



**Joanne Rajoppi, Union County Clerk**  
 Union County, New Jersey  
 Recording Data Cover Page  
 Pursuant to N.J.S.A. 46:26A-5



Received & Recorded Deed-1  
 Union County, NJ Inst# **316547**  
 8/30/2019 9:04 Pgs-6  
**Joanne Rajoppi**  
 County Clerk Consider. 725,000.00  
 Operator RT Fee 3,067.50  
 POTES



**Official Use Only**

<b>Date of Document</b> 8/11/19	<b>Type of Document</b> Deed
<b>First Party Name</b> BRUCE ADAMS, UNMARRIED	<b>Second Party Name</b> JASON LEE, MARRIED
<b>Additional First Parties</b>	<b>Additional Second Parties</b>

**THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY**

<b>Block</b> 3.06	<b>Lot</b> 2
<b>Municipality</b> Mountainside	<b>Consideration</b> \$725,000.00
<b>Mailing Address of Grantee</b> 60 EAST 86TH STREET, #8, NEW YORK, NEW YORK, 10028	

**THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY**

<b>Original Book</b>	<b>Original Page</b>
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**UNION COUNTY, NEW JERSEY RECORDING DATA PAGE**

This cover page is for use in Union County, New Jersey only.  
 Please do not detach this page from the original document as it  
 contains important recording information and is part of the permanent record.  
 Forms available at [clerk.ucnj.org](http://clerk.ucnj.org)

086337-0599

**Bargain And Sale Deed**

Prepared by: Mandy Peeler, Esq.  
This Deed is made on July 1, 2019  
BETWEEN  
Bruce Adams, unmarried

whose post office address is  
1401 Whippoorwill Way, Borough of Mountainside, NJ 07092

Referred to as the Grantor,  
**AND**  
Jason Lee, married

whose post office address is  
will soon be 1401 Whippoorwill Way, Borough of Mountainside, NJ 07092

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 (transfer ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of Seven Hundred and Twenty Five Thousand..... Dollars (\$ 725,000.00 ).

The Grantor acknowledges receipt of this money.

**2. Tax Map Reference.** (N.J.S.A.46:15-1.1) Municipality of  
Block No. 3.06 Lot No. 2 Qualifier No. Account No.  
 No property tax identification 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 Mountainside County of Union 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.)

The street address of the Property is:  
1401 Whippoorwill Way, Borough of Mountainside, NJ 07092

BEING THE SAME PREMISES which became vested in  
Bruce Adams by Deed from William Ingrassia and Deborah E. Ingrassia, husband and wife, dated  
may 25, 2007, recorded June 1, 2007 in Deed Book 5652, Page 555.

**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 legal rights which effect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor)

DB6337-0600



State of New Jersey  
**SELLER'S RESIDENCY CERTIFICATION/EXEMPTION**

GIT/REP-3  
 (9-2015)

(Please Print or Type)

**SELLER'S INFORMATION**

Name(s)

Bruce Adams, unmarried

Current Street Address

1401 Whipoorwill Way

City, Town, Post Office Box

Borough of Mountainside

State

NJ

Zip Code

07092

**PROPERTY INFORMATION**

Block(s)

3.06

Lot(s)

2

Qualifier

Street Address

1401 Whipoorwill Way

City, Town, Post Office Box

Borough of Mountainside

State

NJ

Zip Code

07092

Seller's Percentage of Ownership

100%

Total Consideration

\$725,000.00

Owner's Share of Consideration

100% of \$725,000.00

Closing Date

Aug 1, 2019

**SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 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.
8.  Seller did not receive non-like kind property.
9.  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.
10.  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.
11.  The deed is dated prior to August 1, 2004, and was not previously recorded.
12.  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.
13.  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.
14.  The property transferred is a cemetery plot.
15.  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.

**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.

Aug 1, 2019  
 Date

B G Adams  
 Signature  
 (Seller) Please indicate if Power of Attorney or Attorney in Fact

July, 2019  
 Date

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

DB6337-0601

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

FOR RECORDER'S USE ONLY
Consideration \$ 725,000
RTF paid by seller \$ 3,067.50
Date 8/30/19 By [Signature]

COUNTY Union } SS. County Municipal Code
MUNICIPALITY OF PROPERTY LOCATION Mountainside

(1) PARTY OR LEGAL REPRESENTATIVE (Instructions #3 and #4 on reverse side)

Deponent, Bruce Adams, being duly sworn according to law upon his/her oath, deposes and says that he/she is the Grantor in a deed dated July 2019 transferring

real property identified as Block number 3.06 Lot number 2 located at 1401 Whipoorwill Way, Mountainside Borough, NJ and annexed thereto.

(2) CONSIDERATION \$ 725,000.00 (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:

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.

(4) FULL EXEMPTION FROM FEE (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).

(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.

- A. SENIOR CITIZEN Grantor(s) [checked] 62 years of age or over.
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:
[checked] Owned and occupied by grantor(s) at time of sale.
[checked] One or two-family residential premises.
[checked] Resident of State of New Jersey.
[checked] 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, #12 on reverse side)
[ ] Entirely new improvement.
[ ] Not previously used for any purpose.
[ ] Not previously occupied.
[ ] "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.

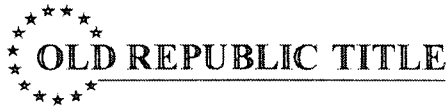
Subscribed and sworn to before me this 30th day of August, 2019
Signature of Deponent: Bruce Adams
Grantor Name: Bruce Adams
1401 Whipoorwill Way
Deponent Address: 1401 Whipoorwill Way
Grantor Address at Time of Sale:
xxx-xxx-849
Last three digits in Grantor's Social Security Number:
Name/Company of Settlement Officer:

FOR OFFICIAL USE ONLY
Instrument Number 316547
Deed Number 6337
Deed Dated 8/1/19
Book 6337
Page 599
Date Recorded 8/30/19

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

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and it 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's website at: www.state.nj.us/treasury/taxation/lpt/localtax.shtml

DB6337-0602



**SCHEDULE C  
LEGAL DESCRIPTION**

Issuing Office File No. RT-2586

**ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Mountainside, in the County of Union, State of NJ:**

BEING ALSO KNOWN AND DESIGNATED AS ALL OF LOT F AND A NORTHEASTERLY PART OF LOT E, AS SHOWN ON A CERTAIN MAP ENTITLED, "MAP OF WATCH HILL, BOROUGH OF MOUNTAINSIDE, UNION COUNTY, NEW JERSEY, WHIPPOORWILL SECT., DATED DECEMBER 1, 1936", FILED IN THE UNION COUNTY CLERK'S/REGISTER'S OFFICE ON APRIL 20, 1937 AS MAP No. 264-D.

Being further described as follows:

BEGINNING at the intersection of the southerly sideline of Whippoorwill Way and the westerly sideline of New Providence Road and running, thence;

1. along said sideline of Whippoorwill Way, South 51 degrees 09 minutes 30 seconds West 98.20 feet to an iron pipe found, thence;
2. South 38 degrees 50 minutes 30 seconds East 122.71 feet to the northerly line of lands now or formerly of Chattin, as shown on said Map, thence;
3. along said line, North 50 degrees 33 minutes 50 seconds East 131.50 feet to the westerly sideline of New Providence Road, thence;
4. along said sideline, westerly, along a curve to the left, having a radius of 195.37 feet and an arc length of 128.10 feet to the point and place of BEGINNING.

Subject to easements and restrictions of record, if any and municipal, state and federal laws, ordinances and regulations affecting the use, occupancy and maintenance of the property.

Being the same premises described in Deed Book 5652, page 555.

Being commonly known as 1401 Whippoorwill Way, Mountainside, New Jersey.

The above description was prepared by Eric P. Silvestro, Professional Land Surveyor, in accordance with his survey dated June 19, 2019.

**FOR INFORMATION PURPOSES ONLY: BEING known as 1401 Whippoorwill Way, Tax Lot 2, Tax Block 3.06 on the Official Tax Map of Borough of Mountainside, NJ.**

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

**5. Signatures.** The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature).

Witnessed By: *B Adams*  
Bruce Adams (Seal)

*Mandy Peeler*  
Mandy Peeler, Esq. (Seal)

STATE OF NEW JERSEY :

SS:

COUNTY OF Union

I CERTIFY that on July 1, 2019  
Bruce Adams

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/her act and deed; and
- (c) the full and actual consideration paid or to be paid for the transfer of title as defined by N.J.S.A. 46:15-5, is \$725,000.00

*Mandy Peeler*  
Mandy Peeler, Attorney in NJ  
Print Name and Title

DEED	DATED
Grantor, Bruce Adams  TO Jason Lee  Grantee	Record and return to:  <b>Azzolini &amp; Benedetti, LLC</b> <b>134 Columbia Turnpike</b> <b>Florham Park, New Jersey 07932</b>

**END OF DOCUMENT**

AZZOLINI & BENEDETTI LLC  
134 COLUMBIA TURNPIKE

Inst. #  
31 6547

FLORHAM PARK

NJ 07932

Paid

Recording Fee

93.00

Deed

RT Fee

3,067.50

DB6337-0604