.50 x1.63= 5117																					
Land: 100,000 Impr: 124,900 Total: 224,900																					

SALES HISTORY						ASSESSMENT HISTORY				BUILDING PERMITS/REMARKS			
Grantor	Date	Book/Page	Price	Nu#	Year	Land	Impr	Total	Date	Work Description	Amount	Compl.	
COOLEY-GUY, CARMELLA A & GUY, ST	10/14/10	21650/1738	198900		1998	5000	41200	46200					
HSU, HELEN HONG & LIU, JACK	02/02/07	20742/1332	280000		2000	62300	73500	135800					
	03/26/04	6045 /300	262000		2002	62300	77700	140000					
LAND CALCULATIONS						SITE INFORMATION				RESIDENTIAL COST APPROACH			
Frt	Rr	SB	T	FF	AvgdTabl	EgF	Rate	Site	Cond	Value			
						Road:	Utilities:		Basement				
						PRIVATE	Sewer: YES						
						Curbs: YES	Water: YES						
						Sidewalk: YES	Gas: YES						
						Measured: JG	Topo:		Main Bldg				
						Info:	LEVEL		FIRST STORY 1009 x 48.040 + 9790 x1.00 x1.00= 58262				
						Inspected: JG	Neigh: 702		UPPER STORY 55 x 38.910 + 0 x1.00 x1.00= 2140				
						04/18/18	VCS: A702		HALF STORY 144 x 37.030 + 0 x1.00 x1.00= 5332				
						BUILDING INFORMATION							
						Type and Use:	Class/Quality:		Heat/AC				
						CONDOMINIUM	35		FORCED HOT AIR 1150 x 2.380 + 960 x1.00 x1.00= 3697				
						Story Height:	Condition:		AC ADDED TO HOT 1150 x 0.870 + 2160 x1.00 x1.00= 3161				
						TWO STORY	AVERAGE		Plumbing				
						Style:	Year Built/EffA:		3 FIXTURE BATH 2- 1 x2595.000 + 0 x1.00 x1.00= 2595				
						TOWN HOUSE	1992 / 26 (Y)						
						Exterior Finish:	Info By:		Fireplace				
						VINYL SIDING			FIREPLACE 2STY 1 x4850.000 + 0 x1.00 x1.00= 4850				
						Roof Type:	Livable Area:		WS/PELL/GAS FP 1 x2500.000 + 0 x1.00 x1.00= 2500				
						GABLE	1150 SF		Attic DORMER 5 x 136.000 + 0 x1.00 x1.00= 680				
						Roof Material:	Interior Cond:		Deck/Patio/Garage/Misc				
						ASPHALT SHINGLE	AVERAGE		DECK 88 x 5.330 + 180 x1.00 x1.00= 649				
						Foundation:	Interior Wall:						
						CONC/CIND BLK	SR/PL						
						Baths: M:1 A:1 O:							
						Kitchens: M: A:1 O:							
						ROOM COUNT							
							B	1	2	3/A	Tot		
						Living Rm			1		1		
						Dining Rm			1		1		
						Kitchen			1		1		
						Dinette							
						5 Fixt Bath							
						4 Fixt Bath							
						3 Fixt Bath			1	1	2		
						2 Fixt Bath							
						Bed Room				2	2		
						Fam Room							
						Den/Other							
						Old B: 45							
						Old L: 33	C2009	02/21/19					
						Base Cost: 83866 CCF: 163 CLA: 100 Cost New: 136702							
						Phys Depr: 12.35 (Y) Func Depr: Net Depr: 87.65							
						Loc Depr: Mkt+: Mkt-: Bldg Value: 119819							
						Detached Items:							
						DETACHED GA 200 x 15.910 + 3096 x1.00 x0.50 x1.63= 5117							
						Land: 100,000 Impr: 124,900 Total: 224,900							

Net Adj: 100.00
 2ND/3RD FL REAR. END UNIT. BACKS TO RETENTION BASIN. 2F
 BATH CHANGED TO 3F WITH SHOWER, IN AS MODERN. MAILING

Scale: 20

Copyright (c) 1999 MicroSystems-NJ, Com., L.L.C.

SALES HISTORY										ASSESSMENT HISTORY				BUILDING PERMITS/REMARKS			
Grantor	Date	Book/Page	Price	Nu#	Year	Land	Impr	Total		Date	Work Description	Amount	Compl.				
HSU, HELEN HONG & LIU, JACK	02/02/07	20742/1332	280000		1998	5000	41200	46200									
	03/26/04	6045 /300	262000		2000	62300	73500	135800									
COOLEY-GUY, CARMELLA A & GUY, ST	10/14/10	21650/1738	198900		2002	62300	77700	140000									
LAND CALCULATIONS					SITE INFORMATION					RESIDENTIAL COST APPROACH							
Frt	Rr	SB	T	FF	Avgd	Tabl	Eq	F	Rate	Site	Cond	Value					
					Units	Rate	Site	Cond	Value								
					0.463 AC	20000	53000	100 100 100	62260								
Net Adj: 100.00					SF: 20,168	Auto: Y	Land Value: 62,260										
					BUILDING INFORMATION												
					Type and Use:	Class/Quality:			Basement								
					CONDOMINIUM	17.5											
					Story Height:	Condition:			Main Bldg								
						AVERAGE			UPPER STORY								
					Style:	Year Built/EffA:			1065 x 11.250 + 2175 x1.24 x1.00= 17554								
					TOWN HOUSE (2 F	1992 / 5 (Y)			120 x 6.550 + 1077 x1.24 x1.00= 2310								
					Exterior Finish:	Windows:			Heat/AC								
					ALUM/VINYL				COMB HEAT COOL 1137 x 1.100 + 1000 x1.13 x1.00= 2543								
					Roof Type:	Livable Area:			Plumbing								
					GABLE	1137 SF			3 FIXTURE BATH 1- 1 x 877.000 + 0 x1.13 x1.00= 0								
					Roof Material:	Interior Cond:			2 FIXTURE BATH 1 x 700.000 + 0 x1.13 x1.00= 791								
					ASPHALT SHINGLE	NORMAL			Fireplace								
					Foundation:	Interior Wall:			FIREPLACE 1 x1228.000 + 0 x1.22 x1.00= 1498								
					CONCRETE BLOCK	SHEETROCK			Attic								
					Baths: M: A: 2 O:				FINISHED DORMER 5 x 45.000 + 0 x1.12 x1.00= 252								
					Kitchens: M: A: 1 O:				Deck/Patio								
									WOOD DECK 100 x 2.850 + 0 x1.22 x1.00= 348								
					ROOM COUNT					Garage/Misc							
						B	1	2	3/A	Tot							
					Living Rm			1		1							
					Dining Rm			1		1							
					Kitchen			1		1							
					Dinette												
					5 Fixt Bath												
					4 Fixt Bath												
					3 Fixt Bath				1	1							
					2 Fixt Bath			1		1							
					Bed Room				2	2							
					Fam Room												
					Den/Other												
					Old B: 45												
					Old L: 33	C2009	11/02/10										
					Land: 62,300					Impr: 77,700 Total: 140,000							

A: UPPER
B: WD
C: UPPER
D: HALF
E: OH
F: OH
G: OH
H: OH
I: OH
J: OH
K: OH
L: OH

u0 r3;u13 l3 u12 r25 d25 l22
u25 r0;u4 r25
u0 r27;u13 r13 u12 r12 d25 l25
u13 r30;u12 r10
u25 r41;u1 r10

M:
N:
O:
P:

586
100
0
469
120
10
0
0

Scale: 20

Base Cost: 25296
Phys Depr: 4.50 (Y)
Loc Depr:

CCF: 295 CLA: 100
Func Depr:
Mkt+: Mkt-:

Cost New: 74623
Net Depr: 95.50
Bldg Value: 71265

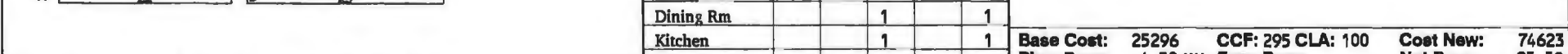
Detached Items:
DET GARAGE 200 x 4.800 + 1000 x1.18 x0.94 x2.95= 6413

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[illegible]

	BUILDING INFORMATION		Heat/AC COMB HEAT COOL 1137 x 1.100 + 1000 x 1.13 x 1.00= 2543
	Type and Use: CONDOMINIUM	Class/Quality: 17.5	
BUILDING SKETCH			

13	13	ROOM COUNT					Garage/Misc
	UPPER	B	1	2	3/A	Tot	
A	22	Living Rm		1		1	



586	<u>Dinette</u>			
100	<u>5 Fixt Bath</u>			
0				
469	<u>4 Fixt Bath</u>			
120	<u>3 Fixt Bath</u>		1	1
10	<u>2 Fixt Bath</u>		1	1
0	<u>Bed Room</u>		2	2
0	<u>Fam Room</u>			
	<u>Den/Other</u>			
	<u>Old B:</u> 45			
	<u>Old L:</u> 33	C2009		03/02/07

[illegible]

Block: 4701 Land Desc: 0.463 AC Owners Name: HSU, HELEN HONG & LIU, JACK Land: 62,300 Exemption Net Taxable Value Deductions
 Lot: 1.2090 Bldg Desc: 2SF/1CG Street Address: 98 WOODS EDGE DR Bank: 00000 Impr: 77,700 Code: Cd No-Ow
 Qual: Addl Lots: City & State: SUCCASUNNA, NJ Zip: 07876 Total: 140,000 Value: 0 140,000
 Card: M (#1 of 1) Acreage: 0.463 Class: 2 Property Loc: 98 WOODS EDGE DR Zone: AH-2 Map: H2SE ROXBURY TOWNSHIP

SALES HISTORY										ASSESSMENT HISTORY				BUILDING PERMITS/REMARKS			
Grantor	Date	Book/Page	Price	Nu#	Year	Land	Impr	Total		Date	Work Description	Amount	Compl.				
	03/26/04	6045 /300	262000		1998	5000	41200	46200									
					2000	62300	73500	135800									
					2002	62300	77700	140000									

LAND CALCULATIONS										SITE INFORMATION				RESIDENTIAL COST APPROACH			
Frnt	Rr	SB	T	FF	Avgd	Tabl	EqF	Rate	Site	Cond	Value	Road:	Utilities:	Basement			
												PAVED	Sewer: YES				
												Curbs: NO	Water: YES				
												Sidewalk: NO	Gas: NONE				
												Measured: TH	Topo: LEVEL				
												Inspected: 0	Neigh: 702				
												8/18/99	VCS: A702				
												BUILDING INFORMATION					
												Type and Use:	Class/Quality:				
												CONDOMINIUM	17.5				
												Story Height:	Condition:				
													AVERAGE				
												Style:	Year Built/EFA:				
												TOWN HOUSE (2 F	1992 / 5 (Y)				
												Exterior Finish:	Windows:				
												ALUM/VINYL					
												Roof Type:	Livable Area:				
												GABLE	1137 SF				
												Roof Material:	Interior Cond:				
												ASPHALT SHINGLE	NORMAL				
												Foundation:	Interior Wall:				
												CONCRETE BLOCK	SHEETROCK				
												Baths: M: A: 2 O:					
												Kitchens: M: A: 1 O:					
ROOM COUNT																	
												B	1	2	3/A	Tot	
												Living Rm		1		1	
												Dining Rm		1		1	
												Kitchen		1		1	
												Dinette					
												5 Fixt Bath					
												4 Fixt Bath					
												3 Fixt Bath			1	1	
												2 Fixt Bath		1		1	
												Bed Room			2	2	
												Fam Room					
												Den/Other					
												Old B: 45					
												Old L: 33	C2009	05/05/04			

BUILDING SKETCH

A: UPPER
 B: MD
 C:
 D: UPPER
 E: HALF
 F: OH
 G:
 H:
 I:
 J:
 K:
 L:

u0 r3;u13 l3 u12 r25 d25 l22
 u25 r0;u4 r25
 u0 r27;u13 r13 u12 r12 d25 l25
 u13 r30;u12 r10
 u25 r41;u1 r10

M:
 N:
 O:
 P:

586
 100
 0
 469
 120
 10
 0
 0

Block: 45 Land Desc: 0.463 AC Owners Name: CARPINELLO, BARBARA Land: 62,300 Exemption Net Taxable Value Deductions
 Lot: 33 Bldg Desc: 2SF/1CG Street Address: 98 WOODS EDGE DR Bank: 00660 Impr: 73,500 Code: Cd No-Ow
 Qual: C2009 Addl Lots: City & State: SUCCASUNNA, NJ Zip: 07876 Total: 135,800 Value: 0 135,800
 Card: M (#1 of 1) Acreage: 0.463 Class: 2 Property Loc: 98 WOODS EDGE DR Zone: AH-2 Map: H2SE ROXBURY TOWNSHIP

SALES HISTORY												ASSESSMENT HISTORY				BUILDING PERMITS/REMARKS			
Grantor	Date	Book/Page	Price	Nu#	Year	Land	Impr	Total	Date	Work Description	Amount	Compl.							
	12/05/00	05293/00079	164900		1998	5000	41200	46200											
RODGEN, HELEN	07/23/98	04816/00271	122500		2000	62300	73500	135800											
HILL/SILVERIO, THOMAS/LOUIS A.	12/05/00	5293 /079	164900		2002	62300	77700	140000											

LAND CALCULATIONS												SITE INFORMATION				RESIDENTIAL COST APPROACH																																																																											
Frnt	Rr	SB	T	FF	Avgd	Tabl	EqF	Rate	Site	Cond	Value	Road:	Utilities:	Basement																																																																													
												PAVED	Sewer: YES																																																																														
												Curbs: NO	Water: YES	Main Bldg UPPER STORY 1065 x 11.250 + 2175 x1.24 x1.00= 17554 HALF STORY 120 x 6.550 + 1077 x1.24 x1.00= 2310																																																																													
												Sidewalk: NO	Gas: NONE																																																																														
												Measured: TH	Topo: LEVEL	Heat/AC COMB HEAT COOL 1137 x 1.100 + 1000 x1.13 x1.00= 2543																																																																													
												Inspected: 0 8/18/99	Neigh: 702 VCS: A702																																																																														
Units Rate Site Cond Value 0.463 AC 20000 53000 100 100 100 62260												BUILDING INFORMATION Type and Use: CONDOMINIUM Class/Quality: 17.5 Story Height: Condition: AVERAGE Style: Year Built/EffA: 1992 / 5 (Y) Exterior Finish: ALUM/VINYL Windows: Roof Type: GABLE Livable Area: 1137 SF Roof Material: ASPHALT SHINGLE Interior Cond: NORMAL Foundation: CONCRETE BLOCK Interior Wall: SHEETROCK Baths: M: A: 2 O: Kitchens: M: A: 1 O:				Plumbing 3 FIXTURE BATH 1- 1 x 877.000 + 0 x1.13 x1.00= 0 2 FIXTURE BATH 1 x 700.000 + 0 x1.13 x1.00= 791 Fireplace FIREPLACE 1 x1228.000 + 0 x1.22 x1.00= 1498 Attic FINISHED DORMER 5 x 45.000 + 0 x1.12 x1.00= 252 Deck/Patio WOOD DECK 100 x 2.850 + 0 x1.22 x1.00= 348 Garage/Misc																																																																											
BUILDING SKETCH 												ROOM COUNT <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th>B</th> <th>1</th> <th>2</th> <th>3/A</th> <th>Tot</th> </tr> </thead> <tbody> <tr><td>Living Rm</td><td></td><td></td><td>1</td><td></td><td>1</td></tr> <tr><td>Dining Rm</td><td></td><td></td><td>1</td><td></td><td>1</td></tr> <tr><td>Kitchen</td><td></td><td></td><td>1</td><td></td><td>1</td></tr> <tr><td>Dinette</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>5 Fixt Bath</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>4 Fixt Bath</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>3 Fixt Bath</td><td></td><td></td><td></td><td>1</td><td>1</td></tr> <tr><td>2 Fixt Bath</td><td></td><td></td><td>1</td><td></td><td>1</td></tr> <tr><td>Bed Room</td><td></td><td></td><td></td><td>2</td><td>2</td></tr> <tr><td>Fam Room</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>Den/Other</td><td></td><td></td><td></td><td></td><td></td></tr> </tbody> </table>					B	1	2	3/A	Tot	Living Rm			1		1	Dining Rm			1		1	Kitchen			1		1	Dinette						5 Fixt Bath						4 Fixt Bath						3 Fixt Bath				1	1	2 Fixt Bath			1		1	Bed Room				2	2	Fam Room						Den/Other						Base Cost: 25296 CCF: 295 CLA: 100 Cost New: 74623 Phys Depr: 4.50(Y) Func Depr: Net Depr: 95.50 Loc Depr: Mkt+: Mkt-: Bldg Value: 71265 Detached Items: DET GARAGE 200 x 4.800 + 1000 x1.18 x0.94 x2.95= 6413 Land: 62,300 Impr: 77,700 Total: 140,000			
	B	1	2	3/A	Tot																																																																																						
Living Rm			1		1																																																																																						
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Den/Other																																																																																											

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ROXBURGH

Map: H2SE ROXBURY

1. Identifikasi Masalah a. Identifikasi Masalah b. Identifikasi Masalah c. Identifikasi Masalah d. Identifikasi Masalah e. Identifikasi Masalah f. Identifikasi Masalah g. Identifikasi Masalah h. Identifikasi Masalah i. Identifikasi Masalah j. Identifikasi Masalah k. Identifikasi Masalah l. Identifikasi Masalah m. Identifikasi Masalah n. Identifikasi Masalah o. Identifikasi Masalah p. Identifikasi Masalah q. Identifikasi Masalah r. Identifikasi Masalah s. Identifikasi Masalah t. Identifikasi Masalah u. Identifikasi Masalah v. Identifikasi Masalah w. Identifikasi Masalah x. Identifikasi Masalah y. Identifikasi Masalah z. Identifikasi Masalah	2. Pengumpulan Data a. Pengumpulan Data b. Pengumpulan Data c. Pengumpulan Data d. Pengumpulan Data e. Pengumpulan Data f. Pengumpulan Data g. Pengumpulan Data h. Pengumpulan Data i. Pengumpulan Data j. Pengumpulan Data k. Pengumpulan Data l. Pengumpulan Data m. Pengumpulan Data n. Pengumpulan Data o. Pengumpulan Data p. Pengumpulan Data q. Pengumpulan Data r. Pengumpulan Data s. Pengumpulan Data t. Pengumpulan Data u. Pengumpulan Data v. Pengumpulan Data w. Pengumpulan Data x. Pengumpulan Data y. Pengumpulan Data z. Pengumpulan Data	3. Pengolahan Data a. Pengolahan Data b. Pengolahan Data c. Pengolahan Data d. Pengolahan Data e. Pengolahan Data f. Pengolahan Data g. Pengolahan Data h. Pengolahan Data i. Pengolahan Data j. Pengolahan Data k. Pengolahan Data l. Pengolahan Data m. Pengolahan Data n. Pengolahan Data o. Pengolahan Data p. Pengolahan Data q. Pengolahan Data r. Pengolahan Data s. Pengolahan Data t. Pengolahan Data u. Pengolahan Data v. Pengolahan Data w. Pengolahan Data x. Pengolahan Data y. Pengolahan Data z. Pengolahan Data	4. Penyimpulan a. Penyimpulan b. Penyimpulan c. Penyimpulan d. Penyimpulan e. Penyimpulan f. Penyimpulan g. Penyimpulan h. Penyimpulan i. Penyimpulan j. Penyimpulan k. Penyimpulan l. Penyimpulan m. Penyimpulan n. Penyimpulan o. Penyimpulan p. Penyimpulan q. Penyimpulan r. Penyimpulan s. Penyimpulan t. Penyimpulan u. Penyimpulan v. Penyimpulan w. Penyimpulan x. Penyimpulan y. Penyimpulan z. Penyimpulan	5. Evaluasi a. Evaluasi b. Evaluasi c. Evaluasi d. Evaluasi e. Evaluasi f. Evaluasi g. Evaluasi h. Evaluasi i. Evaluasi j. Evaluasi k. Evaluasi l. Evaluasi m. Evaluasi n. Evaluasi o. Evaluasi p. Evaluasi q. Evaluasi r. Evaluasi s. Evaluasi t. Evaluasi u. Evaluasi v. Evaluasi w. Evaluasi x. Evaluasi y. Evaluasi z. Evaluasi
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	Units	Rate	Site	Cond	Value	Measured:	1A	1000:	HALF STORY	120 x	6.550 + 1077 x1.24 x1.00=	2310
	0.463 AC	20000	53000	100	100	100	62260	Inspected:	0	Neigh:	702	
								8/18/99		VCS:	A702	

TOURNOIR END UNIT	Champs: Height:	Condition:
-------------------	-----------------	------------

[illegible][illegible]

Kitchens: M: A: 1 O:

A	22	D	22	Living Rm		1	1
---	----	---	----	-----------	--	---	---

[illegible]

N:		M:	Bed Room				2	2
I:								

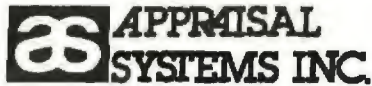
Copyright (c) 1999 MICROSYSTEMS-NO.COM, L.L.C. | Old ID: 08/12/99 |

586
100
0
469
120
10
0
0

M:
N:
O:
P:

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08/12/99



4701/1.2090
Hill Thomas / Silverio, Louis

DATA COLLECTION FORM

BLOCK: 45	OWNER'S NAME: ROSEN, ROSEN	LAND: 5000
LOT: 33	ADDRESS: 98 WOODS EDGE DR	IMPROV: 41200
QUAL: C2009	CITY & STATE: SUCCASUNNA, NJ	TOTAL: 46200
CARD OF	PROPERTY LOC: 98 WOODS EDGE DR	CLASS: 2
	07876	

EXTERIOR INFORMATION

STYLE _____	TYPE/USE 1F ☐ Other: _____	AGE _____	COND: P F <u>A</u> G E
EXT WALL TYPE _____	FOUNDATION TYPE _____	STONE _____	
BRICK: _____	ROOF: Gable ☐ Hip ☐ Other: _____	ROOF MATL: Asph ☐ Other _____	

INTERIOR INFORMATION

HVAC	%/SF	BATHS			PRIMARY KITCHEN	EXTRA KITCHEN	FIREPLACE TYPE	#
		TYPE	NO.	COND				
Radiators		5 - Fix.			OLD ☐	OLD ☐	Normal	0
HWBB		4 - Fix.			AVG ☒	AVG ☐	2nd same stack	
FHA		3 - Fix.	1	1	MOD ☐	MOD ☐	Freestanding	
Elec BB		2 - Fix.			Year	Year	Remodeled	✓
FHA & AC	✓	1 - Fix.			Remodeled:	Remodeled:	Windows	
A/C							Siding	
ATTIC FINISH		BMNT FINISH		DORMER	Lin. Feet	INT. FINISH		
Finished		Finished		TOTAL	500	Walls/Floors		
Heated		Heated		Finished	100	SALE INFORMATION		
Unheated		Unheated		Unfinished		Date:	Price: \$	

ROOM COUNT

Floor	Living	Dining	Kitchen	Dinette	Bed	Family	Other	Bath	Lav
Bmnt									
First									
Second	✓	✓	✓						✓
Thrd					11			1	

ACCESSORY IMPROVEMENTS

#	Type	Age	Width	Depth	Height	Material	Quality	Area
1								
2								
3								
4								
5								

First Visit By: H Int ☒ Ext ☒ Date: _____ 2nd Visit By: _____ Int ☐ Ext ☐ Date: _____
Data Entry By: _____ Date: _____ Callback on: _____ from _____ to _____ ESTIMATE ☐

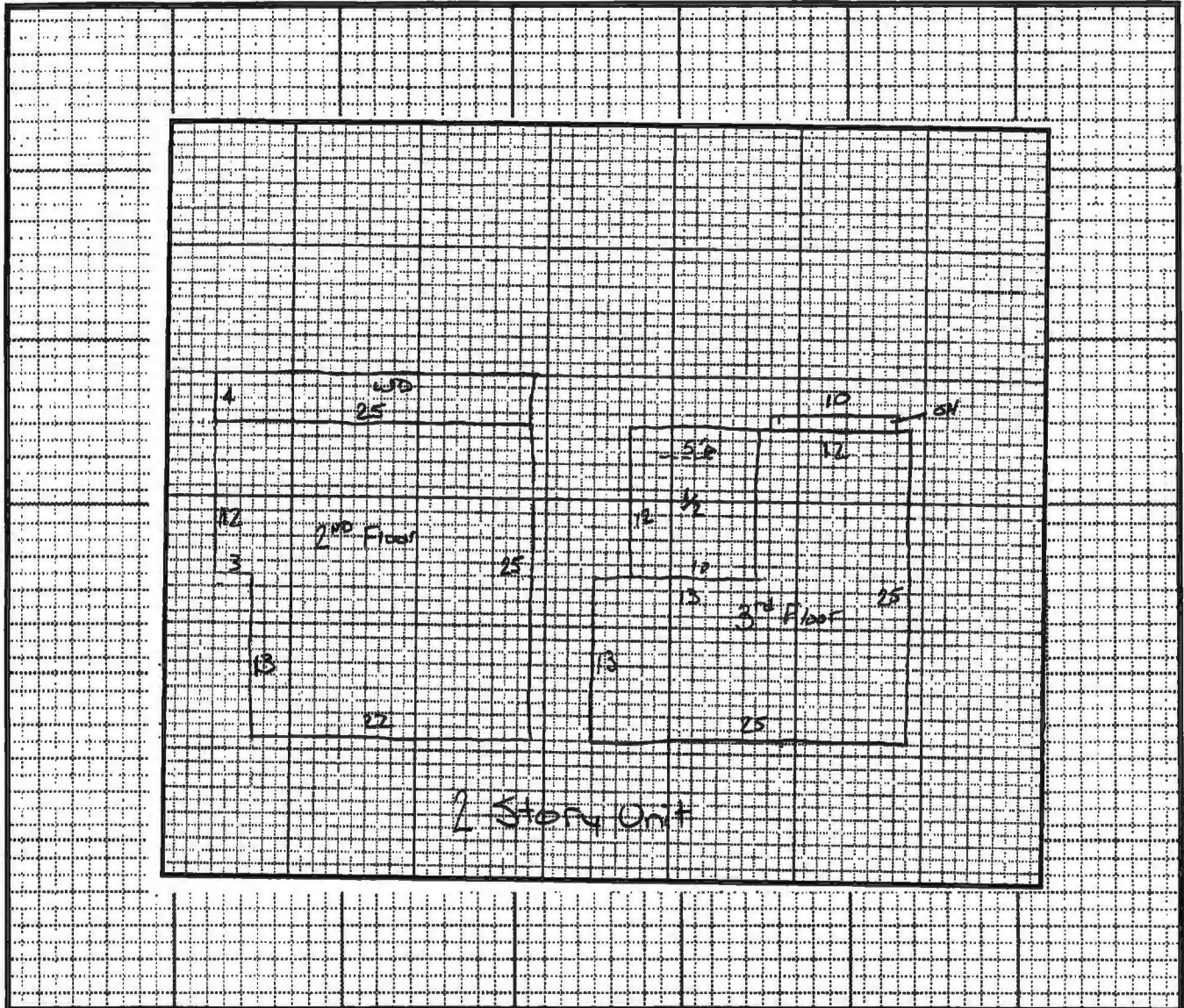
VERIFICATION OF INSPECTION

SIGNATURE: Louis A. Silverio

DATE: 8-23-99

end

GROUND PLAN SKETCH



SITE IMPROVEMENTS

PUBLIC WATER ☐	PUBLIC SEWER ☐	GAS ☐
PRIVATE WELL ☐	SEPTIC TANK ☐	ELECTRIC ☐
PAVED ROAD ☐	SIDEWALK ☐	TOPOGRAPHY:
UNPAVED ROAD ☐	CURBS ☐	LV MO RO HI LO

NOTES

Morris County Recording Cover Sheet

Honorable Ann F. Grossi, Esq.
Morris County Clerk

MORRIS COUNTY, NJ
ANN F. GROSSI, COUNTY CLERK
DEED-OR BOOK 23847 PG 783
RECORDED 08/18/2020 10:56:42
FILE NUMBER 2020054631
RCPT #: 1554967; REC'D BY: T Cole
RECORDING FEES \$110.00
TOTAL TAX \$834.50

Official Use Only - Realty Transfer Fee

\$ 834.50

Official Use Only - Barcode

Date of Document:
July 14, 2020

Type of Document:
DEED

First Party Name:
John W. Sywlok, Trustee Pursuant to Order Authorizing Sale
of Real Estate, dated 6/10/2020, Case # 18-2430 in the
Bankruptcy of the Estate of Vera Y. Chizhikova, signed by the
Honorable John K. Sherwood

Second Party Name:
Noah Strone

Additional Parties:

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY

Block: 4701

Lot: 1.2090

Municipality:
Roxbury

Consideration:
\$185,000.00

Mailing Address of Grantee:
98 Wood Edge Drive, Succasunna, New Jersey 07876

**THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOK & PAGE INFORMATION FOR AN
ASSIGNMENT, RELEASE, OR SATISFACTION OF A MORTGAGE OR AN AGREEMENT RESPECTING A MORTGAGE**

Original Book:

Original Page:

MORRIS COUNTY RECORDING COVER SHEET

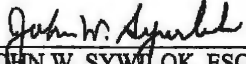
Please do not detach this page from the original document as it contains important recording information and
is part of the permanent record.

WARNING: Information contained on the Recording Cover Sheet must exactly match the information within the
attached document or the document will be rejected and returned.

#13

4701 1.2090

Prepared by:


JOHN W. SYWLOK, ESQ.

DEED

This Deed is made on July 10, 2020

BETWEEN

JOHN W. SYWLOK, TRUSTEE PURSUANT TO ORDER
AUTHORIZING SALE OF REAL ESTATE, DATED 6/10/2020, CASE # 18-24320 IN
THE BANKRUPTCY OF THE ESTATE OF VERA Y. CHIZHIKOVA,
SIGNED BY THE HONORABLE JOHN K. SHERWOOD

whose address is 52 Main Street, Hackensack, New Jersey 07601, referred to as the Grantor,

AND

NOAH STRONE

whose post office address is to 98 Wood Edge Drive (Township of Roxbury) Succasunna, New Jersey 07876 as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

BEING the same premises held by the Trustee in Bankruptcy of the Estate of Vera Y. Chizhikova who filed a Petition in Bankruptcy on July 17, 2018. The Trustee sold his interest in and to the property pursuant to a Notice of Information for Private Sale which was filed with the Clerk of the Bankruptcy Court on April 22, 2020, to which there was no objection filed. On June 10, 2020 the Bankruptcy Court authorized this sale to Grantee, Noah Strone all of his right, title and interest

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 HUNDRED AND EIGHT-FIVE THOUSAND Dollars and no cents (\$185,000.00). The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of the Township of Roxbury
Block No. 4701 Lot No. 1.2090 Account No.

WFG NATIONAL TITLE INSURANCE COMPANY

File Number: IT-6119
SCHEDULE C
LEGAL DESCRIPTION

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

Being all that certain real property subject to the provisions of the State of New Jersey Condominium Act N.J.S.A. 46:8B-1, et seq., its amendments and supplements and situate, lying and being in the Township of Roxbury, County of Morris, State of New Jersey, more particularly described as Unit 98 in Building No. 20 situate in Meadows at Roxbury, a New Jersey Condominium, together with an aggregate .4176 percent undivided interest in the Common elements of said Condominium appurtenant to the aforesaid Unit, in accordance with and subject to the terms, limitations, conditions, covenants, restrictions, easements, agreements and other provisions set forth in the Master Deed for Meadows at Roxbury, dated July 31, 1991, recorded August 2, 1991 in Morris County Clerk's Office in Deed Book 3467 Page 208 and any further amendments thereto.

NOTE: Being Lot(s) Lot: 1.2090, Block: 4701; Tax Map of the Township of Roxbury, County of Morris, State of New Jersey.

NOTE: Lot and Block shown for informational purposes only.

State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s)

JOHN W. SYWLOK TRUSTEE IN BANKRUPTCY OF THE ESTATE OF VERA Y. CHIZHIKOVA

Current Street Address

51 Main Street

City, Town, Post Office

Hackensack

State

NJ

ZIP Code

07801

Property Information

Block(s)

4701

Lot(s)

1.2090

Qualifier

Street Address

98 Woods Edge Drive

City, Town, Post Office

Succasunna (Township of Roxbury)

State

NJ

ZIP Code

07876

Seller's Percentage of Ownership

100%

Total Consideration

185,000.00

Owner's Share of Consideration

100%

Closing Date

7/10/2020

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.
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.
7. ☐ 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 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.
☐ Seller did not receive non-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.

7/10/2020

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

JOHN W. SYWILOK, ESQ.
52 Main Street
Hackensack, NJ 07601
Tel: 201 487-9390
Fax: 201 487-9393
Attorneys for Chapter 7 Trustee



Order Filed on June 10, 2020
by Clerk
U.S. Bankruptcy Court
District of New Jersey

In Re:

VERA CHIZHIKOVA

Debtor

CHAPTER 7

CASE NO. 18-24320

JUDGE: John K. Sherwood

Hearing Date: 06/2/20 @ 10:00 a.m.

ORDER AUTHORIZING SALE OF REAL ESTATE

The relief set forth in the following pages two (2) is hereby **ORDERED**.

DATED: June 10, 2020

A handwritten signature in black ink, appearing to read "J.K. Sherwood", written over a horizontal line.

Honorable John K. Sherwood
United States Bankruptcy Court

Debtor: VERA CHIZHIKOVA
Case No.: 18-24320
Caption of Order: Order Authorizing Sale of Real Estate

THIS MATTER being opened to the Court by JOHN W. SYWILOK LLC (John W. Sywilok appearing) attorneys for Chapter 7 Trustee, John W. Sywilok, and due notice to all parties in interest having been given and the Court having considered Trustee's certification for authority to sell Debtor's 100% owned real estate property commonly known as 98 Woods Edge Drive, Succasunna, NJ 07876.

IT IS HEREBY ORDERED AS FOLLOWS:

1. The Trustee John W. Sywilok be and hereby is authorized to sell the real estate commonly known as 98 Woods Edge Road, Succasunna, NJ 07876 to Noah G. Strone for a price of \$185,000.00 free and clear of liens and subject to higher and/or better offers as may be received in open court on the return date of this motion.
2. The Trustee is authorized to pay the first mortgage lien to Bayview Loan Servicing LLC, condominium association fees to Meadows at Roxbury Condominium Association, Inc. and municipal real estate taxes.
3. The net proceeds of sale shall belong to the bankruptcy estate of Debtor for administration by the Chapter 7 Trustee, John W. Sywilok.
4. Bayview Loan Servicing, LLC shall be paid in full out of the proceeds of the sale, pursuant to a valid payoff requested by the Trustee and provided by the Secured Creditor prior to the closing date. Bayview Loan Servicing, LLC shall receive the full payoff, as determined by a current payoff statement within 48 hours of closing.

5. The Clerk shall serve notice of the entry of this order upon the Debtor, the Debtor's attorney, the United States Trustee and any other party who entered an appearance in this matter.

Property. The property consists of the land and all buildings and structures on the land in the Township of Roxbury, County of Morris, and State of New Jersey. The legal description is

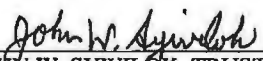
SEE ATTACHED LEGAL DESCRIPTION

COMMONLY known as 98 Wood Edge Drive, Succasunna, New Jersey, 07876

Signatures. The Grantor signs this Deed as of the date at the top of the first page.

Witnessed by:

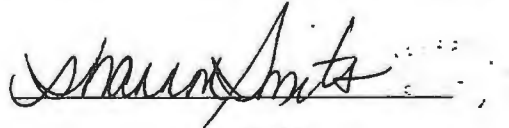



JOHN W. SYWILOK, TRUSTEE IN
BANKRUPTCY OF THE ESTATE OF
VERA Y. CHIZHIKOVA

STATE OF NEW JERSEY, COUNTY OF Bergen SS.:

I CERTIFY that on July 10, 2020, JOHN W. SYWILOK, TRUSTEE IN BANKRUPTCY OF THE ESTATE OF VERA Y. CHIZHIKOVA, personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

1. is named in and personally signed this Deed;
2. signed, sealed and delivered this Deed as his or her act and deed; and
3. made this Deed for \$185,000.00 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.)



SHANNON SMITS
NOTARY PUBLIC OF NEW JERSEY
Commission Expires 8/13/2025 2023

RECORD AND RETURN TO:
JANICE GATTO, ESQ.
160 Summit Avenue, Suite 203
Montvale, NJ 07645

①
MORRIS COUNTY, NJ
JOHN BRAMHALL, COUNTY CLERK
DEED-OR BOOK 21650 PG 1738
RECORDED 10/26/2010 11:02:55
FILE NUMBER 2010072566
RCPT #: 5722271 RECD BY: ann
RECORDING FEES 70.00
MARGINAL NOTATION 0.00
TOTAL TAX 928.30

Prepared by:

Jamie L. McMahon, Esq.

DEED

This Deed is made on October 14, 2010,

BETWEEN:

Carmella A. Cooley-Guy f/k/a Carmella A. Cooley and Steven Guy, wife and husband, whose address is 98 Woods Edge Drive, Roxbury (Succasunna mailing), New Jersey 07876, referred to as Grantor

AND

Vera Y. Chizhikova, unmarried, whose address is about to be 98 Woods Edge Drive, Roxbury (Succasunna mailing), New Jersey 07876, referred to as Grantee.

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 \$198,900.00 One Hundred Ninety Eight Thousand Nine Hundred Dollars and No Cents. Grantor acknowledges receipt of this money.

TAX MAP REFERENCE. (N.J.S.A. 46:15.2.1) Municipality of Roxbury Township, Morris County, New Jersey, Block Number 4701, Lot 1.2090.

PROPERTY. The property consists of the land and all the buildings and structures on the land in the Township of Roxbury, County of Morris, and State of New Jersey.

The legal description is attached.

BEING the same premises conveyed to Carmella A. Cooley, unmarried, by Deed from Helen Hong Hsu and Jack Liu, wife and husband, dated February 2, 2007, recorded February 8, 2007 in the Morris County Clerk's/Register's Office in Deed Book 20742, Page 1332.

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).

B
4701

L
1.2090

④

STEWART TITLE GUARANTY COMPANY

File Number: 524-51976

SCHEDULE C LEGAL DESCRIPTION

All that certain Lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of Roxbury, County of Morris, State of New Jersey:

Being all that certain real property subject to the provisions of the State of New Jersey Condominium Act, J.J.S.A. 46:8B-1 et seq, its amendments and supplements and situate, lying and being in the Township of Roxbury, County of Morris, State of New Jersey, more particularly described as Unit 98 in Building No. 20 situate in Meadows at Roxbury, a New Jersey Condominium, together with an aggregate .4167 percent undivided interest in the Common Elements of said Condominium appurtenants to the aforesaid Unit, in accordance with and subject to the terms, limitations, conditions, covenants, restrictions, easements, agreements and other provisions set forth in the Master Deed for Meadows at Roxbury, dated July 31, 1991, recorded August 2, 1991 in the Morris County Clerk's Office in Deed Book 3467 page 208, and any further amendments thereto.

The above description is in accordance with a survey certificate made by Thomas C. Yeager dated January 22, 2007.

NOTE: Being Lot: 1.2090, Block: 4701; Tax Map of the Township of Roxbury, County of Morris, State of New Jersey.

NOTE FOR INFORMATION ONLY: Mailing Address is 98 Woods Edge Drive, Succasunna, NJ 07876-1248

NOTE: Lot and Block shown for informational purposes only.

New Jersey Land Title
Insurance Rating Bureau



NJRB 3-07
Effective 2/15/2007

File No. 524-51976

SIGNATURES. The Grantor signs this Deed as of the date at the top of the first page.

Witnessed by:

Heather O'Dell
Heather O'Dell

Carmella A. Cooley-Guy f/k/a Carmella A. Cooley
Carmella A. Cooley-Guy f/k/a Carmella A. Cooley

Heather O'Dell
Heather O'Dell

Steven Guy
Steven Guy

STATE OF Georgia)
COUNTY OF Richmond) SS:

I CERTIFY that on October 14, 2010, Carmella A. Cooley-Guy f/k/a Carmella A. Cooley and Steven Guy, wife and husband, 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 or her act and deed; and
- (c): made this Deed for \$198,900.00 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)



Phillip F. Guidone
PHILLIP F. GUIDONE, ESQ.
NOTARY PUBLIC, STATE OF NEW JERSEY
4-20-2013

DEED	Dated: October 14, 2010
Carmella A. Cooley-Guy f/k/a Carmella A. Cooley and Steven Guy, wife and husband, Grantor	Record & Return:
TO	Phillip F. Guidone, Esq.
Vera Y. Chizhikova, unmarried, Grantee	385 Route 24 # 2G
	Chester, New Jersey 07930

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)

Name(s)

Carmella A. Cooley-Guy f/a Carmella A. Cooley and Steven Guy, wife and husband

Current Resident Address:

Street: 233 Swallow Lake Drive

City, Town, Post Office

State

Zip Code

North Augusta

SC

29841

PROPERTY INFORMATION (Brief Property Description)

Block(s)

Lot(s)

Qualifier

4701

1.2090

Street Address:

98 Woods Edge Drive

City, Town, Post Office

State

Zip Code

Roxbury (Successor mailing)

NJ

07878

Seller's Percentage of Ownership

Consideration

Closing Date

100%

\$198,900.00

10/15/2010

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

1. ☐ 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.
2. ☒ 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.
3. ☐ 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.
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 payment pursuant to N.J.S.A.54A:1-1 et seq.
6. ☐ 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.
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).
- ☐ No non-like kind property received.
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.

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.

14 Oct 2010

Date

Oct. 14, 2010

Date

Carmella A. Cooley-Guy f/a Carmella A. Cooley

Signature

Steven Guy

Signature

DEED

Prepared by

PAUL D. DIAMOND
AN ATTORNEY AT LAW OF NEW JERSEY

This Deed is made on, February 2, 2007

BETWEEN HELEN HONG HSU AND JACK LIO, WIFE AND HUSBAND

whose address is 33 INDEPENDENCE CIRCLE, MIDDLESBURY, CONNECTICUT 06762 referred to as the Grantor,

AND CARMELLA COOLEY, UNMARRIED

whose post office address is ABOUT TO BE: 98 WOODS EDGE DRIVE, ROXBURY TOWNSHIP, NEW JERSEY 07876 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 TWO HUNDRED EIGHTY THOUSAND DOLLARS AND ZERO CENTS (\$280,000.00) dollars. The Grantor acknowledges receipt of this money.

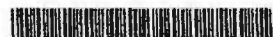
Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of ROXBURY TOWNSHIP
Block No. 4701 Lot No. 1.2090 Account No.

[] 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 ROXBURY
County of MORRIS and the State of NEW JERSEY. The legal description is:

BEING THE SAME PREMISES CONVEYED TO HELEN HONG HSU AND JACK LIO, WIFE AND HUSBAND,
BY DEED FROM BARBARA CARPINELLO, SINGLE, DATED MARCH 26, 2004, RECORDED APRIL 02,
2004, IN THE MORRIS COUNTY CLERK/REGISTER'S OFFICE IN DEED BOOK 6045, AT PAGE 300.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY, AND SUCH STATE OF FACTS AS
AN ACCURATE SURVEY MAY REVEAL.



MORRIS COUNTY, NJ
JOAN BRAMHALL, COUNTY CLERK
DEED-OR BOOK 20742 PG 1332
RECORDED 02/08/2007 14:43:31
FILE NUMBER 2007014476
RCPT #: 115127; RECD BY: tara
RECORDING FEES 100.00
MARGINAL NOTATION 0.00
TOTAL TAX 1,559.00

Printed - Not to be used for Corp. (Notary Seal, Inc. 482000)

7

Book20742/Page1332

100

4901

1.2090

**SCHEDULE A
PROPERTY DESCRIPTION**

All that certain Lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of Roxbury, County of Morris, State of New Jersey

Being all that certain real property subject to the provisions of the State of New Jersey Condominium Act, N.J.S.A. 46:8B-1 et seq, its amendments and supplements and situate, lying and being in the Township of Roxbury, County of Morris, State of New Jersey, more particularly described as Unit 98 in Building No. 20 situate in Meadows at Roxbury, a New Jersey Condominium, together with an aggregate .4167 percent undivided interest in the Common Elements of said Condominium appurtenant to the aforesaid Unit, in accordance with and subject to the terms, limitations, conditions, covenants, restrictions, easements, agreements and other provisions set forth in the Master Deed for Meadows at Roxbury, dated July 31, 1991, recorded August 2, 1991 in the Morris County Clerk's Office in Deed Book 3467 page 208, and any further amendments thereto.

NOTE FOR INFORMATIONAL PURPOSES ONLY: Being known and designated as Lot 12090, Block 4701 on the Tax Map in the Township of Roxbury, County of Morris, State of New Jersey

Premises 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:

KIM HONG HUU (Seal)

JACK LIU (Seal)

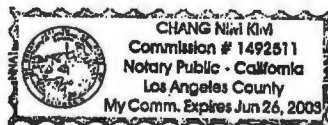
STATE OF California, COUNTY OF Los Angeles SS:

I CERTIFY that on January 30, 2007

64 ~~HONG HONG HUU~~ JACK LIU personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named to and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his or her act and deed; and
- (c) made this Deed for:
\$280,000.00

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. 46:15-3.)



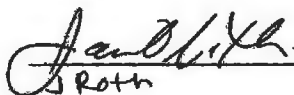
31 -
Chang Nim Kim

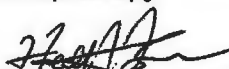
DEED		Dated: <i>Feb 2</i> , 2007
HELEN HONG HSU & JACK LIU	Grantor,	Record and return to:
CARMELLA COLEY	Grantee.	MICHAEL S. SANDERS, ESQ. 101 GIBRALTAR DRIVE, SUITE 2F MORRIS PLAINS, NEW JERSEY 07950

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:


Jack Liu


HELEN HONG HSU (Seal)


JACK LIU (Seal)

STATE OF Connecticut, COUNTY OF Fairfield ss.: Danbury

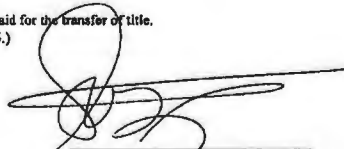
I CERTIFY that on 30th day January 2007

HELEN HONG HSU -AND- ~~JACK LIU~~ 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 or her act and deed; and
- (c) made this Deed for:

\$280,000.00

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.)



my commission expires 9/30/09



State of New Jersey
NONRESIDENT SELLER'S TAX DECLARATION
(C.55, P.L. 2004)

GIT/REP-1
(11-04)

(Please Print or Type)

SELLER(S) INFORMATION

Name(s)

HELEN HONG HSU AND JACK LIU

Street Address:

33 INDEPENDENCE CIRCLE

City, Town, Post Office

State

Zip Code

MIDDLEBURY

CT

06762

PROPERTY INFORMATION (Brief Property Description)

Block(s)

Lot(s)

Qualifier

4701

1.2080

Street Address:

98 WOODS EDGE DRIVE

City, Town, Post Office

State

Zip Code

ROXBURY TOWNSHIP

NJ

07878

Seller's Percentage of Ownership

Consideration

Closing Date

100%

\$280,000.00

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.

Jan 30, 2007

Date

[Signature]

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

(Detach on dotted line)



State of New Jersey
NONRESIDENT SELLER'S TAX DECLARATION
(C.55, P.L. 2004)

GIT/REP-1
(11-04)

(Please Print or Type)

SELLER(S) INFORMATION

Name(s)

HELEN HONG HSU AND JACK LIU

Street Address:

33 INDEPENDENCE CIRCLE

City, Town, Post Office

State

Zip Code

MIDDLEBURY

CT

06762

PROPERTY INFORMATION (Brief Property Description)

Block(s)

Lot(s)

Qualifier

4701

1.2090

Street Address:

98 WOODS EDGE DRIVE

City, Town, Post Office

State

Zip Code

ROXBURY TOWNSHIP

NJ

07876

Seller's Percentage of Ownership

Consideration

Closing Date

100%

\$280,000.00

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.

Date

01/30/2007

Date

Signature (Seller) Please indicate if Power of Attorney or Attorney in Fact

Signature (Seller) Please indicate if Power of Attorney or Attorney in Fact

(Detach on dotted line)



2004-041157

Prepared by

Richard Kesselman

DEED

JOAN BRAMHALL - MORRIS COUNTY CLERK
 DATE 04 02 2004 TIME 11 36 AM PAGES 4
 CONSIDERATION 282,000.00
 45.00 COPE COUNTY FEES
 25.00 STPG STATE PAGE FEE
 383.00 CTST REALTY TAX COUNTY - STANDARD
 857.80 STST REALTY TAX STATE - STANDARD
 188.00 NBST REALTY TAX NEIGH - STANDARD
 70.00 TOTAL RECORDING FEES
 1,418.80 TOTAL TRANSFER TAX FEES
 NJ CK#086231,33129

This deed is made on March 26, 2004

BETWEEN**BARBARA CARPINELLO, single**

whose address is 98 Woods Edge Drive, Succasunna, NJ 07876

referred to as the Grantor

AND**HELEN HONG HSU AND JACK LIU, wife and husband**

whose post office address is about to be 98 Woods Edge Drive, Succasunna, NJ 07876

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 \$262,000.00

The Grantor acknowledges receipt of this money.

TAX MAP REFERENCE. (N.J.S.A. 46:15-2.1) Municipality of Roxbury
 BLOCK NO. 4701 LOT NO. 12090

() No property tax identification number is available on the date of this deed.

PROPERTY. The property consists of the land and all the buildings and structures on the land in the Township of Roxbury, County of Morris and State of New Jersey. The legal description is:

See attached schedule "A"

Being the same premises conveyed to the grantor herein by deed from Thomas Hill and Louis Silverio, dated December 5, 2000 and recorded December 8, 2000 in the Morris County Clerk's Office in Deed Book 5293, page 079.

DB06045P300

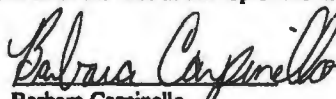
B 4701
 L 1.2090
 B 45-733 C 2009

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).

SIGNATURES. The Grantor signs this Deed as of the date at the top of the first page.

WITNESSED:


Barbara Carpinello


RICHARD KESSELMAN
An Attorney at Law in the
State of New Jersey

STATE OF NEW JERSEY, COUNTY OF MORRIS S.S.

I CERTIFY that on March 26, 2004

Barbara Carpinello 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 or her act and deed; and
- (c) made this Deed for \$262,000.00 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.)


Richard Kesselman
An Attorney at Law in the
State of New Jersey

DB06045P301

File: CTA-053168

ALL that certain tract, lot and parcel of land lying and being in the Township of Roxbury, County of Morris and State of New Jersey, being more particularly described as follows:

UNIT No. 98 in Building No. 20 in "Meadows at Roxbury," a Condominium, together with an undivided .4167 percent interest in the Common Elements appurtenant thereto and together with such other Limited Common Elements as may be appurtenant to said Unit, restrictions and other provisions of the Master Deed dated July 31, 1991 and recorded on August 2, 1991 in Deed Book 3467 Page 208 in the Office of the Clerk of Morris County, creating and establishing said Condominium.

FOR INFORMATION ONLY: The land referred to in this Commitment is commonly known as Lot 1.2090 in Block 4701 on the Tax Map, Township of Roxbury, in the County of Morris.

DB06045P302

DEED

DATED: March 26, 2004

Barbara Carpinello

RECORD AND RETURN TO:

GRANTOR

**Kevin Raquet
60 Baldwin Road
Parsippany, NJ 07054**

TO

**Helen Hong Hsu
And
Jack Lin**

GRANTEE

DB06045P303

END OF DOCUMENT



D E E D

RECEIVED

This Deed is made on December 5, 2000,

2000 DEC -8 A 11:42

BETWEEN Thomas Hill and Louis Silverio, as Joint Tenants, MORRIS CO. CLERK

whose post office address is 98 Woods Edge Drive, Succasunna, New Jersey 07876, referred to as the Grantor,

AND Barbara Carpinello, unmarried,

whose post office address is about to be 98 Woods Edge Drive, Succasunna, New Jersey 07876, referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

1. **Transfer or 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 Hundred Sixty Four Thousand Nine Hundred and No/Cents Dollars (\$164,900.00).

The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of Roxbury, Block No. 45, Lot No. 33 C2009.

☐ 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 buildings and structures on the land in the Township of Roxbury, County of Morris, and State of New Jersey. The legal description is:

☐ Please see Legal Description annexed hereto and made a part hereof (check box if applicable).

Known and designated as Unit 98, in Building 20, in Meadows at Roxbury, a Condominium, together with an undivided .4167 percentage interest in the Common Elements appurtenant thereto, in accordance and subject to terms, limitations, conditions, covenants, restrictions and other provisions of the Master Deed dated 7/31/91, and recorded on 8/2/91, in the Morris County Clerk's Office in Deed Book 3467, Page 208 and following and all amendments thereto.

BEING the same premises conveyed to the Grantors herein by Deed from Helen M. Rodgen, dated July 23, 1998 and recorded in the Morris County Clerk's Office on August 4, 1998, in Deed Book 4816, at Page 271.

SUBJECT TO easements, restrictions, reservations and municipal ordinances of record, if any, and such facts as an accurate Survey may disclose.

COUNTY OF MORRIS	
Consideration	164,900
Base Tax	577.50
Additional Tax	281.50
REALTY TRANSFER FEE	600.00 BACK
Date	12/7/00 By SK
RECORDING FEE	2000 BACK

Prepared by: (print signer's name below signature)

(For Recorder's Use Only)

JACK L. COHEN

DB5293 P079

H256
 4701/102090
 B45-833
 C2009

RECEIVED

JUL 23 1998

DEED



078384

ALFONSO M. CERBO
MORRIS CO. CLERK

Barbara A. Taurara, Esq.

THIS DEED is made on July 23, 1998,

BETWEEN Helen M. Rodgen,

whose address is 98 Woodsedge Drive, Succasunna, NJ 07876

referred to as the Grantors,

AND Thomas Hill and Louis A. Silverio, as Joint Tenants

whose address is about to be 98 Woodsedge Drive, Succasunna, NJ 07876

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 Hundred and Twenty Two Thousand, Five Hundred Dollars (\$122,500.00). The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Roxbury Township
Block No. 45 Lot No. 33 Account No.

Property. The property consists of all that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of Roxbury, County of Morris, and State of New Jersey, and being more particularly described as follows:

SEE SCHEDULE "A" ANNEXED HERETO

BEING THE SAME PREMISES as conveyed to the Grantor herein by Deed from Ledgewood Development Company dated October 4, 1991, recorded July 7, 1992 in the Morris County Clerk's Office in Deed Book 3611 at page 256.

SUBJECT to other easements and restrictions of record, if any.

DB4816 P2711

PT059298-N

4. The land referred to in this Commitment is described as follows:

ALL that certain tract, lot and parcel of land lying and being in the Township of Roxbury, County of Morris and State of New Jersey, being more particularly described as follows:

KNOWN and designated as Unit 98, in Building 20, in Meadows at Roxbury, a condominium, together with an undivided .4167 percentage interest in the Common Elements appurtenant thereto, in accordance and subject to terms, limitations, conditions, covenants, restrictions and other provisions of the Master Deed dated 7/31/91, and recorded on 8/2/91, in the Morris County Clerk's Office in Deed Book 3467, page 208 and following, and all amendments thereto.

FOR INFORMATION ONLY:

Being known as Lot(s) 33 C2009 Block 45 on the current tax maps of the Township of Roxbury.

EB

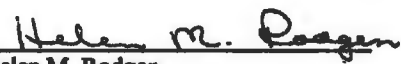
DB4816 P272

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:


Barbara A. Tanfara, Esq.
Attorney at Law-State of New Jersey


Helen M. Rodgen

hmr

STATE OF NEW JERSEY

ss;

COUNTY OF MORRIS

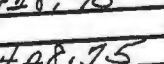
I certify that on July 23, 1998, Helen M. Rodgen, came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as their act and deed; and
- (c) made this Deed for \$122,500.00 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


Barbara A. Tanfara, Esq.
Attorney at Law-State of New Jersey

RECORD AND RETURN:

JACK COHEN, ESQ.
MARKUS & COHEN
322 Route 46
Parsippany, NJ 07054

COUNTY OF MORRIS	
Consideration	\$122,500.00
Base Tax	428.75
Additional Tax	
REALTY TRANSFER FEE	428.75
Date	8-4-98
By	
RECORDING FEE	22.50

Chad

END OF DOCUMENT

0B4816 P273

DEED

This Deed is made on August 28, 1997

BETWEEN HOWARD RODGEN

Prepared by: (Print signer's name below signature)

Jack Dashosh, Esq.

085149

whose address is Village Green, Apt. 35H
100 Route 46, Budd Lake, NJ 07828

referred to as the Grantor,

AND HELEN RODGEN

whose post office address is 98 Woodsedge Drive, Succasunna, NJ 07876

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

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of

Block No. 45 Lot No. 33-02009 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 Roxbury County of Morris and State of New Jersey. The legal description is:

KNOWN and designated as Unit 98, in Building 20, in Meadows at Roxbury, a condominium, together with an undivided .4167 percentage interest in the Common Elements appurtenant thereto, in accordance and subject to terms, limitations, conditions, covenants, restrictions and other provisions of the Master Deed dated 7/31/91, and recorded on 8/2/91, in the Morris County Clerk's Office in Deed Book 3467, page 208 and following, and all amendments thereto.

TOGETHER with the privileges and advantages and the appurtenances to the same belonging or in any way appertaining.

COMMONLY KNOWN as 98 Woodsedge Drive, Succasunna, NJ 07876.

BEING the same premises conveyed to Howard Rodgen and Helen Rodgen by Ledgewood Development Company by Deed dated October 4, 1991, and recorded in the Morris County Clerk's Office on July 7, 1992 in Deed Book 3611, page 256 et seq.

Grantee agrees that she shall be solely responsible to pay the existing mortgage indebtedness and all taxes on said property and shall indemnify and hold Grantor harmless regarding the same. Grantee further covenants and agrees that she shall use her best efforts to refinance the existing mortgage as soon as possible, so as to remove the Grantor from any further liability regarding same.

By this Deed the Grantor conveys to the Grantee all right, title and interest in and to the described premises, including also any and all rights which the Grantor may have in the subject premises by virtue of any rights of dower, curtesy, joint possession, etc. as defined under current New Jersey Law. The purpose of this Deed is to vest title in the Grantee absolutely.

In accordance with N.J.S.A. 37:2-18 etc. and the amendments and supplements thereto it is specifically intended hereby to release and assign irrevocably to the Grantee herein any vested, inchoate or possible future estate of (dower or curtesy, as applicable) arising by virtue of statute, court decisions, public policy or implication of law out of the marital relationship of the parties hereto and to equitable distribution under N.J.S.A. 2A:34-23. It is also the intention of the Grantor herein to release, extinguish and alienate any right of possession the Grantor may have pursuant to N.J.S.A. 3B:28-3.

RECEIVED

OCT 14 12 44 PM '97

ALFONSE W. SCERBO
MORRIS CO. CLERK

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION OR EXEMPTION
(c. 49, P.L. 1968)

ALL-STATE LEGAL SUPPLY CO.
One Commerce Drive, Cranford, N. J. 07016
AD RVST-1

or
PARTIAL EXEMPTION
(c. 176, P. L. 1975)

To Be Recorded With Deed Pursuant to c. 49, P.L. 1968, as amended by c. 225, P.L. 1985 (N.J.S.A. 46:15-5 et seq.)

STATE OF NEW JERSEY

COUNTY OF MORRIS

ss.

FOR RECORDER'S USE ONLY

Consideration \$ 1.00

Realty Transfer Fee \$ 1.00 *

Date _____ By _____

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

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3, 4 and 5 on reverse side)

Deponent, Howard Rodgen

(Name)

, being duly sworn according to law upon his/her oath deposes and

says that he/she is the Grantor

(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co. Lending Institution, etc.)

in a deed dated Aug 28 1997, transferring real property identified as Block No. 45

Lot No. 33-02009 located at 98 Woodsedge Road

(Street Address, Municipality, County)

Succasunna, NJ 07876

and annexed hereto.

(2) CONSIDERATION (See Instruction #6)

Deponent states that, with respect to deed hereto annexed, the actual amount of money and the monetary value of any other thing of value constituting the entire compensation paid or to be paid for the transfer of title to the lands, tenements or other realty, including the remaining amount of any prior mortgage to which the transfer is subject or which is to be assumed and agreed to be paid by the grantee and any other lien or encumbrance thereon not paid, satisfied or removed in connection with the transfer of title is \$ 1.00

(3) FULL EXEMPTION FROM FEE

Deponent claims that this deed transaction is fully exempt from the Realty Transfer Fee imposed by c.49, P.L. 1968, for the following reason(s): Explain in detail. (See Instruction #7.) Mere reference to exemption symbol is not sufficient.

(a) Consideration is less than \$100.00

(p) Recorded within 90 days of entry of divorce decree

(4) PARTIAL EXEMPTION FROM FEE

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. (See Instructions #8 and #9)

Deponent claims that this deed transaction is exempt from the increased portion of the Realty Transfer Fee imposed by c.176, P.L. 1975 for the following reason(s):

a) SENIOR CITIZEN (See Instruction #8)

- ☐ Grantor(s) 62 yrs. of age or over.*
☐ One or two-family residential premises

- ☐ Owned and occupied by grantor(s) at time of sale.
☐ No joint owners other than spouse or other qualified exempt owners.

b) BLIND (See Instruction #8)

- ☐ Grantor(s) legally blind.*
☐ One or two-family residential premises.

- ☐ Owned and occupied by grantor(s) at time of sale.
☐ No joint owners other than spouse or other qualified exempt owners.

DISABLED (See Instruction #8)

- ☐ Grantor(s) permanently and totally disabled.*
☐ One or two-family residential premises.
☐ Receiving disability payments.

- ☐ Owned and occupied by grantor(s) at time of sale.
☐ Not gainfully employed.
☐ No joint owners other than spouse or other qualified exempt owners.

*IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANTOR NEED QUALIFY.

c) LOW AND MODERATE INCOME HOUSING (See Instruction #8)

- ☐ Affordable According to H.U.D. Standards.
☐ Meets Income Requirements of Region.

- ☐ Reserved for Occupancy.
☐ Subject to Resale Controls.

d) NEW CONSTRUCTION (See Instruction #9)

- ☐ Entirely new improvement.
☐ Not previously used for any purpose.

- ☐ Not previously occupied.

Deponent makes this Affidavit to induce the County Clerk or Register of Deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of c. 49, P.L. 1968.

Subscribed and Sworn to before me

this 28th day of August, 1997

Name of Deponent (sign above line)
Howard Rodgen

Address of Deponent

Howard Rodgen

Name of Grantor (type above line)
Village Green, Apt.35H
100 Route 46
Budd Lake, NJ 07828

Address of Grantor at Time of Sale

JACK DASHOGH
ATTORNEY AT LAW
STATE OF NEW JERSEY

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.
Instrument Number _____ County _____
Deed Number _____ Book _____ Page _____
Deed Dated _____ Date Recorded _____

IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HEREOF.
This form is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered or amended without the approval of the Director.
ORIGINAL - White copy to be retained by County.
DUPLICATE - Yellow copy to be forwarded by County to Division of Taxation on partial exemption from fee (N.J.A.C. 18:16-6.12).
TRIPLICATE - Pink copy is your file copy.

DB4650 P263

WHITE AND YELLOW COPIES MUST BE SUBMITTED WITH DEED TO COUNTY RECORDING OFFICER

STATE OF NEW JERSEY, COUNTY OF ESSEX

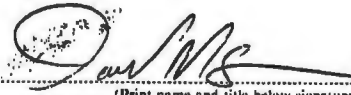
SS.: ~

I CERTIFY that on Sept. 22, 1997,

HELEN RODGEN

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 the attached document; and
- (b) signed, sealed and delivered this document as his or her act and deed.


(Print name and title below signature)
DANIEL M. SERVISS
ATTORNEY-AT-LAW OF NEW JERSEY

DEED		Dated: August <u>28</u>, 19 <u>97</u> Record and return to: MANDELBAUM, SALSBURG, GOLD LAZRIS, DISCENZA & STEINBERG A PROFESSIONAL CORPORATION ATTORNEYS AT LAW 155 PROSPECT AVENUE WEST ORANGE, NEW JERSEY 07062 (201) 738-4600
HOWARD RODGEN	Grantor.	
TO		
HELEN RODGEN	Grantee.	

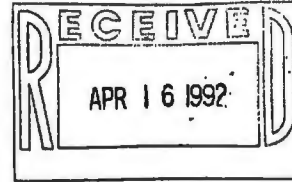
COUNTY OF MORRIS	
Consideration	<u>\$100</u>
Base Tax	
Additional Tax	
REALTY TRANSFER FEE	<u>20.00</u>
Date <u>10-14-97</u>	By <u>[Signature]</u>
RECORDING FEE	<u>20.00</u>

0B4650 P264

END OF DOCUMENT

9415
PREPARED BY:

Frances Cummings
FRANCES CUMMINGS



DEED FOR CONDOMINIUM UNIT

THIS DEED, made this 4th day of October 1991

BETWEEN: LEDGEWOOD DEVELOPMENT COMPANY,
a New Jersey Partnership
72 Nova Drive
Piscataway, New Jersey 08855-6823
hereinafter referred to as Grantor,

AND HOWARD RODGEN & HELEN RODGEN, h/w

whose post office address is 98 Woods Edsge Drive, Roxbury, NJ

hereinafter referred to as the Grantee.

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 HUNDRED FIVE THOUSAND NINE HUNDRED NINETY & 00/100 (\$105,990.00) Dollars.

The Grantor acknowledges receipt of this money.

TAX MAP REFERENCE: (N.J.S.A 46:15-2.1) Municipality of Roxbury Township, Block No 45 part of Lot No. 33 C2009

PROPERTY: The property consists of a condominium unit in a structure located on land in the Township of Roxbury, County of Morris and State of New Jersey. The legal description is:

KNOWN and designated as Unit 98, in Building 20, in Meadows at Roxbury, a condominium, together with an undivided .4167 percentage interest in the Common Elements appurtenant thereto, in accordance and subject to terms, limitations, conditions, covenants, restrictions and other provisions of the Master Deed dated 7/31/91, and recorded on 8/2/91, in the Morris County Clerk's Office in Deed Book 3467 page 208 and following, and all amendments thereto.

TOGETHER with the privileges and advantages and the appurtenances to the same belonging or in any way appertaining.

SUBJECT to the provisions of the New Jersey Condominium Act, its supplements and amendments, and to the conditions, restrictions, covenants and agreements set forth in the Master Deed including the By-Laws of the Association and its amendments. All of the restrictions and payments of charges and all other covenants, agreements, obligation, conditions and provisions are incorporated in the Master Deed by reference and shall constitute covenants running with the land, equitable servitude and liens to the extent set forth in the documents and as provided by law. All of these terms, conditions and restrictions are accepted by the Grantee as binding and to be binding on the Grantee and his or its successors, heirs, administrators, executors, and assigns, or the heirs and assigns of the survivor of them, as the case may be.

DB 3611 P 256

72484

479
11, 2009

B45-233 C 2009

SUBJECT to easements, zoning requirements and other restrictions of record, if any.

TO HAVE AND TO HOLD all the singular, the premises described in hereto together with the appurtenances, to the Grantee and to the Grantee's proper use and benefit forever.

AND THE GRANTOR promises that the Grantor has done no act to encumber the property. This promise is called "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).

AND THE GRANTEE by acceptance of delivery of this Deed does agree to be bound by the Master Deed, any of its amendments, and the Association By-Laws, and does consent to any and all amendments to the Master Deed, the By-Laws, and other documents as provided in and contemplated by the Master Deed.

SIGNATURES. This Deed is signed by the Grantor as of the date at the top of this page.

WITNESSED BY:

FRANCES A. CUMMINGS
Notary Public of New Jersey
My Commission Expires August 31, 1993

LEDGEWOOD DEVELOPMENT COMPANY

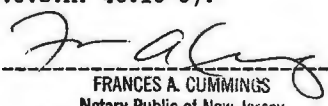
BY:

ERWIN FISCH

MARK FISCH

DB3611 P257

STATE OF NEW JERSEY, COUNTY OF MORRIS:SS: BE IT REMEMBERED that on
October 4, 1991 , before me, the subscriber, A Notary Public of New Jersey
personally appeared, ERWIN FISCH, & MARK FISCH
who being by me duly sworn upon their oath, depose and say:
(a) they are the authorized partners of the Grantor named herein and personally
sign this Deed;
(b) they signed, sealed and delivered this deed as the act and deed of the
partnership; and
(c) made this deed for \$105,990.00 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).


FRANCES A. CUMMINGS
Notary Public of New Jersey
My Commission Expires August 31, 1993

DEED

RECORD AND RETURN TO:

LEDGEWOOD DEVELOPMENT
COMPANY

Grantor

to

HOWARD RODGEN
&
HELEN RODGEN

Grantee

SALNY and REDBORD
Counsellors at Law
9 Eyland Ave. at Rt. 10
Succasunna, NJ 07876

WC
pd
CH

COUNTY OF MORRIS	
Consideration	105,990.-
Base Tax	159.-
Additional Tax	
REALTY TRANSFER FEE	159.-
Date	JUL 7 1992
By	LM
RECORDING FEE	24 pda

RECEIVED
Jul 7 10 37 AM '92
ALFONSE W. SCERBO
MORRIS COUNTY CLERK

DB3611 P258

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION OR EXEMPTION
(c. 49, P.L. 1968)

ALL-STATE LEGAL SUPPLY CO.
One Commerce Drive, Cranford, N. J. 07016
DG VST-1

or
PARTIAL EXEMPTION
(c. 176, P. L. 1975)

To Be Recorded With Deed Pursuant to c. 49, P.L. 1968, as amended by c. 225, P.L. 1985 (N.J.S.A. 46:15-5 et seq.) **72484**

STATE OF NEW JERSEY }
COUNTY OF Morris } ss.

FOR RECORDER'S USE ONLY
Consideration \$ 105,990.00 **B.159.00**
Realty Transfer Fee \$ 159.00 NC
Date _____ By 7159.00

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

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3, 4 and 5 on reverse side)

Deponent, MARK FISCH, being duly sworn according to law upon his/her oath deposes and says that he/she is the Partner of Grantor
(Name)
(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co. Lending Institution, etc.)
in a deed dated 10/4/91, transferring real property identified as Block No. 45
Lot No. 33C2009 located at 98 Woods Edge Drive, Roxbury, Morris
(Street Address, Municipality, County)
and annexed hereto.

(2) CONSIDERATION (See Instruction #6)

Deponent states that, with respect to deed hereto annexed, the actual amount of money and the monetary value of any other thing of value constituting the entire compensation paid or to be paid for the transfer of title to the lands, tenements or other realty, including the remaining amount of any prior mortgage to which the transfer is subject or which is to be assumed and agreed to be paid by the grantee and any other lien or encumbrance thereon not paid, satisfied or removed in connection with the transfer of title is \$ 105,990.00

(3) FULL EXEMPTION FROM FEE Deponent claims that this deed transaction is fully exempt from the Realty Transfer Fee imposed by c.49, P.L. 1968, for the following reason(s): Explain in detail. (See Instruction #7.) Mere reference to exemption symbol is not sufficient.

(4) PARTIAL EXEMPTION FROM FEE 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. (See Instructions #8 and #9)

Deponent claims that this deed transaction is exempt from the increased portion of the Realty Transfer Fee imposed by c.176, P.L. 1975 for the following reason(s):

a) SENIOR CITIZEN (See Instruction #8)
☐ Grantor(s) 62 yrs. of age or over.*
☐ One or two-family residential premises
☐ Owned and occupied by grantor(s) at time of sale.
☐ No joint owners other than spouse or other qualified exempt owners.

b) BLIND (See Instruction #8)
☐ Grantor(s) legally blind.*
☐ One or two-family residential premises.
☐ Owned and occupied by grantor(s) at time of sale.
☐ No joint owners other than spouse or other qualified exempt owners.

DISABLED (See Instruction #8)
☐ Grantor(s) permanently and totally disabled.*
☐ One or two-family residential premises.
☐ Receiving disability payments.
☐ Owned and occupied by grantor(s) at time of sale.
☐ Not gainfully employed.
☐ No joint owners other than spouse or other qualified exempt owners.

*IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANTOR NEED QUALIFY.

c) LOW AND MODERATE INCOME HOUSING (See Instruction #8)
☐ Affordable According to H.U.D. Standards.
☐ Meets Income Requirements of Region.
☐ Reserved for Occupancy.
☐ Subject to Resale Controls.

d) NEW CONSTRUCTION (See Instruction #9)
☒ Entirely new improvement.
☐ Not previously used for any purpose.
☐ Not previously occupied.

Deponent makes this Affidavit to induce the County Clerk or Register of Deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of c. 49, P.L. 1968.

Subscribed and Sworn to before me

this 4th day of October, 19 91

Name of Deponent (sign above line)
MARK FISCH
72 Nova Drive
Piscataway

Name of County Clerk or Register of Deeds
72 Nova Drive
Piscataway
Address of Grantor at Time of Sale

FRANCES R. CUMMINGS
Notary Public of New Jersey
Commission Expires August 31, 1993

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.
Instrument Number _____ County _____
Deed Number _____ Book _____ Page _____
Deed Dated _____ Date Recorded _____

IMPORTANT: BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HEREOF.

This form is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered or amended without the approval of the Director.

ORIGINAL — White copy to be retained by County.

DUPLICATE — Yellow copy to be forwarded by County to Division of Taxation on partial exemption from fee (N.J.A.C. 18:18—8.12).

TRIPPLICATE — Pink copy is your file copy.

DB3611 P259

WHITE AND YELLOW COPIES MUST BE SUBMITTED WITH DEED TO COUNTY RECORDING OFFICER