

ORIGINAL



Middlesex County Document Summary Sheet

MIDDLESEX COUNTY CLERK
PO BOX 871
JOHN F. KENNEDY SQUARE
NEW BRUNSWICK NJ 08901

INSTR # 2019077572
O BK 17627 PG 1
RECORDED 09/20/2019 02:31:42 PM
ELAINE M. FLYNN, COUNTY CLERK
MIDDLESEX COUNTY, NEW JERSEY
RECORDING FEES \$85.00
RTF TOTAL TAX 1,761.60
Official Use Only

Transaction Identification Number		4003277	3613600
Submission Date(mm/dd/yyyy)	09/19/2019	Return Address (for recorded documents) FOUNDATION TITLE, LLC 13000 LINCOLN DRIVE WEST MARLTON, NJ 08053	
No. of Pages (excluding Summary Sheet)	5		
Recording Fee (excluding transfer tax)	\$85.00		
Realty Transfer Tax	\$1,761.60		
Total Amount	\$1,846.60		
Document Type	DEED - SENIOR CITIZEN		
Municipal Codes			
EDISON	ED		
Batch Type L2 - LEVEL 2 (WITH IMAGES)			
318973			
Additional Information (Official Use Only)			
* DO NOT REMOVE THIS PAGE. COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF MIDDLESEX COUNTY FILING RECORD. RETAIN THIS PAGE FOR FUTURE REFERENCE.			



**Middlesex County
Document Summary Sheet**

DEED - SENIOR CITIZEN	Type	DEED - SENIOR CITIZEN				
	Consideration	\$462,000.00				
	Submitted By	SIMPLIFILE, LLC. (SIMPLIFILE)				
	Document Date	08/23/2019				
	Reference Info					
	Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
	GRANTOR	Name			Address	
		DENNIS CZETO				
		CAROLE A CZETO				
	GRANTEE	Name			Address	
		PAGODA HOMES LLC			225 PLAINFIELD ROAD, EDISON, NJ 08820	
	Parcel Info					
	Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
		ED	593.D	3 XLOT 4&5		ED
* DO NOT REMOVE THIS PAGE. COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF MIDDLESEX COUNTY FILING RECORD. RETAIN THIS PAGE FOR FUTURE REFERENCE.						

Deed

This Deed is made on August 23, 2019
BETWEEN Dennis Czeto and Carole A. Czeto, his wife

whose post office address is 225 Plainfield Road, Edison, NJ 08820

referred to as the Grantor,
AND PAGODA HOMES LLC

whose post office address is about to be 225 Plainfield Road, Edison, NJ 08820

referred to as the Grantee.

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 Four Hundred Sixty Two Thousand and No/00-----(\$462,000.00)-----Dollars
The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of Edison
Block No. 593.D Lot No. 3 Xlot * ~~Quarter No. 14 & 5~~ Account No.
☐ No property tax identification number is available on the date of this Deed. (Check Box if Applicable.)

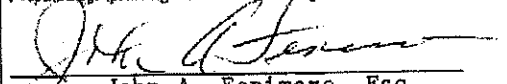
3. Property. The Property consists of the land and all the buildings and structures on the land in the Township of Edison
County of Middlesex and State of New Jersey. The legal description is:

☒ Please see attached Legal Description annexed hereto and made a part hereof. (Check Box if Applicable.)

Being the same premises conveyed to the Grantors by Deed from William G. Kunkel and Margarete Kunkel, his wife, dated December 27, 1978, recorded with the Clerk's Office Of Middlesex County on December 28, 1978 in Deed Book 3069 Page 72.

Subject to such matters of record and to those facts which may be set forth on a survey of the premises.

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


John A. Fenimore, Esq.

(For Recorder's Use Only)



LEGAL DESCRIPTION

File No. 626-129898

All that certain tract or parcel of land, situated, lying and being in , County of Middlesex, and State of New Jersey, more particularly described as follows:

BEGINNING at the intersection of the Westerly line of Plainfield Road and the Northerly line of Manor Boulevard, formerly Main Boulevard and from said beginning point running thence

(1) along the Northerly line of Manor Boulevard North 89 degrees 55 minutes West 149.56 feet to a point thence

(2) North 00 degrees 5 minutes East 126.00 feet to a point thence

(3) South 89 degrees 55 minutes East 160.77 feet to a point in the Westerly line of Plainfield Road thence

(4) along the Westerly line of Plainfield Road South 1 degrees 48 degrees East 19.49 feet to a point thence

(5) still along the Westerly line of Plainfield Road South 6 degrees 26 minutes West 107.18 feet to the point and place of beginning.

Being known and designated as Lots 3, 4 and 5 in Block "D" on a certain map entitled "Map of Red Top, Raritan Township," filed in the Middlesex County Clerks Office on June 20, 1924 as Map #1051 File # 607.

The above description is in accordance with a survey prepared by Paul Berg Associates dated July 13, 2018.

NOTE FOR INFORMATION:

BEING known as 225 Plainfield Road, Edison Township, Middlesex County, State of New Jersey, Block 593.D, Lot 3 and Block 593.D, Lot 4 and Block 593.D, Lot 5 and Block 593.D, Lot 3 and Block 593.D, Lot 4 and Block 593.D, Lot 5 on the tax map of Edison Township.

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.

NEW JERSEY LAND TITLE
INSURANCE RATING BUREAU

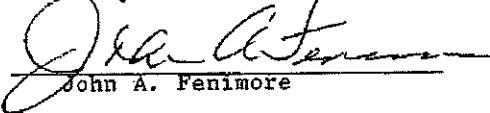
NJRB 3-09
Last Revised: 05/23/17

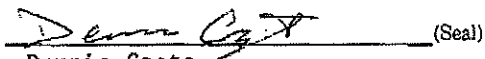
The street address of the Property is: 225 Plainfield Road, Edison, NJ 08820

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. (Print name below each signature.)

Witnessed By:


John A. Fenimore


Dennis Czeto (Seal)

Carole A. Czeto (Seal)

(Seal)

STATE OF NEW JERSEY, COUNTY OF Hunterdon SS.
I CERTIFY that on August 23, 2019
Dennis Czeto and Carole A. Czeto

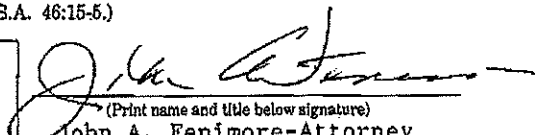
personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of this Deed;
- (b) executed this Deed as his or her own act; and,

(c) made this Deed for \$ 462,000.00 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.)

RECORD AND RETURN TO:

Foundation Title, LLC
214 Highway 18, 3rd Floor
East Brunswick, NJ 08816


(Print name and title below signature)
John A. Fenimore-Attorney
At Law Of New Jersey





State of New Jersey

GIT/REP-
(9-2015)

SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

Dennis Czeto and Carole A. Czeto

Current Street Address

11 Glory Road

City, Town, Post Office Box

Lebanon

State

NJ

Zip Code

08833

PROPERTY INFORMATION

Block(s)

593.D

Lot(s)

3 X Lot 14 & 5

Qualifier

Street Address

225 Plainfield Rd

City, Town, Post Office Box

Edison

State

NJ

Zip Code

08820

Seller's Percentage of Ownership

100%

Total Consideration

\$462,000.00

Owner's Share of Consideration

\$462,000.00

Closing Date

9-12-19

SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 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.
11. ☐ The deed is dated prior to August 1, 2004, and was not previously recorded.
12. ☐ 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.
13. ☐ 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.
14. ☐ The property transferred is a cemetery plot.
15. ☐ 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.

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.

08/23/2019

Date

08/23/2019

Date

Dennis Czeto

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

Carole A. Czeto

Signature
(Seller) Please 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 Hunterdon

Municipality of Property Location: Edison

SS. County Municipal Code
1205

FOR RECORDER'S USE ONLY

Consideration \$ _____
RTF paid by seller \$ _____
Date _____ By _____

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

(1) PARTY OR LEGAL REPRESENTATIVE (Instructions 3 and 4 attached)

Deponent, Dennis Czeto, being duly sworn according to law upon his/her oath deposes

and says that he/she is the Grantor in a deed dated August 23 2019

transferring real property identified as Block No. 593.D Lot No. 3 x 101 1415 located at
225 Plainfield Road, Edison and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION: \$ 462,000.00 (Instructions 1 and 5) ☒ 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 is required.

(3A) REQUIRED CALCULATION of Equalized Valuation for all Class 4A (Commercial) Property Transactions:
(Instructions 5A and 7)

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 value.

(4) FULL EXEMPTION FROM FEE: (Instruction 8)

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 the exemption symbol is insufficient. Explain in detail.

(5) PARTIAL EXEMPTION FROM FEE: (Instruction 9) 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 the State's portion of the Basic Fee, Supplemental Fee and General Purpose Fee, 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 (Instruction 9)

- ☒ Grantor(s) 62 years of age or over.* ☒ Resident of the State of New Jersey.
☒ Owned and occupied by grantor(s) at time of sale. ☒ Owners as joint tenants must all qualify.
☒ One- or two-family residential premises.

B. BLIND PERSON (Instruction 9)

- ☐ Grantor(s) legally blind.* ☐ Grantor(s) permanently and totally disabled.*
☐ Owned and occupied by grantor(s) at time of sale. ☐ Grantor(s) receiving disability payments.*
☐ One- or two-family residential premises ☐ Grantor(s) not gainfully employed.*
☐ Resident of the State of New Jersey. ☐ Owned and occupied by grantor(s) at time of sale.
☐ Owners as joint tenants must all qualify. ☐ One- or two-family residential premises
* IN THE CASE OF HUSBAND AND WIFE OR STATUTORY PARTNER, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY. ☐ Resident of the State of New Jersey.
☐ Owners as joint tenants must all qualify.

C. LOW AND MODERATE INCOME HOUSING (Instruction 9)

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

(6) NEW CONSTRUCTION (Instructions 2, 10 and 12)

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

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions 5, 13 and 14)

- ☐ 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) 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 Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me
this 23 day
of August, 2019

Dennis Czeto
Signature of Deponent
225 Plainfield Road
Edison, NJ 08820

Dennis Czeto
Grantor Name

Same

Deponent Address

Grantor Address at Time of Sale

John A. Fenimore-Attorney

XXX-XX-X 3 2 5
Last 3 digits in Grantor's Soc. Sec. No.

Foundation Title, LLC
Name/Company of Settlement Officer

County recording officers shall forward one copy of each Affidavit of Consideration for Use by Seller when Section 3A is completed.

FOR OFFICIAL USE ONLY

Instrument Number _____ County _____
Deed Number _____ Book _____ Page _____
Deed Dated _____ Date Recorded _____

State of New Jersey - Division of Taxation, P.O. Box 251, Trenton, NJ 08646-0251, 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 it may not be altered or amended without the 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 <http://www.state.nj.us/treasury/taxation/lpt/localtax.shtml>.

MIDDLESEX COUNTY CLERK

Return To:

DAVID S. BRESSLER, ESQ.
60 STATE HIGHWAY 27
EDISON, NJ
08820

ORIGINAL

Index DEED BOOK

Book 07001 Page 0301

No. Pages 0006

Instrument STANDARD EXCESS

Date : 6/27/2017

Time : 10:54:13

Control # 201706270140

INST# DE 2017 010889

HOANG
KIM

Employee ID BOCZOI

RECORDING	\$	50.00
NJPRPA	\$	10.00
DARM	\$	15.00
DARM 3.00	\$	3.00
NJPRPA	\$	2.00
GRANTEE TX	\$	.00
- - - - -	\$	.00
DD4 T1 CO	\$	150.00
DD4 T1 ST	\$	375.00
All Other	\$	3,557.00
Total:	\$	4,162.00

STATE OF NEW JERSEY
MIDDLESEX COUNTY CLERK

PLEASE NOTE
DO NOT REMOVE THIS COVERSHEET
IT CONTAINS ALL RECORDING INFORMATION

ELAINE FLYNN
COUNTY CLERK



201706270140

DO NOT REMOVE THIS PAGE.
TO ACCESS THE IMAGE OF
THE DOCUMENT RECORDED
HEREUNDER BY BOOK AND
PAGE NUMBER, USE THE BOOK
AND PAGE NUMBER ABOVE.

Cover sheet is part of Middlesex County filing
record. Retain this page for future reference
Not part of the original submitted document.





Elaine M. Flynn
Middlesex County Clerk
Recording Data Cover Page
Pursuant to N.J.S.A. 46:26A-5

Official Use Only: Recording Label

Official Use Only

Date of Document March 28, 2017	Type of Document Deed
First Party Name KIM HOANG	Second Party Name PAGODA HOMES LLC
Additional First Parties	Additional Second Parties

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY.

Block 593.D	Lot 1 AND 2
Municipality Edison	Consideration 490,000.00
Mailing Address of Grantee 33 WOOD AVENUE SOUTH, SUITE 600, ISELIN, NEW JERSEY 08830	

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

Original Book	Original Page
----------------------	----------------------

MIDDLESEX COUNTY, NEW JERSEY RECORDING DATA PAGE.

This cover page is for use in Middlesex County, New Jersey only.

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



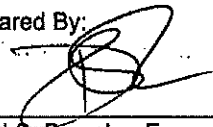
RECORDED
ELAINE M. FLYNN
MIDDLESEX CTY CLERK

2017 JUN 27 AM 11:01

BOOK # _____

PAGE # _____

Prepared By:


David S. Bressler, Esq.
Attorney At Law State of New Jersey

DEED

This Deed is made on 3, 28 /2017

BETWEEN

KIM HOANG, whose address is 33 Wood Avenue S, Suite 600, Iselin, New Jersey 08830, hereinafter referred to as the "Grantor",

AND

PAGODA HOMES LLC, whose address is 33 Wood Avenue S, Suite 600, Iselin, New Jersey 08830, hereinafter referred to as the "Grantee".

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

Transfer of Ownership and Consideration. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. The true consideration for this transfer is the sum of **Four Hundred Ninety Thousand Dollars (\$490,000.00)** receipt of which is acknowledged.

Tax Map Reference. Township of Edison, County of Middlesex
BLOCK 593.D; LOT 1 & 2

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

All that certain tract, lot and parcel of land and premises, situate, lying, and being in the Township of Edison, County of Middlesex, State of New Jersey, being more particularly described as follows:

See Attached Schedule "A"

BEING the same premises conveyed to the Grantor herein by Deed from Pagoda Investments LLC DATED February 3, 2014, Recorded February 26, 2014 in the Middlesex County Clerk's Office in deed Book 6547, page 0355

BEING the same premises conveyed to the Pagoda Investments LLC herein by deed from Carol Ann Huth, Executor under the Last Will and Testament of Antoinette Perri, Deceased, and Ronald Perri, as to a Life Estate Interest, dated June 8, 2012, recorded June 14, 2012, in the Middlesex County Clerk's Office in Deed Book 06358, Page 0553.

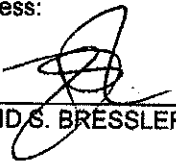
The property is commonly known as 231 Plainfield Road, Edison, New Jersey, 08820.

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". This promise means that the Grantor has not done or executed, or allowed to be done or

executed, any act, deed or thing whereby anyone else has obtained any legal rights which affect the property.

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

Witness:



DAVID S. BRESSLER

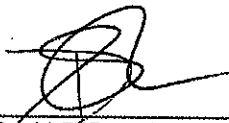
By: 

KIM HOANG

STATE OF NEW JERSEY | SS
COUNTY OF MIDDLESEX

I certify that on 3 / 28 / 2017 KIM D. HOANG, personally appeared before me and acknowledged under oath, to my satisfaction, that they are the person;

- (a) named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his/her own act and deed; and
- (c) made this deed for the sum of \$490,000.00 for the transfer of title.



David S. Bressler, Esq.

RECORD AND RETURN TO:

David S. Bressler, Esq.
60 State Highway 27
Edison, New Jersey, 08820

ILLEGIBLE ORIGINAL
Middlesex County Clerk

SCHEDULE A
LEGAL DESCRIPTIONS

All that certain Lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of Edison, County of Middlesex, State of New Jersey, and being more particularly described as follows:

Known and designated as Lot No. 1 & 2 in Block No. 595-D on a certain Map entitled "Red Top Heights, Raritan Township, Middlesex County, NJ", filed in the Office of the MIDDLESEX County Clerk on 6/20/1924 as Map No. 1051 file 607.

Being more particularly described in accordance with a survey made by WSB Engineering Group, P.A. dated May 22, 2012 as follows:

Beginning at a corner formed by the intersection of the westerly side of Plainfield Road (leading from Metuchen to Plainfield) with the southerly side of Broad Avenue and running thence

- (1) In a southerly direction along said side of Plainfield Road on a course of South 1 degree 48 minutes East, 90.98 feet (90.74' deed); thence
- (2) North 89 degrees 55 minutes West 160.65 feet (160.77' deed) to a point in the center of a twelve foot alley; thence
- (3) North 00 degrees 5 minutes East, 86.16 feet to a point to a point in the southerly line of Broad Avenue; thence
- (4) North 88 degrees 21 minutes East, 157.73 feet to the point and place of Beginning.

NOTE: Being Lot(s) Lot: 1, Block: 593D; Lot: 2, Block: 593D; Tax Map of the Township of Edison, County of Middlesex, State of New Jersey.

NOTE: Lot and Block shown for informational purposes only.



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
(9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

KIM HOANG

Current Street Address

33 Wood Ave So. Suite 600

City, Town, Post Office Box

Iselin

State

NJ

Zip Code

08830

PROPERTY INFORMATION

Block(s)

593.D

Lot(s)

1 AND 1

Qualifier

Street Address

231 PLAINFIELD ROAD

City, Town, Post Office Box

EDISON

State

NJ

Zip Code

08820

Seller's Percentage of Ownership

100%

Total Consideration

\$490,000.00

Owner's Share of Consideration

\$490,000.00

Closing Date

3/28/17

SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 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.

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.

3-28-17

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