

Hunterdon County Recording Data Page Honorale Mary H. Melfi Hunterdon County Clerk 	<i>Official Use Only - Barcode</i> 20210421000124280 1/6 04/21/2021 03:46:48 PM D Bk:2532 Pg:183 Mary H. Melfi Hunterdon County, NJ 
<i>Official Use Only - Realty Transfer Fee</i>	Record and Return Address: TRIDENT ABSTRACT TITLE AGENCY, LLC 1340 CAMPUS PKWY WALL TOWNSHIP, NJ 07753-6829
Date of Document: 04/12/2021	Type of Document: DEED
First Party Name: 8TH STREET ASSOCIATES LLC	Second Party Name: MILFORD INVESTMENTS LLC
Additional Parties:	

THE FOLLOWING SECTION IS REQUIRED (DEEDS MANDATED)	
Block: 12	Lot: 5
Municipality: FRENCHTOWN BOROUGH	
Consideration: \$295000.00	
Mailing Address of Grantee: 28-34 EIGHTH STREET FRENCHTOWN, NJ 08825	

THE FOLLOWING SECTION IS FOR MARGINAL NOTATIONS THAT PERTAIN TO THE ORIGINAL FILED/RECORDED DOCUMENT	
Original Book & Page	Original Instrument Number

HUNTERDON COUNTY RECORDING DATA PAGE Please do not detach this page from the original document as it contains important recording information and is part of the permanent record.
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TA-150262

DEED

Prepared by:

Jeffrey D. Curzi
An Attorney at Law of New Jersey

This Deed is made on April 12, 2021

BETWEEN 8th STREET ASSOCIATES, LLC

whose address is P. O. Box 92, Annandale, New Jersey 08802, referred to as the Grantor,

AND MILFORD INVESTMENTS LLC

whose post office address is 64 South Main Street, Marlboro, New Jersey 07746, 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 Ninety Five Thousand AND no/100 (\$295,000.00) dollars. The Grantor acknowledges receipt of this money.

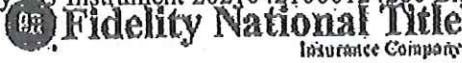
Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of the Borough of Frenchtown
Block No. 12 Lot No. 5 Account No.

☐ 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 Borough of Frenchtown, County of Hunterdon, and the State of NJ. The legal description is:

Being the same lands and premises conveyed to 8th Street Associates, LLC by Deed from Joseph T. Abel, unmarried, dated August 11, 2017, and recorded August 15, 2017 in the Hunterdon County Clerk's Office in Deed Book 2411, Page 130.

See Schedule A attached hereto.



**SCHEDULE C
LEGAL DESCRIPTION**

Issuing Office File No. TA-150262

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Frenchtown, in the County of Hunterdon, State of New Jersey:

BEGINNING at a point in the centerline of Eighth Street (49.5' Right-of-Way) said point being the northeasterly corner of Lot 4 and the northwesterly corner of Lot 5 running; thence

1) Along the centerline of Eighth Street, South 85 degrees 30 minutes 00 seconds East, a distance of 212.91 feet to a point; thence

2) Along the centerline of Milford Road (33' Right-of-Way), South 00 degrees 41 minutes 00 seconds West, a distance of 166.33 feet to a point; thence

3) North 85 degrees 17 minutes 00 seconds West, a distance of 225.42 feet to a point; thence

4) North 05 degrees 00 minutes 00 seconds East, a distance of 165.12 feet to the point and place of BEGINNING.

THE above described tract of land was drawn in accordance with a survey prepared by Engineering & Land Planning Associates, Inc., dated March 5, 2021.

Note for Information Only:

Also known as Lot 5 Block 12, on the official tax map of Borough of Frenchtown, County of Hunterdon, in the State of New Jersey.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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

State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s)
8th Street Associates, LLC

Current Street Address
P. O. Box 92

City, Town, Post Office
Annandale

State
NJ

ZIP Code
08801

Property Information

Block(s)
12

Lot(s)
5

Qualifier

Street Address
28-34 Eighth Street

City, Town, Post Office
Frenchtown

State
NJ

ZIP Code
08825

Seller's Percentage of Ownership
100

Total Consideration
\$295,000.00

Owner's Share of Consideration
\$295,000.00

Closing Date
4/12/2021

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.

4/12/2021
Date

[Signature] member
Signature (Seller) Indicate if Power of Attorney or Attorney in Fact

4/12/2021
Date

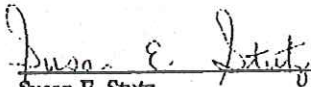
[Signature] member
Signature (Seller) Indicate if Power of Attorney or Attorney in Fact

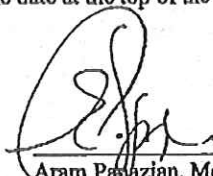
The street address of this property is 28-34 Eighth Street, Frenchtown, New Jersey 08825.

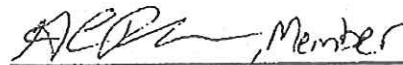
Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as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


Susan E. Stutz

 Member (Seal)
Aram Papazian, Member

 Member (Seal)
Gabriel Plumer, Member

STATE OF NEW JERSEY, COUNTY OF WARREN

SS.:

I CERTIFY that on April 12, 2021

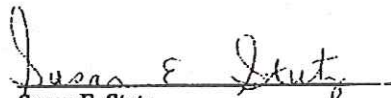
Aram Papazian and Gabriel Plumer, Members personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (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:

\$295,000.00

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.)


Susan E. Stutz
A Notary Public of New Jersey
My Commission Expires May 5, 2021

DEED 8TH STREET ASSOCIATES, LLC Grantor, MILFORD INVESTMENTS LLC Grantee.	Dated: 04/12/2021 Record and return to: Trident Abstract Title Agency, LLC 1340-A Campus Parkway Wall, NJ 07753
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04/21/2021 03:46:48 PM D
Recording Fee: \$90.00
Tax Fee: \$1676.00
Consideration: \$295000.00
Buyers Fee: \$.00
MASI