

Deed

This Deed is made on **December 27, 2011**
BETWEEN

The Jewish Federation of Northern New Jersey formerly known as UJA Federation of Bergen County and North Hudson, Inc.

a corporation of the state of **New Jersey**
having its principal office at

50 Eisenhower Drive, Paramus, New Jersey 07652



12-017941 Deed
V Bk: 00965 Pg: 1935-1939 Rec. Fee \$83.00
John S. Hogan, Bergen County Clerk
Recorded 02/23/2012 03:17:57 PM

Consideration : \$275,000.00
Realty Transfer Fee : \$1,520.00
State Portion : \$920.00
County Portion : \$412.50
Municipality Portion : \$187.50

referred to as the Grantor,
AND
Jewish Association of Developmental Disabilities, Inc.

whose post office address is
190 Moore Street
Hackensack, New Jersey 07601

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 **\$10.00**

The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of **Washington Township**
Block No. **2308** Lot No. **1** Qualifier No. Account No.

No lot and block or account 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 **Borough** of **Washington Township** County of **Bergen** 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.)
COMMONLY KNOWN AS 541 Ridgewood Boulevard, Washington Township, New Jersey.

Bering the same premises conveyed to grantor, The Jewish Federation of Northern New Jersey formerly known as UJA Federation of Bergen County and North Hudson, Inc. under deed from Kenneth A. Parker and Patricia Lynn Parker, his wife, dated August 1, 1997, recorded August 5, 1997 in the Bergen County Clerk's Office in Deed Book 7992 page 259.

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

Michael S. Goodman, ESq.

(For Recorder's Use Only)

The street address of the Property is:
541 Ridgewood Boulevard, Washington Township, New Jersey.

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. This Deed is signed and attested to by the Grantor's proper corporate officers as of the date at the top of the first page. (Print name below each signature.)

Witnessed or Attested by:

Michael S Goodman By: Jason Shames
MICHAEL S. GOODMAN, ESQ. Jason Shames Officers

Michael S Goodman
MICHAEL S. GOODMAN, ESQ. Robin Greenfield Officer

STATE OF NEW JERSEY, COUNTY OF BERGEN
I CERTIFY that on 12/7/11

SS:

Jason Shames and Robin Greenfield

personally came before me and stated to my satisfaction that this person (or if more than one, each person):
(a) was the maker of the attached Deed;

(b) was authorized to and did execute this Deed as **Officers**

of **The Jewish Federation of Northern New Jersey**

(c) made this Deed for **\$10.00**

transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5); and

(d) executed this Deed as the act of the entity.

the entity named in this Deed;
as the full and actual consideration paid or to be paid for the

RECORD AND RETURN TO:
Goodman & Leopold, L.L.P.
Attn: Michael S. Goodman, ESq.
3 University Plaza, Suite 350
Hackensack, NJ 07601

Michael S Goodman
MICHAEL S GOODMAN
Print name and title below signature
officer
CSW
MS

State of New Jersey

Seller's Residency Certification/Exemption

(C.55, P.L. 2004)

(Please Print or Type)

SELLER(S) INFORMATION (see Instructions, page 2):Name(s) The Jewish Federation of Northern New Jersey f/k/a UJA Federation of Bergen County and North Hudson, Inc.Current Resident Address 50 Eisenhower DriveCity, Town, Post Office ParamusState NJZip Code 07652**PROPERTY INFORMATION** (Brief Property Description):Block(s) 2308 Lot(s) 1 Qualifier _____Street Address 541 Ridgewood BoulevardCity, Town, Post Office Washington TownshipState NJZip Code 07675Seller's Percentage of Ownership 100% Consideration \$275,000.00 Closing Date _____**SELLER'S ASSURANCES** (Check the Appropriate Box) (Boxes 2 through 8 apply to Residents and NON-residents):

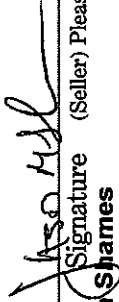
1. I am a resident taxpayer (individual, estate or trust) of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
2. The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
3. I am 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 as such not required to make an estimated payment pursuant to N.J.S.A. 54A:1-1 et seq.
6. The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.
7. The gain from the sale will not be recognized for Federal income tax purposes under I.R.C. Section 721, 1081, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION.) If such 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 (see instructions).
8. No non-like kind property received.
8. Transfer 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.

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 could 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 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.

2/27/11

Date


 Signature (Seller) Please indicate if Power of Attorney or Attorney in Fact
Jason Shames
2/27/2011

Date


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

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 } SS. County Municipal Code
COUNTY BERGEN } 0266

FOR RECORDER'S USE ONLY
Consideration \$ 275,000
RTF paid by seller \$ 1520. †
Date _____ By _____

Municipality of Property Location: Washington Township

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

(1) **PARTY OR LEGAL REPRESENTATIVE** (Instructions 3 and 4 attached)
Deponent, Jason Shames, being duly sworn according to law upon his/her oath deposes

and says that he/she is the Corporate Officer in a deed dated 12/27/11
(Grantor, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)
transferring real property identified as Block No. 2308 Lot No. 1 located at
541 Ridgewood Blvd., Washington Township, New Jersey and annexed thereto.
(Street Address, Town)

(2) **CONSIDERATION:** \$ 275,000.00 (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. Consideration is based upon the balance of the open mortgage fund in Book # 09477, Page 163.

(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.*
- Owned and occupied by grantor(s) at time of sale.
- One- or two-family residential premises.

- Resident of the State of New Jersey.
- Owners as joint tenants must all qualify.

B. BLIND PERSON (Instruction 9)

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

- Grantor(s) permanently and totally disabled.*
- Grantor(s) receiving disability payments.*
- Grantor(s) not gainfully employed.*
- Owned and occupied by grantor(s) at time of sale.
- One- or two-family residential premises
- 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.
- Meets income requirements of region.
- Reserved for occupancy.
- Subject to resale controls.

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

- Entirely new improvement.
- 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, 12 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 27th day
of Dec, 2011

James M. [Signature]
Signature of Deponent

The Jewish Federation of Northern New Jersey
Grantor Name
50 Eisenhower Drive, Paramus, NJ 07652
Grantor Address at Time of Sale

Michael S. Goodman
Deponent Address

Michael S. Goodman, Esq.
Name/Company of Settlement Officer

Notary Public
MICHAEL S. GOODMAN #66
Last 3 digits in Grantor's Soc. Sec. No. XXX-XX-X 592

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

DESCRIPTION

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

Designated as Lots Numbered One (1), Two (2), Three (3), Four (4), Five (5) and Six (6) in Block Twenty-Four (24), on a certain map entitled "Map of Bergen County Highlands, Township of Washington, Bergen County, New Jersey, Owned by Blockdel Realty Co., Inc." Made by Hering and Westphal, Civil Engineers and Surveyors and filed in the Office of the Clerk of Bergen County as Map No. 2566 on December 19, 1929.

Said premises being more particularly described as follows:

BEGINNING at the point of intersection of the easterly line of Ridgewood Boulevard North with the northerly line of Bridge Street and from thence running

- 1) Along the said easterly line of Ridgewood Boulevard North, North 19 degrees 30 minutes West 120.00 feet to a point; thence
- 2) North 70 degrees 30 minutes East 95.00 feet to a point; thence
- 3) South 19 degrees 30 minutes East 120.00 feet to a point in the northerly line of Bridge Street; thence
- 4) Along the same South 70 degrees 30 minutes West 95.00 feet to the point or place of BEGINNING.

The above description is made in accordance with survey made by Anthony J. Manno, P.L.S., dated June 6, 1997.

Being known as lot 1 in Block 2308 official tax map of Washington Township, in the County of Bergen, State of New Jersey.

TITLE NO. ET-05/1-217
INDEX NO. BE217WA.7