

MIDDLESEX COUNTY CLERK

Return To:

VASS INC

JIREH REALTY LLC

Index DEED BOOK

Book 06971 Page 0025

No. Pages 0008

Instrument STANDARD EXCESS

Date : 4/20/2017

Time : 3:33:40

Control # 201704200602

INST# DE 2017 007287

Employee ID DALALB

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	\$	4,665.00
Total:	\$	5,270.00

STATE OF NEW JERSEY
MIDDLESEX COUNTY CLERK

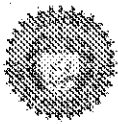
PLEASE NOTE
DO NOT REMOVE THIS COVERSHEET
IT CONTAINS ALL RECORDING INFORMATION

ELAINE FLYNN
COUNTY CLERK



201704200602

B06971 P0025



**Middlesex County
Document Summary Sheet**

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

Official Use Only

Transaction Identification Number

2995033

2371817

Submission Date(mm/dd/yyyy)

04/18/2017

No. of Pages (excluding Summary Sheet)

5

Recording Fee (excluding transfer tax)

\$85.00

(Convenience Charge of \$2.00 included)

Realty Transfer Tax

\$5,185.00

Total Amount

\$5,270.00

Document Type

DEED - REGULAR

Municipal Codes

EDISON

ED

Batch Type

L2 - LEVEL 2 (WITH IMAGES)

Bar Code(s)



18 39 49

Return Address (for recorded documents)

DIVERSIFIED SETTLEMENT SERVICES INC

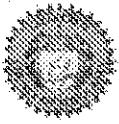
1206 VETERANS HWY

BRISTOL, PA 19007

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 - REGULAR	Type	DEED - REGULAR				
	Consideration	\$600,000.00				
	Submitted By	SIMPLIFILE, LLC. (SIMPLIFILE)				
	Document Date	04/14/2017				
	Reference Info					
	Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
	GRANTOR	Name			Address	
		VASS INC			1040 NORTH KINGS HIGHWAY SUITE 200, CHERRY HILL, NJ 08034	
	GRANTEE	Name			Address	
		JIREH REALTY LLC			850 MONROE AVENUE, 2ND FLOOR, ELIZABETH, NJ 07201	
	Parcel Info					
	Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
		ED	366.A	13.Q		ED

*** DO NOT REMOVE THIS PAGE.
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RETAIN THIS PAGE FOR FUTURE REFERENCE.**

NY 4/17/18

Deed

This Deed is made on April 14, 2017

Between

VASS, INC., A NEW JERSEY CORPORATION

whose post office address is 1040 North Kings Highway, Suite 200, Cherry Hill, NJ 08034

referred to as the Grantor,

And

JIREH REALTY LLC, A NEW JERSEY LIMITED LIABILITY

whose post office address is 850 Monroe Avenue, 2nd Floor, Elizabeth, NJ 07201

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 to "Property") described below to the Grantee. This Transfer is made for the sum of Six Hundred Thousand and 00/100 Dollars (\$600,000.00)

The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:15:1.1) Municipality of Township of Edison
Block No. 366.A Lot No. 13.Q 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).

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

(For Recorder's Use Only)

Stephen A. Danastorg, Esq.

Legal Description

ALL 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:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF MIDVALE ROAD WHERE THE SAME IS INTERSECTION BY MOST WESTERLY TERMINATION OF THE WESTERLY LINE OF MIDVALE ROAD AS SHOWN ON A MAP ENTITLED "MAP OF MIDVALE ROAD, SITUATE IN EDISON TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY", SCALE 1" – 30' DATED JANUARY, 1975, MAP OF MIDVALE ROAD WAS FILED I NTHE MIDDLESEX COUNTY CLERK'S OFFICE ON MAY 15, 1975, AS MAP NUMBER 3776, FILE 961 AND FROM SAID BEGINNING POINT RUNNING THENCE;

- 1) NORTH 76 DEGREES 26 MINUTES 30 SECONDS WEST AND ALONG THE SOUTHERLY LINE OF A THIRTY FOOT (30.00') WIDE RIGHT OF WAY, A DISTANCE OF THREE HUNDRED SEVENTY FIVE AND NINETY SEVEN ONE HUNDREDTHS (375.97 FEET TO A POINT, THENCE;
- 2) NORTH 13 DEGREES 33 MINUTES 30 SECONDS EAST AND RUNNING A THIRTY FOOT (30.00') EASEMENT, A DISTANCE OF ONE HUNDRED FIFTY ONE AND NO ONE HUNDREDTHS (151.00') FEET TO A POINT; THENCE
- 3) NORTH 43 DEGREES 21 MINUTES 05 SECONDS EAST, A DISTANCE OF ONE HUNDRED AND ONE HUNDREDTHS (100.00') FEET TO A POINT, THENCE;
- 4) NORTH 52 DEGREES 33 MINUTES 30 SECONDS EAST, A DISTANCE OF TWO HUNDRED TWENTY FIVE AND NO ONE HUNDREDTHS (225.00') FEET TO A POINT, THENCE;
- 5) SOUTH 68 DEGREES 52 MINUTES 21 SECONDS EAST AND ALONG A LINE OF DISTANCE OF FIFTY EIGHT AND EIGHTY EIGHT (58.88') FEET TO A POINT, THENCE;
- 6) SOUTH 76 DEGREES 26 MINUTES 30 SECONDS EAST AND ALONG A LINE OF DISTANCE OF ONE HUNDRED SEVENTEEN AND EIGHT TENTHS (117.80') FEET TO A POINT, THENCE;
- 7) SOUTH 14 DEGREES 03 MINUTES 30 SECONDS WEST AND ALONG A LINE A DISTANCE OF THREE HUNDRED FIFTY FOUR AND NINE TENTHS (354.90') FEET TO A POINT, THENCE;
- 8) SOUTH 76 DEGREES 26 MINUTES 30 SECONDS EAST, A DISTANCE OF ELEVEN AND SIXTY THREE ONE HUNDREDTHS (11.63') FEET TO A POINT IN THE NORTHERLY LINE OF MIDVALE ROAD AND THE WESTERLY TERMINATION OF MIDVALE ROAD, THENCE;

9) SOUTH 13 DEGREES 33 MINUTES 30 SECONDS WEST AND ALONG THE WESTERLY TERMINATION OF MIDVALE ROAD, A DISTANCE OF FIFTY AND NO ONE HUNDREDTHS (50.00') FEET TO A POINT AND PLACE OF BEGINNING.

NOTE: FOR INFORMATION PUPOSES ONLY, BEING LOT 13Q, BLOCK 366A, TAX MAP, TOWNSHIP OF EDISON, COUNTY OF MIDDLESEX.

ALSO KNOWN AS 271 MEADOW ROAD, EDISON, NJ

BEING the same premises which Mildred S. Scott, Sheriff of the County of Middlesex, by Sheriff's Deed dated December 12, 2011, and recorded February 8, 2012, in the Middlesex County Recorder of Deeds Office, in Deed Book 6322, page 560, as Instrument No. DE 2012 001222 granted and conveyed unto Vass, Inc., in fee simple.

The street address of the Property is: 271 Meadow Road, Edison, NJ 08817.

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:

VASS, INC., A NEW JERSEY CORPORATION

Paul Singer, President

(Seal)

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF PHILADELPHIA

I CERTIFY that on April 14, 2017

PAUL SINGER, PRESIDENT OF VASS, INC., A NEW JERSEY CORPORATION

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 \$600,000.00 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).

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
STEPHEN A. DANASTORG, Notary Public
Bristol Twp., Bucks County
My Commission Expires May 13, 2018

(Print name and title below signature)

RECORD AND RETURN TO:
Diversified Settlement Services, Inc.
1200 Veterans Highway Suite C-7
Bristol, PA 19007



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
(9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s) **VASS, INC., A NEW JERSEY CORPORATION**

Current Street Address

1040 North Kings Highway, Suite 200

City, Town, Post Office Box

Cherry Hill

State

NJ

Zip Code

08034

PROPERTY INFORMATION

Block(s)

366.A

Lot(s)

13.Q

Qualifier

Street Address

271 Meadow Road

City, Town, Post Office Box

Edison

State

NJ

Zip Code

08817

Seller's Percentage of Ownership

100

Total Consideration

600,000.00

Owner's Share of Consideration

100%

Closing Date

4/14/17

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.

April 14, 2017

Date

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