

# **Exhibit “A”**

Prepared By:

Aldo DiTrollo, Esq.  
Attorney-at-Law of New Jersey

## DEED

**THIS DEED** is dated August \_\_\_\_, 2022

**BETWEEN**

**TOWNSHIP OF WEST ORANGE, a municipal corporate body politic**, having a mailing address of 66 Main Street, West Orange, New Jersey 07052, referred to as the **Grantor**,

**AND**

**VALERIE FORD, Married**, whose address is 76 Highfield Lane, Nutley, New Jersey 07110, referred to as the **Grantee**.

**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 Five Thousand and 00/100 (\$5,000.00) Dollars. The Grantor acknowledges receipt of this money.

**Tax Map Reference.** (N.J.S.A. 46:15-1.1) **Township of West Orange, Block No. 175.08, Lot 11**

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 buildings and structures on the land located in the **Township of West Orange, County of Essex and State of New Jersey**, and is described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS SCHEDULE "A".

BEING the same premises conveyed to the Grantor by Minor Subdivision Deed dated June 1, 2022 and recorded in the Essex County Register's Office on July 21, 2022 as Instrument No. 2022069047 perfecting a minor subdivision approval of the premises formerly known as Lot 9, Block 175.08 granted by the Township of West Orange Planning Board on June 1, 2022.

**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).

## SCHEDULE "A"

### TRACT II, Lot 11, Block 175.08

**BEGINNING** at a point in the southerly sideline of Mellon Avenue and the dividing line of Lot 9 and Lot 12 in Block 175.08, Township of West Orange, said **BEGINNING POINT** having New Jersey State Plane Coordinate System (NJSPCS) NAD 1983 value of North 717128.29, East 555653.60 and being 50.00 feet westerly along the said sideline from the westerly line of Cleveland Terrace, and from said beginning point and in said bearing system, running;

- 1.) Along the dividing line of Lot 9 and Lot 12 in Block 175.08, South  $26^{\circ}16'00''$  West, a distance of 100.00 feet to a point in the dividing line of Lot 1, Lot 9 and Lot 12 in Block 175.08; thence
- 2.) Along the dividing line of Lot 1 and 9 in Block 175.08, North  $63^{\circ}44'00''$  West, a distance of 50 feet to a point in the dividing line of Lot 1, Lot 3 and Lot 9 in Block 175.08; thence
- 3.) On a new line through Lot 9 in Block 175.08, North  $26^{\circ}16'00''$  East, a distance of 100.00 feet to a point in the sideline of Mellon Avenue; thence
- 4.) Along said sideline of Mellon Avenue, South  $63^{\circ}44'00''$  East, a distance of 50.00 feet to the point and place of **BEGINNING**.

Said Former Lot 11, encompassing an area of 5,000.00 S.F. or 0.115 Acres more or less.

The above description was written pursuant to a survey of property designated as "Minor Subdivision Plan, Block range, Essex County, New Jersey." Said survey was prepared by Greenman-Pedersen, Inc. dated 01/11/2022 and is marked as file No. 2021015.

**Signatures.** This Deed is signed and attested to by the Grantor's authorized officer as of the date at the top of the first page.

**GRANTOR:**

**WITNESS:**

**TOWNSHIP OF WEST ORANGE**

\_\_\_\_\_  
Name: Karen J. Carnevale, R.M.C.  
Its: Township Clerk

By: \_\_\_\_\_  
Name: Robert D. Parisi  
Its: Mayor

STATE OF NEW JERSEY :  
  : SS.  
COUNTY OF ESSEX       :

I certify that on August \_\_\_\_, 2022, Robert D. Parisi personally came before me and acknowledged under oath, to my satisfaction, that:

- (a) he is the Mayor of the Township of West Orange, the Grantor named in this Deed, and is a proper official for the signing of this Deed by the Grantor;
- (b) this Deed was signed and delivered as the duly authorized and voluntary act of the Grantor; and,
- (c) the full and actual consideration paid or to be paid for the transfer of title is \$5,000.00. (Such consideration is defined in N.J.S.A. 46:15-5)

\_\_\_\_\_

**Record and Return to:**  
Gaccione Pomaco, P.C. (ADT)  
524 Union Avenue  
P.O. Box 96  
Belleville, NJ 07109

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

**State of New Jersey**  
**Seller's Residency Certification/Exemption**

**Seller's Information**

Name(s)  
Township of West Orange  
Current Street Address  
66 Main Street  
City, Town, Post Office  
West Orange State NJ ZIP Code 07052

**Property Information**

Block(s) 175.08 Lot(s) 11 Qualifier  
Street Address  
Mellon Avenue  
City, Town, Post Office  
West Orange State NJ ZIP Code 07052

Seller's Percentage of Ownership 100 Total Consideration \$5,000.00 Owner's Share of Consideration \$5,000.00 Closing Date

**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.

Robert D. Parisi, Mayor  
Date 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  
0722

FOR RECORDER'S USE ONLY	
Consideration	\$ _____
RTF paid by seller	\$ _____
Date	By _____

MUNICIPALITY OF PROPERTY LOCATION WEST ORANGE

\*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, ROBERT D. PARISI, being duly sworn according to law upon his/her oath, (Name)  
deposes and says that he/she is the CORPORATE OFFICER in a deed dated AUGUST, 2022 transferring (Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)  
real property identified as Block number 175.08 Lot number 11 located at  
MELLON AVENUE, WEST ORANGE and annexed thereto.  
(Street Address, Town)

(2) CONSIDERATION \$ 5,000.00 (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.

(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.

(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 August day of 2022.

Signature of Deponent Township of West Orange  
Grantor Name  
66 Main St., West Orange, NJ 07052 66 Main St. West Orange, NJ 07052  
Deponent Address Grantor Address at Time of Sale

Notary Public

XXX-XX-X Last three digits in Grantor's Social Security Number Gaccione Pomaco, P.C. Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY	
Instrument Number	County _____
Deed Number	Book _____ Page _____
Deed Dated	Date Recorded _____