

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 R & J Realty Company, L.L.C., a New Jersey limited liability corporation, whose post office address is 100 Pine Street, Verona, New Jersey, referred to as "Grantor".

AND the Township of Verona, whose address is Verona Town Hall, 600 Bloomfield Avenue, Verona, New Jersey, 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 Five Hundred Seventy Thousand and 00/100 Dollars (\$570,000.00). The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Verona, Block 2301, Lots 12 and 15.

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 90 Pine Street and 110 Pine Street, Verona, NJ 07044.

BEING THE SAME premises conveyed to R & J Realty, a New Jersey partnership, by Deed from Lenora Dodd, widow, dated September 29, 1989 and recorded on October 11, 1989 in the Essex County Register's Office in Book 5097, Page 938.

BEING THE SAME premises conveyed to R & J Realty Company, L.L.C., by Deed from R & J Realty Company, a New Jersey partnership, dated August 18, 1997 and recorded on October 31, 1997 in the Essex County Register's Office in Book 5502, Page 662.

BEING THE SAME premises conveyed to R and J Realty Co., by Deed from Wilhelmina Tempesta, widow, dated April 7, 1999 and recorded on April 23, 1999 in the Essex County Register's Office in Book 5610, Page 0941.

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:



R & J REALTY COMPANY, L.L.C.



RICHARD PERL, Member

JERRY PERL, Member

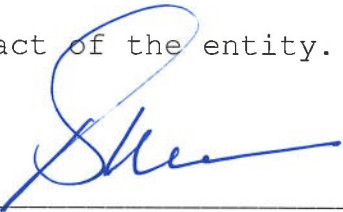
STATE OF NJ)

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 all of the members of the entity named in this Deed;
- (c) made this Deed for \$570,000.00 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)

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

WITNESSED BY:

R & J REALTY COMPANY, L.L.C.

Jennifer Lifschitz

RICHARD PERL, Member

JERRY PERL, Member

STATE OF *NJ*)

SS.:

COUNTY OF *Bergen*)

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 all of the members of the entity named in this Deed;
- (c) made this Deed for \$570,000.00 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.

Jennifer Lifschitz

Jennifer A. Lifschitz
Attorney at Law
State of New Jersey

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 12:

BEGINNING in the northerly side of Claremont Avenue (now Pine Street) at a point where the same is intersected by the easterly line of lands now or formerly of Cory; running thence along the said Cory's land North twelve degrees, twenty-seven minutes East two hundred sixty-one feet and nineteen hundredths of a foot; running thence South sixty degrees, fifty-four minutes East fifty-two feet and twenty-four hundredths of a foot; running thence South twelve degrees, twenty-seven minutes West two hundred twenty-nine feet and thirty-seven hundredths of a foot to the said northerly side of Claremont Avenue; (now Pine Street) running thence North along the same eighty-three degrees; forty-one minutes West, fifty-two and eighty one-hundredths feet to the place of BEGINNING.

THE above premises also described as follows:

BEGINNING at a point in the northerly side line of Pine Street, formerly Claremont Avenue, at a point where the same is intersected by the westerly line of lands now or formerly of Cory;

Thence (1) North 12 degrees 27 minutes East, 261.31 feet to a point;

Thence (2) South 60 degrees 54 minutes East, 52.19 feet to a point;

Thence (3) South 12 degrees 27 minutes West, 229.37 feet to a point in the side line of Pine Street;

Thence along said line South 83 degrees 41 minutes West, 52.81 feet to the point and place of BEGINNING.

BLOCK 2301, LOT 15:

BEGINNING at a point in the Northerly line of Pine Street distant along same 345.62 feet westerly from its intersection with the westerly line of Depot Street; running thence

1. Along said line of Pine Street South 85 degrees 04 minutes West 53.37 feet (deed 53.47 feet); thence

2. North 12 degrees 01 minutes East 243.61 feet (deed 262.8 feet) to the line of Erie-Lackawanna Railroad; thence

3. Along the same North 48 degrees 36 minutes East 85.83 feet (deed 84 feet); thence

4. South 12 degrees 01 minutes West 296.94 feet (deed 311.66 feet) to the Northerly line of Pine Street and the point and place of BEGINNING.