

Chicago Title Company, LLC
3705 Quakerbridge Road, Suite 202
Mercerville, NJ 08619
Phone: 888-848-5365 Fax: 732-255-4108

Final Commercial Settlement Statement

Settlement Date: July 19, 2022
Disbursement Date: July 19, 2022
Order Number: 19-002175LOG
Buyer: Nutley Board of Education
Seller: Franklin Reformed Church of Nutley, Inc., a Non-Profit Religious Corporation
Protestant Reformed Dutch Church at Franklin, Essex County, New Jersey
Lender:
Property: Hillside Crescent
Nutley, NJ 07110
Essex County
BEING ALSO KNOWN AS (REPORTED FOR INFORMATIONAL PURPOSES)

Lot(s): Part of Lot 4 t/b/a Lot 4.03 Block 6001, on the official tax map of the Township of Nutley, County of Essex, State of New Jersey.

Seller		Buyer	
Debit	Credit	Debit	Credit
	Total Consideration		
	325,000.00 Purchase Price	325,000.00	
	Title/Closing Charges		
	Examination and Search Fees to Chicago Title Company, LLC	893.00	
	Owner's Policy Premium to Chicago Title Company, LLC	1,481.00	
	Coverage: \$325,000.00		
	Version: ALTA Owner's Policy 2006		
	ALTA 99-06 - Policy Authentication (NJR 5-178) to Chicago Title Company, LLC	0.00	
	Commercial Settlement Fee to Chicago Title Company, LLC	500.00	
	Document Recording Service Charge-NOS to Chicago Title Company, LLC	5.00	
	Document Recording Service Charge-DEED to Chicago Title Company, LLC	5.00	
	Overnight Courier Fees to Chicago Title Company, LLC	12.36	
	Recording Charges		
	Recording Fees to Essex County Register	105.00	
	Transfer Tax to Essex County Register		
	Exempt		
	Notice of Settlement to Chicago Title Company, LLC	20.00	

Final Commercial Settlement Statement

Seller		Buyer	
Debit	Credit	Debit	Credit
		Additional Charges	
		2022 Taxes-Exempt Status to Nutley Township	
		Legal Fees to Schenck, Price, Smith & King LLP	
		P.O.C.(B)*	
		Legal Fees to Francis J. Costenbader, Esq.	
		P.O.C.(S)*	
0.00	325,000.00	Subtotals	0.00
		Balance Due FROM Buyer	328,021.36
325,000.00		Balance Due TO Seller	
325,000.00	325,000.00	Totals	328,021.36

I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements to be made on my account or by me in this transaction. I further certify that I have received a copy of the Settlement Statement.

BUYER

Nutley Board of Education

BY: [Signature]

I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements to be made on my account or by me in this transaction. I further certify that I have received a copy of the Settlement Statement.

SELLER

Franklin Reformed Church of Nutley, Inc., a Non-Profit Religious Corporation

BY: allcomsh

Jill C. Fenske
Pastor/President

Protestant Reformed Dutch Church at Franklin, Essex County, New Jersey

BY: [Signature]

Jill C. Fenske
Pastor/President

Final Commercial Settlement Statement

I have caused or cause the funds to be disbursed in accordance with the Statement which I have prepared.

To the best of my knowledge, the Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement transaction.

Chicago Title Company, LLC

BY: 
Chicago Title Company, LLC



CHICAGO TITLE COMPANY, LLC

CLOSING AGREEMENT

Settlement Date: July 19, 2022
Title No.: 19-002175LOC-TAR
Property: Hillside Crescent, Nutley, NJ 07110

We hereby agree that should there be an error or omission in the closing figures, adjustments or documentation utilized for settlement, that both parties, as necessary, will remit such monies and/or re-execute such documents as necessary to correct said error(s) and/or omission(s).

The parties' obligations hereunder shall survive the closing of title.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

SELLER(S):

Franklin Reformed Church of Nutley, Inc., a Non-Profit
Religious Corporation

BY: Jill C. Fenske
Jill C. Fenske
Pastor/President

7/18/2022
Date

Protestant Reformed Dutch Church at Franklin, Essex
County, New Jersey

BY: Jill C. Fenske
Jill C. Fenske
Pastor/President

7/18/2022
Date

BUYER(S):

Nutley Board of Education

BY: [Signature]

7-18-2022
Date

DEED

Prepared by:

Francis J. Costenbader
FRANCIS J. COSTENBADER, ESQ.

This Deed is made on July 18th, 2022

BETWEEN

PROTESTANT REFORMED DUTCH CHURCH AT FRANKLIN, ESSEX COUNTY, NEW JERSEY and
FRANKLIN REFORMED CHURCH OF NUTLEY, INC., a Non-Profit Religious Corporation

whose address is 45 Hillside Crescent, Nutley, New Jersey 07110

referred to as the Grantors,

AND

NUTLEY BOARD OF EDUCATION

whose post office address is 315 Franklin Avenue, Nutley, New Jersey 07110

referred to as the Grantees,

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

1. Transfer of 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 THREE HUNDRED TWENTY-FIVE THOUSAND (\$325,000.00) DOLLARS

The Grantor acknowledges receipt of this money.

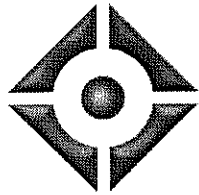
2. Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of Township of Nutley
Block No. 6001 A portion of Lot No. 4, to be known as Lot No. 4.03 Qualifier No. Account No.

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 Nutley, County of Essex and State of New Jersey. The legal description is:

☒ Please see attached Legal Description annexed hereto and made a part hereof.

Being part of the same premises conveyed to Franklin Reformed Church of Nutley, Inc. by Deed from Protestant Reformed Dutch Church of Franklin, n/k/a Franklin Reformed Church of Nutley, Inc., dated September 14, 2010 and recorded in the Office of the Register of Essex County on September 24, 2010 in Book 12273, Page 7232; and as shown on "Major Subdivision Plan, Franklin Reformed Church, 45 Hillside Crescent, Lot 4, Block 6001, Township of Nutley, Essex County, State of New Jersey", prepared by James D. Sens, NJ PLS for Control Point Associates, Inc., dated February 5, 2020 and recorded June 28, 2022 in the Office of the Register of Essex County as Map No. 4740, Instrument No. 2022061023.



CONTROL POINT ASSOCIATES, INC.

traditional methods | modern approaches

30 Independence Blvd
Suite 100
Warren, NJ 07059
Tel: 908.668.0099
cpasurvey.com

December 13, 2021
01-180016-00

LEGAL DESCRIPTION
LOT 4.03, BLOCK 6001
TOWNSHIP OF NUTLEY, ESSEX COUNTY
STATE OF NEW JERSEY

BEGINNING AT A CONCRETE MONUMENT TO BE SET IN THE NORTHEASTERLY LINE OF CHURCH STREET (50 FEET WIDE PUBLIC RIGHT OF WAY), SAID POINT BEING SOUTH 53 DEGREES 23 MINUTES 00 SECONDS EAST, A DISTANCE OF 311.60 FEET FROM THE INTERSECTION OF THE NORTHEASTERLY LINE OF CHURCH STREET WITH THE SOUTHEASTERLY LINE OF PROSPECT STREET (50 FEET WIDE PUBLIC RIGHT OF WAY, AND RUNNING THENCE;

1. ALONG THE DIVIDING LINE BETWEEN PROPOSED LOTS 4 AND 4.03, BLOCK 6001, NORTH 36 DEGREES 40 MINUTES 00 SECONDS EAST, A DISTANCE OF 213.08 FEET TO A CONCRETE MONUMENT TO BE SET IN THE SOUTHWESTERLY LINE OF HILLSIDE CRESCENT (50 FEET WIDE PUBLIC RIGHT OF WAY), THENCE;
2. ALONG SAID SOUTHWESTERLY LINE OF HILLSIDE CRESCENT, SOUTH 53 DEGREES 20 MINUTES 00 SECONDS EAST, A DISTANCE OF 72.00 FEET TO AN IRON BAR TO BE SET MARKLING THE DIVIDING LINE BETWEEN LOTS 4.03 AND 4.02, BLOCK 6001, THENCE;

ALONG SAID DIVIDING LINE BETWEEN LOTS 4.03 AND 4.02, BLOCK 6001, THE FOLLOWING TWO (2) COURSES:

3. SOUTH 36 DEGREES 40 MINUTES 00 SECONDS WEST, A DISTANCE OF 100.00 FEET TO A POINT, THENCE;
4. SOUTH 53 DEGREES 20 MINUTES 00 SECONDS EAST, A DISTANCE OF 26.04 FEET TO THE LINE OF LOT 20, BLOCK 6001, THENCE;
5. ALONG SAID LINE, SOUTH 38 DEGREES 10 MINUTES 00 SECONDS WEST, A DISTANCE OF 113.04 FEET TO THE POINT IN THE NORTHEASTERLY LINE OF CHURCH STREET, THENCE;
6. ALONG THE NORTHEASTERLY LINE OF CHURCH STREET, NORTH 53 DEGREES 23 MINUTES 00 SECONDS WEST, A DISTANCE OF 95.08 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 18,115 SQUARE FEET OR 0.416 ACRES

BEING A PORTION OF LANDS CONVEYED TO FRANKLIN REFORMED CHURCH OF NUTLEY, INC. BY PROTESTANT REFORMED DUTCH CHURCH OF FRANKLIN, NOW KNOWN AS FRANKLIN REFORMED CHURCH OF NUTLEY, INC. BY A DEED DATED SEPTEMBER 14, 2010 AND RECORDED IN THE ESSEX COUNTY REGISTER'S OFFICE ON SEPTEMBER 24, 2010 IN BOOK 12273, PAGE 7232.

THIS DESCRIPTION IS PREPARED WITH REFERENCE TO A MAP ENTITLED "MAJOR SUBDIVISION PLAN, FRANKLIN REFORMED CHURCH, 45 HILLSIDE CRESCENT, LOT 4, BLOCK 6001, TOWNSHIP OF NUTLEY, ESSEX COUNTY, STATE OF NEW JERSEY," PREPARED BY CONTROL POINT ASSOCIATES INC., DATED 02-05-2020.

CONTROL POINT ASSOCIATES, INC.

JAMES D. SENS
STATE OF NEW JERSEY
PROFESSIONAL LAND SURVEYOR #24GS04322600
NEW JERSEY CERTIFICATE OF AUTHORIZATION #24GA27938600

12-13-2021

DATE

GIT/REP-3
(2-21)
(Print or Type)

State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s)

Franklin Reformed Church of Nutley, Inc., a Non-Profit Religious Corporation

Current Street Address

45 Hillside Crescent

City, Town, Post Office

Nutley

State

NJ

ZIP Code

07110

Property Information

Block(s)

6001

Lot(s)

p/o Lot 4 t/b/k/a 4.03

Qualifier

Street Address

Hillside Crescent

City, Town, Post Office

Nutley

State

NJ

ZIP Code

07110

Seller's Percentage of Ownership

100%

Total Consideration

325,000.00

Owner's Share of Consideration

325,000.00

Closing Date

7/19/22

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.

Date

July 18, 2022
Jill C. Fenske
Pastor/President

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

GIT/REP-3
(2-21)
(Print or Type)

State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s)
Protestant Reformed Dutch Church at Franklin, Essex County, New Jersey

Current Street Address
45 Hillside Crescent

City, Town, Post Office
Nutley

State
NJ

ZIP Code
07110

Property Information

Block(s)
6001

Lot(s)
p/o Lot 4 t/b/k/a 4.03

Qualifier

Street Address
Hillside Crescent

City, Town, Post Office
Nutley

State
NJ

ZIP Code
07110

Seller's Percentage of Ownership
0

Total Consideration
\$325,000.00

Owner's Share of Consideration
0

Closing Date
7/19/22

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.
8. ☐ Seller did not receive non-like kind property.
9. ☐ 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.
10. ☐ The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
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16. ☐ The seller 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.
17. ☐ The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

Seller's Declaration

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box ☐ I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

Date

July 18, 2022
JIM C. Fenske,
Pastor/President

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L.1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

COUNTY

Essex

SS. County Municipal Code
0716

FOR RECORDER'S USE ONLY

Consideration \$
RTF paid by seller \$
Date By

MUNICIPALITY OF PROPERTY LOCATION Nutley

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

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

Deponent, Jill C. Fenske, being duly sworn according to law upon his/her oath,

(Name)
deposes and says that he/she is the Pastor/President in a deed dated July 18, 2022 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

real property identified as Block number 6001 Lot number p/o 4 t/b/kk/a 4.03 located at

Hillside Crescent, Nutley, NJ

(Street Address, Town)

and annexed thereto.

(2) CONSIDERATION \$325,000.00 (Instructions #1 and #5 on reverse side) ☐ no prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.
Class 15D

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS:
(See Instructions #5A and #7 on reverse side)

Total Assessed Valuation ÷ Director's Ratio = Equalized Assessed Valuation

\$ ÷ % = \$

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (See Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

8.(b) By or to the United States of America, this State, or any instrumentality, agency or subdivision

(5) PARTIAL EXEMPTION FROM FEE (Instruction #9 on reverse side)

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

- A. SENIOR CITIZEN Grantor(s) ☐ 62 years of age or over. * (Instruction #9 on reverse side for A or B)
- B. { BLIND PERSON Grantor(s) ☐ legally blind or; *
- DISABLED PERSON Grantor(s) ☐ permanently and totally disabled ☐ receiving disability payments ☐ not gainfully employed*

Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:

- ☐ Owned and occupied by grantor(s) at time of sale. ☐ Resident of State of New Jersey.
- ☐ One or two-family residential premises. ☐ Owners as joint tenants must all qualify.

*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (Instruction #9 on reverse side) IF APPLIES ALL BOXES MUST BE CHECKED.

- ☐ Affordable according to H.U.D. standards. ☐ Reserved for occupancy.
- ☐ Meets income requirements of region. ☐ Subject to resale controls.

(6) NEW CONSTRUCTION (Instructions #2, #10 and #12 on reverse side) IF APPLIES ALL BOXES MUST BE CHECKED.

- ☐ Entirely new improvement ☐ Not previously occupied.
- ☐ Not previously used for any purpose. ☐ "NEW CONSTRUCTION" printed clearly at top of first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side) IF APPLIES ALL BOXES MUST BE CHECKED.

- ☐ No prior mortgage assumed or to which property is subject at time of sale.
- ☐ No contributions to capital by either grantor or grantee legal entity.
- ☐ No stock or money exchanged by or between grantor or grantee legal entities.

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

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

(9) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me
this 18th day of July, 2022

Francis J. Costenader
AN ATTORNEY AT LAW
OF NEW JERSEY

Signature of Deponent

45 Hillside Crescent, Nutley, NJ
Deponent Address

XXX-XX-X 413

Last three digits in Grantor's Social Security Number

Franklin Reformed Church
of Nutley, Inc.
Grantor Name

45 Hillside Crescent, Nutley, NJ
Grantor Address at Time of Sale

Chicago Clerk
Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY

Instrument Number County
Deed Number Book Page
Deed Dated Date Recorded

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to:

STATE OF NEW JERSEY

PO BOX 251

TRENTON, NJ 08695-0251

ATTENTION: REALTY TRANSFER FEE UNIT

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

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

The street address of the Property is: **Hillside Crescent, Nutley, New Jersey 07110**

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).

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

Witnessed by:

PROTESTANT REFORMED DUTCH CHURCH AT
FRANKLIN, ESSEX COUNTY, NEW JERSEY, and
FRANKLIN REFORMED CHURCH OF NUTLEY, INC.,
a Non-Profit Religious Corporation

Francis J. Costenbader

Jill C. Fenske (Seal)
Rev. Jill C. Fenske, Pastor/President of the Consistory

STATE OF NEW JERSEY, COUNTY OF ESSEX

SS.:

I CERTIFY that on July 18th, 2022

Rev. Jill C. Fenske, Pastor/President of the Consistory, of FRANKLIN REFORMED CHURCH OF NUTLEY, INC., a Non-Profit Religious Corporation, personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is the President of FRANKLIN REFORMED CHURCH OF NUTLEY, INC., a Non-Profit Religious Corporation, the corporation named in this Deed;
- (b) this Deed was signed and delivered by the corporation as its voluntary act;
- (c) this person knows the proper seal of the corporation which was affixed to this Deed; and
- (d) the full and actual consideration paid or to be paid for the transfer of title is \$325,000.00
(Such consideration is defined in N.J.S.S. 46:15-5.)

Signed and sworn to before me on

July 18th 2022

Francis J. Costenbader

FRANCIS J. COSTENBADER
AN ATTORNEY AT LAW
OF NEW JERSEY

Linda Ribaldo
(Print name of attesting witness below signature)
Elder Linda Ribaldo, Clerk

STATE OF NEW JERSEY, COUNTY OF ESSEX

SS.:

I CERTIFY that on July 18th, 2022

Rev. Jill C. Fenske, Pastor/President of the Consistory, of PROTESTANT REFORMED DUTCH CHURCH AT FRANKLIN, ESSEX COUNTY, NEW JERSEY, a Non-Profit Religious Corporation, personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is the President of PROTESTANT REFORMED DUTCH CHURCH AT FRANKLIN, ESSEX COUNTY, NEW JERSEY, a Non-Profit Religious Corporation, the corporation named in this Deed;
- (b) this Deed was signed and delivered by the corporation as its voluntary act;
- (c) this person knows the proper seal of the corporation which was affixed to this Deed; and
- (d) the full and actual consideration paid or to be paid for the transfer of title is \$325,000.00
(Such consideration is defined in N.J.S.S. 46:15-5.)

Signed and sworn to before me on

July 18th 2022

Francis J. Costenbader

FRANCIS J. COSTENBADER
AN ATTORNEY AT LAW
OF NEW JERSEY

Linda Ribaldo
(Print name of attesting witness below signature)
Elder Linda Ribaldo, Clerk

Record & Return to:

Sean Monaghan, Esq.
Schenck, Price, Smith & King LLP
220 Park Avenue
P.O. Box 991
Florham Park, NJ 07932

Rik
FNTG
NJ Direct Operations
Chicago Title / Fidelity National Title /
Commonwealth Land Title
Lakehurst Circle Center II
685 Route 70 West, Suite 7B
Lakehurst, New Jersey 08733

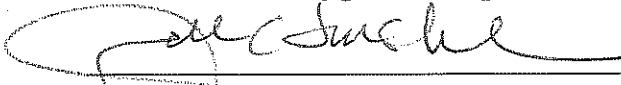
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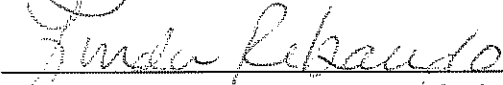
AUTHORIZATION LETTER

We, JILL C. FENSKE, Pastor/President of the Consistory, and Elder, LINDA RIBAUDO, Clerk, of PROTESTANT REFORMED DUTCH CHURCH AT FRANKLIN, ESSEX COUNTY, NEW JERSEY, and FRANKLIN REFORMED CHURCH OF NUTLEY, INC, a Non-Profit Religious Corporation, hereby authorize the corporation's attorney, FRANCIS J. COSTENBADER, to sign any and all closing documents for the sale of the subdivided property located at Hillside Crescent, in the Township of Nutley, County of Essex, State of New Jersey, to NUTLEY BOARD OF EDUCATION.

PROTESTANT REFORMED DUTCH CHURCH AT
FRANKLIN, ESSEX COUNTY, NEW JERSEY, and
FRANKLIN REFORMED CHURCH OF NUTLEY, INC.,
a Non-Profit Religious Corporation

Dated: July 18, 2022


JILL C. FENSKE, Pastor/President of the Consistory


ELDER LINDA RIBAUDO, Clerk

AFFIDAVIT OF TITLE

STATE OF NEW JERSEY
COUNTY OF ESSEX SS.:

JILL C. FENSKE, Pastor/President of the Consistory, and Elder LINDA RIBAUDO, Clerk

say(s) under oath:

1. **Officers.** We are officers of PROTESTANT REFORMED DUTCH CHURCH AT FRANKLIN, ESSEX COUNTY, NEW JERSEY and FRANKLIN REFORMED CHURCH OF NUTLEY, INC., a Non-Profit Religious Corporation. The Corporation will be called the "Corporation" and sometimes simply "it" or "its". The President of the Corporation is JILL C. FENSKE, Pastor/President of the Consistory and resides at 96 Jackson Avenue, Woodland Park, NJ 07424, and the Clerk is LINDA RIBAUDO and resides at 50 Warren Street, Bloomfield, NJ 07003

We are fully familiar with the business of the Corporation. We are citizens of the United States and at least 18 years old.

2. **Representations.** The statements contained in this Affidavit are true to the best of our knowledge, information and belief.

3. **Corporate Authority.** The Corporation is the only owner of Property located at 45 Hillside Crescent, Nutley, New Jersey 07110

called "this Property". This Property is to be sold by the Corporation to NUTLEY BOARD OF EDUCATION.

This action, and making of this Affidavit of Title, have been duly authorized by a proper resolution of the Board of Directors of the Corporation. A copy of this resolution, bearing the seal of the Corporation, is attached and made a part of this Affidavit. The Corporation is legally authorized to transact business in New Jersey. It has paid all state franchise taxes presently due. Its charter, franchise and corporate powers have never been suspended or revoked. It is not restrained from doing business nor has any legal action been taken for that purpose. It has never changed its name or used any other name.

4. **Approval by Shareholders.** (Check one only)

- ☒ Shareholder approval is not required.
☐ This is a sale of all or substantially all of the assets of the Corporation. The sale is not made in the regular course of the business of the Corporation. A copy of the authorization and approval of the shareholders is attached.

5. **Ownership and Possession.** It has owned this Property since September 14, 2010. Since then no one has questioned its right to possession or ownership. The Corporation has sole possession of this Property. There are no tenants or other occupants of this Property. Except for its agreement with the Buyers (if this is a sale) it has not signed any contracts to sell this Property. It has not given anyone else any rights concerning the purchase or lease of this Property. It has never owned any Property which is next to this Property.

6. **Improvements.** No additions, alterations or improvements are now in progress or have been made to this Property since October 1, 2021. It has always obtained all necessary permits and Certificates of Occupancy. All charges for municipal improvements such as sewers, sidewalks, curbs or similar improvements benefiting this Property have been paid in full. No building, addition, extension or alteration on this Property has been made or worked on within the past four months. The Corporation is not aware that anyone has filed or intends to file a mechanic's lien, Notice of Unpaid Balance and Right to File a Lien Claim, construction lien or building contract relating to this Property. No one has notified it that money is due and owing for construction or repair work on this Property.

7. **Liens or Encumbrances.** It has not allowed any interests (legal rights) to be created which affect its ownership or use of this Property. No other persons have legal rights in this Property, except the rights of utility companies to use this Property along the road or for the purpose of serving this Property. The Corporation does not have any pending lawsuits or judgments against it or other legal obligations which may be enforced against this Property. It does not owe any disability, unemployment, corporate franchise, social security, municipal or alcoholic beverage tax payments. No bankruptcy or insolvency proceedings have been started by or against it, nor has it ever been declared bankrupt. No one has any security interest in any personal property or fixtures on this Property. All liens (legal claims, such as judgments) listed on the attached judgment or lien search are not against the Corporation, but against others with similar names. The company has not made any mortgages that have not yet been recorded or that currently encumber the Land.

8. **Exceptions.** The following is a complete list of exceptions to any of the above statements. This includes all liens or mortgages which are not being paid as a result of this transaction

Reliance. The Corporation makes this Affidavit in order to induce the Buyer(s) or the Lender to accept its Deed or Mortgage. It is aware that the Buyer(s) or the Lender will rely on the statements made in this Affidavit and on its truthfulness.

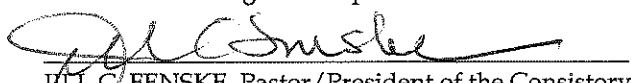
Signed and sworn to before me on (date)

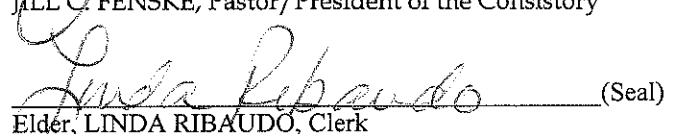
July 18, 2022



FRANCIS J. COSTENBADER
AN ATTORNEY AT LAW
OF NEW JERSEY

PROTESTANT REFORMED DUTCH CHURCH AT
FRANKLIN, ESSEX COUNTY, NEW JERSEY and
FRANKLIN REFORMED CHURCH OF NUTLEY, INC.
A Non-Profit Religious Corporation


JILL C. FENSKE, Pastor/President of the Consistory

 (Seal)
Elder, LINDA RIBAUDO, Clerk

RESOLUTION

BE IT RESOLVED that the transaction herein referred to, being herewith approved, by the consistory of PROTESTANT REFORMED DUTCH CHURCH AT FRANKLIN, ESSEX COUNTY, NEW JERSEY and FRANKLIN REFORMED CHURCH OF NUTLEY, INC., a Non-Profit Religious Corporation, and that the members of the consistory are hereby, directed, authorized and empowered to execute, acknowledge and deliver such documents, instruments and papers and perform such acts as may be legally, properly and reasonably required or necessary for the purpose of

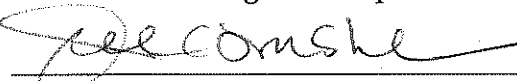
Granting authority to the members of the consistory to sign any and all documents in conjunction with the sale of Hillside Crescent, Block 6001, p/o Lot 4 t/b/k/a Lot 4.03, Nutley, New Jersey, to Nutley Board of Education as PROTESTANT REFORMED DUTCH CHURCH AT FRANKLIN, ESSEX COUNTY, NEW JERSEY and FRANKLIN REFORMED CHURCH OF NUTLEY, INC., a Non-Profit Religious Corporation, including but not limited to: Deed, Closing Statement, Affidavit of Title, Power of Attorney, etc.

We, JILL C. FENSKE, Pastor/President of the Consistory, and Elder LINDA RIBAUDO, Clerk, of the Consistory of PROTESTANT REFORMED DUTCH CHURCH AT FRANKLIN, ESSEX COUNTY, NEW JERSEY and FRANKLIN REFORMED CHURCH OF NUTLEY, INC. , a Non-Profit Religious Corporation, of the State of New Jersey,

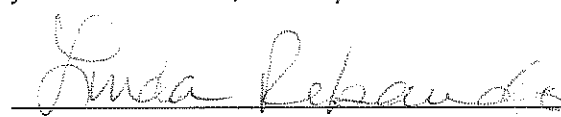
CERTIFY that the foregoing is a true copy of a Resolution as it appears in the records of the Non-Profit Religious Corporation, and was duly and legally adopted at a meeting of the members of the consistory called for that purpose and said Resolution has not been modified, amended or rescinded, and is in full force and effect as of the date hereof.

PROTESTANT REFORMED DUTCH CHURCH AT
FRANKLIN, ESSEX COUNTY, NEW JERSEY and
FRANKLIN REFORMED CHURCH OF NUTLEY, INC.
a Non-Profit Religious Corporation

Dated: *July 18, 2022*



JILL C. FENSKE, Pastor/President of the Consistory



Elder LINDA RIBAUDO, Clerk

CONSENT/RESOLUTION

BE IT RESOLVED that the transaction referred to below is approved, and that the authorized signors herein being officers/members of Protestant Reformed Dutch Church at Franklin, Essex County, New Jersey, and Franklin Reformed Church of Nutley, Inc., a Non-Profit Religious Corporation, be and they are hereby appointing Jill C. Fenske, Pastor/President of the Consistory, to herein be directed, authorized and empowered to execute, acknowledge and deliver such documents, instruments and papers and perform such acts as may be legally, properly and reasonably required or necessary for the purpose of the sale of a portion of Lot 4, to be known as Lot 4.03, Block 6001, located in the Township of Nutley, County of Essex, State of New Jersey, to Nutley Board of Education for the consideration amount of \$325,000.00.

CERTIFY that the foregoing is a true copy of Resolution as it appears in the records of the corporation and as was duly and legally adopted at a meeting of the Board of Directors of the corporation called for that purpose and held on pursuant to and in accordance with the Certificate of Incorporation and By-laws thereof; that it has not been modified, amended or rescinded, and is in full force and effect as of the date hereof.

Diane Adams

Deacon Diane Adams

Loretta Kwapienewski

Deacon Loretta Kwapienewski

Lin Hart

Deacon Lin Hart

Kerrie SanGiacomo

Deacon Kerrie SanGiacomo

Tricia Gambaro

Elder Tricia Gambaro

Linda Ribauda

Elder Linda Ribauda, Clerk

Jeff Grieco, Vice President

Elder Jeff Grieco, Vice President

Jill C. Fenske

Jill C. Fenske, Pastor/President of the Consistory

Dated: July 18th, 2022