

PREPARED BY:
Jennifer A. Lifschitz
Attorney at Law
State of New Jersey
201-488-8200

D E E D

This Deed is made on March ____, 2019

BETWEEN Verona Warehousing Company, a New Jersey Corporation, whose post office address is 100 Pine Street, Verona, New Jersey 07044, referred to as "Grantor".

AND the Township of Verona, whose address is Verona Town Hall, 600 Bloomfield Avenue, Verona, New Jersey 07044, referred to as "Grantee".

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

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 Two Million Two Hundred Eighty Thousand Dollars and 00/100 (\$2,280,000.00). The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Verona, Block 2301, Lots 11 and 14.

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

LEGAL DESCRIPTION

**SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"
AND MADE A PART HEREOF**

COMMONLY known as 86 Pine Street and 100 Pine Street, Verona, NJ 07044.

BEING THE SAME premises conveyed to Verona Warehousing Company, by Deed from Seymour Silberberg and Annice Silberberg, his wife, dated February 1, 1978 and recorded on February 17, 1978 in the Essex County Register's Office in Book 4598, Page 664.

BEING THE SAME premises conveyed to Verona Warehousing Company, by Deed from R & J Realty Company, L.L.C. dated November 24, 1999 and recorded on November 12, 2003 in the Essex County Register's Office in Book 6012, Page 832.

SUBJECT to restrictions and easements of record, if any, municipal zoning ordinances and such state of facts as an accurate survey and inspection of the premises may disclose.

Promises by Grantor. The Grantor promises that 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).

Signatures. The Grantor signs this deed as of the date at the top of the first page.

WITNESSED BY:



VERONA WAREHOUSING COMPANY



RICHARD PERL, President

JERRY PERL, Vice President,
Treasurer and Secretary

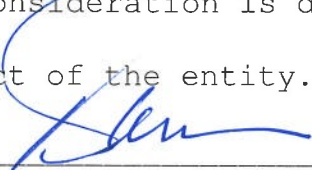
STATE OF NJ)

SS.:

COUNTY OF ESSEX)

I CERTIFY that on March 11, 2019, Richard Perl and Jerry Perl 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 the President or Vice President, Treasurer, and Secretary of the entity named in this Deed;
- (c) made this Deed for \$2,280,000.00 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); and
- (d) executed this Deed as the act of the entity.



AN ATTORNEY OF N.J.
(AS TO RICHARD PERL)

RECORD AND RETURN TO:

Joseph P. Baumann, Jr., Esq.
c/o McManimon, Scotland & Baumann, LLC
75 Livingston Avenue
Roseland, NJ 07068

EXHIBIT "A"

LEGAL DESCRIPTION

BLOCK 2301, LOT 11:

FIRST TRACT:

BEGINNING at a point in the northerly line of Pine Street (formerly known as North Claremont Avenue) where the same is intersected by the easterly line of lands now or formerly of Albert William Decker, said point being also distant as measured along said line Pine Street one hundred and thirty feet and ninety-seven hundredths of a foot westerly from the intersection of said line with the northwesterly line of Depot Street; and running thence (1) Along land of said Decker North twelve degrees twenty-seven minutes East two hundred and three feet and twenty-one hundredths of a foot; thence (2) South sixty degrees fifty-four minutes East seventy feet; thence (3) South eighteen degrees forty-seven minutes West one hundred and seventy feet and eighty-four hundredths of a foot to the aforesaid northerly line of Pine Street; thence (4) Along the same South eighty-six degrees fifty-seven minutes West fifty feet to the point or place of BEGINNING.

SECOND TRACT:

BEGINNING at a point in the Northerly line of Pine Street (formerly Claremont Avenue) at its intersection with the Westerly line of land now or formerly of A. W. Decker, and running thence (1) Along said Northerly line of Pine Street South 83 degrees 41 minutes West 52.81 feet to the line of lands now or formerly of L.A. Pier; thence (2) North 12 degrees 27 minutes East 300 feet to lands of adjoining owner; thence (3) Along the last mentioned line North 83 degrees 41 minutes East 52.81 feet to lands of the adjoining owner; thence (4) Along said last mentioned land South 12 degrees 27 minutes West 300 feet to the said Northerly line of Pine Street and the point and place of BEGINNING.

BLOCK 2301, LOT 14:

BEGINNING in the center line of Pine Street formerly Claremont Avenue (a Street having no established width) at a point in line with the westerly line of lanes of Edwin R. Cory, et ux, as conveyed to them by Deed Book Z-62, page 86, said point also being according to survey hereinafter received 259.12 feet as

measured westerly along the said center line of Pine Street from the center line of Depot Street; thence running along said center line of Pine Street South 85 degrees 55 minutes West 108.88 feet; thence North 12 degrees 1 minute East along the line of lands now or formerly of Otto E. Rudolph, et ux, 332.40 feet to a point in the southerly line of the right of way of the Caldwell Branch-Greenwood Lake Division of the Erie Railroad; thence along said right of way North 48 degrees 38 minutes East 221.74 feet to a point in the westerly line of a private road formerly existing and known as Nelson Place; thence along the said westerly line of said Nelson Place South 1 degree 5 minute West 132.18 feet to an angle therein; thence still the same South 12 degrees 27 minutes West 12.65 feet to a point therein, said point being in the northeasterly corner of lands conveyed to Edwin R. Cory as aforesaid; thence along the westerly line of said lands South 12 degrees 27 minutes West 321.14 feet to the aforesaid center line of Pine Street and the point or place of BEGINNING.