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MIDDLESEX COUNTY CLERK

Return To:

ISAC HELLER
205 MILL RD
EDISON, NJ 08837

THREE THIRTY NINE -M- EDISON

Index DEED BOOK
Book 06521 Page 0485
No. Pages 0007
Instrument DEED EXEMPT
Date : 11/21/2013
Time : 2:31:22
Control # 201311210517
INST# DE 2013 015250

Employee ID BRONG

RECORDING	\$	55.00
EXEMPT	\$\$.00
DARM	\$\$	18.00
NJPRPA	\$\$	12.00
DARM 3.00	\$\$	3.00
NJPRPA	\$\$	2.00
GRANTEE TX	\$\$.00
- - - - -	\$\$.00
- - - - -	\$\$.00
All Other	\$	3.00
Total:	\$	93.00

STATE OF NEW JERSEY
MIDDLESEX COUNTY CLERK

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

ELAINE FLYNN
COUNTY CLERK


201311210517



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

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.

B06521P0485

RECORDED
ELAINE M. FLYNN
MIDDLESEX CTY CLERK

2013 NOV 21 PM 2:31

BOOK # _____

PAGE # _____

OF PAGES _____

Prepared by:

Ellen M. Carpenter
Ellen M. Carpenter

CONFIRMATORY DEED

This Deed is made on the 18th day of September, 2013
between:

THREE THIRTY NINE -M- EDISON, a New Jersey general partnership
whose address is 205 Mill Road, Edison, New Jersey

Referred to as the Grantor,

AND

THREE THIRTY NINE M EDISON, L.L.C., a New Jersey limited liability
company whose address is 205 Mill Road, Edison, New Jersey

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, conveys and
transfers ownership of the property described below to the Grantee.
This transfer is made for the sum of One (\$1.00) Dollar and No/100.
The Grantor hereby acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Edison Township,
Middlesex County, New Jersey

Block 366-A Lot 15

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

The legal description is:

See Exhibit A attached hereto and made a part hereof

BEING the same premises conveyed to THREE THIRTY NINE -M- EDISON,
a New Jersey general partnership by Deed from Isaac Heller dated
September 25, 1997, recorded October 6, 1997 in the Middlesex
County Clerk's Office in Deed Book 4447 at Page 578.

SUBJECT to mortgages, easements and restrictions of record, if
any, municipal zoning ordinances and such facts as an accurate
survey would disclose.

**This Confirmatory Deed confirms the transfer of title to the
property from Grantor to Grantee by operation of law upon statutory
merger of Grantor into Grantee pursuant to N.J.S.A. 42:2B-20.**

806521P0486

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93

Exhibit A

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

BEGINNING at a concrete monument in the westerly sideline of Meadow Road, where the same is intersected by the dividing line between Lot 11-A-1, Block 366-A and Lot 15, Block 366-A, said point also being distant South 24°22'09" East, along said westerly sideline of Meadow Road, a distance of 129.83 feet from the southeasterly sideline of the New Jersey Turnpike, all as shown on a map entitled, "Survey of Property Lot 15, Block 366-A Township of Edison, Middlesex County, New Jersey", prepared by WJK Surveying Associates, dated: 5/19/89, and from said beginning point running; thence

1. South 24°22'09" East, along the westerly sideline of Meadow Road, a distance of 667.68 feet to a point; thence
2. South 65°37'51" West, along the dividing line between Lot 15, Block 366-A and Lot 13-R, Block 366-A, a distance of 514.12 feet to a point; thence
3. North 37°25'55" West, along the dividing line between Lot 15, Block 366-A and Lot 13-H, Block 366-A, a distance of 154.70 feet to a concrete monument; thence
4. South 45°06'55" West, still along the dividing line between Lot 15, Block 366-A and Lot 13-H, Block 366-A, a distance of 338.94 feet to a concrete monument; thence
5. North 67°02'07" West; along the dividing line between Lot 15, Block 366-A and Lot 14, Block 366-A, a distance of 107.26 feet to a concrete monument; thence
6. North 39°35'49" West, still along the dividing line between Lot 15, Block 366-A and Lot 14, Block 366-A, a distance of 325.80 feet to a concrete monument; thence
7. North 66°03'40" West, still along the dividing line between Lot 15, Block 366-A and Lot 14, Block 366-A, a distance of 111.70 feet to a point in the southeasterly sideline of the New Jersey Turnpike; thence
8. North 50°24'11" East, along the southeasterly sideline of the New Jersey Turnpike, a distance of 852.13 feet to a concrete monument; thence
9. North 78°46'51" East, along the dividing line between Lot 11-A-1, Block 366-A and Lot 15, Block 366-A, a distance of 284.33 feet to the point and place of BEGINNING.

Containing: 13.99339 Acres; more or less.

Signatures. The Grantor signs this Confirmatory Deed as of the date above written.

Witnessed by:

THREE THIRTY NINE -M- EDISON, a New Jersey general partnership

Denise M. Michael
DENISE M. MICHAEL

Isaac Heller
Isaac Heller, Partner

STATE OF NEW JERSEY :
: SS
COUNTY OF MIDDLESEX :

I CERTIFY that on September 18, 2013, ISAAC HELLER 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 act and deed; and
- ©) made this Deed for \$1.00 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.)

Denise M. Michael
Notary Public

DENISE M. MICHAEL
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires April 4, 2017

B06521P0488

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

Middlesex

SS. County Municipal Code
1205

FOR RECORDER'S USE ONLY

Consideration \$
RTF paid by seller \$
Date By

MUNICIPALITY OF PROPERTY LOCATION Edison Township

*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, Isaac Heller, being duly sworn according to law upon his/her oath,

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

real property identified as Block number 366-A Lot number 15 located at
220-260 MEADWO ROAD, EDISON and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION \$ 1.00 (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.

(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.

Confirmatory Deed filed to confirm the transfer of title by operation of law upon statutory merger of Grantor into Grantee pursuant to N.J.S.A. 42:2B-20.

(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)

- ☐ 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)

- ☐ 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)

- ☒ 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 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 September, 2013

Isaac Heller
Signature of Deponent

Three Thirty Nine -M- Edison
Grantor Name

DENISE M. MICHAEL
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires April 4, 2017

205 Mill Road
Edison, NJ 08837

Deponent Address

XXX-XXX- 802

Last three digits in Grantor's Social Security Number

205 Mill Road
Edison, NJ 08837

Grantor Address at Time of Sale

Shirleen A. Roberts, Esq.

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

B06521P0489

**WAIVER OF SELLER'S FILING REQUIREMENT OF
GIT/REP FORMS AND PAYMENT FOR CORRECTED DEED
WITH NO CONSIDERATION**

(C.55, P.L. 2004)

(Please Print or Type)

OWNER(S) INFORMATION

Name(s)

THREE THIRTY NINE -M- EDISON

Current Resident Address:

205 MILL ROAD

City, Town, Post Office

State

Zip Code

EDISON

NJ

08817

PROPERTY INFORMATION (Brief Property Description)

Block(s)

Lot(s)

Qualifier

366-A

15

Street Address:

220-260 MEADOW ROAD

City, Town, Post Office

State

Zip Code

EDISON

NJ

08817

OWNER(S) DECLARATION

The undersigned is (are) the title owner(s) of the real property identified under the "Property Information" section above. By presenting this declaration fully completed and signed by me (us), I (we) represent that the deed to which this form is attached is for corrective or confirmatory purposes only. In other words, the deed needs to be recorded or re-recorded solely due to a typographical, clerical, property description or other scrivener error or omission and there is no consideration for the corrective or confirmatory deed. The county recording officer will accept this form for recording along with such deed. The recording officer may also, however, continue to accept the GIT/REP-4 form with the Division's raised seal in lieu of the GIT/REP-4A. 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.

This waiver form may be presented to the appropriate county recording officer for recording along with the deed of the owner as identified in the information above. Accordingly, the county recording officer is hereby authorized to accept this waiver form in lieu of any other GIT/REP form without any further payment of any tax on estimated income gain pursuant P.L. 2004, c. 55.

9/18/2013
DateInmac Heeler
Signature (Owner) Please Indicate If Power of Attorney or Attorney In Fact

Date

Signature (Owner) Please Indicate If Power of Attorney or Attorney In Fact

B06521P0490

CONFIRMATORY DEED

THREE THIRTY NINE -M- EDISON, a New Jersey
general partnership

Grantor,

TO

THREE THIRTY NINE M EDISON, L.L.C., a New
Jersey Limited Liability Company

Grantee.

Dated: September 18 , 2013

RECORD AND RETURN TO:

Isaac Heller
Heller Industrial Parks, Inc.
205 Mill Road
Edison, New Jersey 08837

B06521P0491