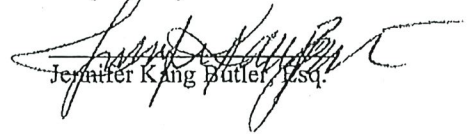


Record & Return to:
Mr. Brian L. Whiteman
Whiteman Law Group, LLC
2515 Route 516
Old Bridge, NJ 08857

DEED

Prepared by:


Jennifer Kang Butler, Esq.

This Deed is made on 9/29/2023, and delivered on October 2, 2023

Between Balinda Baker, Unmarried, whose address is 264 Girard Avenue, Somerset, NJ 08873,
referred to as the **Grantor**,

AND

13 Essex E Orange LLC, whose address is 10 Evergreen Road, Somerset, NJ 08873, referred to as the
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 (called the "Property") described below to the Grantee. This transfer is made for the sum of TWO HUNDRED AND NINETY FOUR THOUSAND (\$294,000.00) Dollars. The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of Franklin Twp., Block No. 300, Lot No. 62 & 63, Qualifier No. , Account No. .

No property tax identification number is available on the date of this deed.

Property. The property consists of the land and all the buildings and structures on the land in the Municipality of Franklin Twp., County of Somerset and the State of New Jersey. The Legal Description is: Please see attached Legal Description annexed hereto and made a part hereof.

Being the same property conveyed to BALINDA BAKER by Corrective deed from BALINDA BAKER, Administrator of the Estate of Coretha Baker, dated January 5, 2022, recorded January 31, 2022, in the Clerk's Office of the County of Somerset, New Jersey, in Deed Book 7421, Page 706.

BALINDA BAKER by Administrator's deed from BALINDA BAKER, Administrator of the Estate of Coretha Baker, dated November 23, 2021, recorded November 29, 2021, in the Clerk's Office of the County of Somerset, New Jersey, in Deed Book 7404, Page 3579.

Previously,

ALFRED BAKER and CORHAK BAKER, Husband and Wife by deed from FRANK GLORISI and THERESA GLORISI, Husband and Wife, dated April 18, 1960, recorded April 21, 1960, in the Clerk's Office of the County of Somerset, New Jersey, in Deed Book 965, Page 397.

NOTE: ALFRED BAKER died Intestate on June 9, 1996, a resident of Somerset County, leaving CORHAK BAKER surviving tenant by the entirety.

SCHEDULE A

(continued)

File No. CTA-23-41867

LEGAL DESCRIPTION

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

BEING known and designated as Lots 23 & 24 in Block 7 on a filed map entitled "Supplement to Map 21-A Plan of New Brunswick Farms, Situate at New Brunswick, Franklin Township, Somerset County, N.J." filed in the Somerset County Clerk's Office on April 24, 1935 as Map No. 6E.

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lots 62 and 63 in Block 300 on the Township of Franklin Tax Map.

Counsellors Title Agency, Inc
504 Hooper Avenue
Toms River, New Jersey 08753
Phone: (732) 914-1400 Fax: (732) 914-8898

This page is only a part of a 2016 ALTA® Commitment for Title Insurance Issued by Old Republic 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.

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 SOMERSET } SS. County Municipal Code
1808

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

MUNICIPALITY OF PROPERTY LOCATION SOMERSET/FRANKLIN *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, Ballnda Baker, being duly sworn according to law upon his/her oath, deposes and says that he/she is the Grantor in a deed dated 9/29/2023 transferring (Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.) real property identified as Block number 300 Lot number 62 & 63 located at 264 Girard Avenue, Somerset/Franklin Twp., NJ 08873 and annexed thereto. (Street Address, Town)

(2) CONSIDERATION \$ 294,000.00 (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
\$ [0.00] + [0.00] % = \$ _____
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.

(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) INU ID

(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 29 day of September 2023
[Signature]
J. [Signature]
Attorney at Law of New Jersey
Signature of Deponent Ballnda Baker Grantor Name
264 Girard Avenue, Somerset, NJ 08873 264 Girard Avenue, Somerset, NJ 08873
Deponent Address Grantor Address at Time of Sale
XXX-XX-X 894 Last three digits in Grantor's Social Security Number Name/Company of Settlement Officer

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

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

State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s) Balinda Baker, Unmarried

Current Street Address
c/o Mary A. McCutchen, 12 Emma Place

City, Town, Post Office <u>Piscataway</u>	State <u>NJ</u>	ZIP Code <u>08854</u>
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Property Information

Block(s) <u>300</u>	Lot(s) <u>62 & 83</u>	Qualifier
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Street Address
264 Girard Avenue

City, town, Post Office <u>Somerset/Franklin Twp.</u>	State <u>NJ</u>	ZIP Code <u>08873</u>
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Seller's Percentage of Ownership <u>100%</u>	Total Consideration <u>\$294,000.00</u>	Owner's Share of Consideration <u>\$294,000.00</u>	Closing Date <u> </u> / <u> </u> / <u>2023</u>
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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.

9-29-23
Date

Balinda Baker
Signature (Seller) Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller) Indicate if Power of Attorney or Attorney in Fact

NOTE: CORHAK BAKER a/k/a CORETHA BAKER died Intestate on November 23, 2018, Docket No. 21-01170 a resident of Somerset County. Balinda Baker was appointed Administrator.

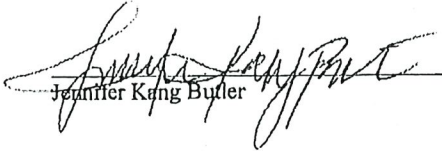
SUBJECT to easements and restrictions of record, if any, and such facts as an accurate survey may reveal.

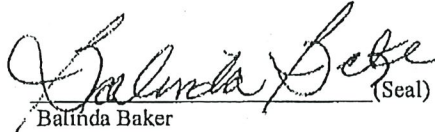
The street address of the property is: 264 Girard Avenue, Somerset, NJ 08873.

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).

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

Witnessed by:


Jennifer Kang Butler

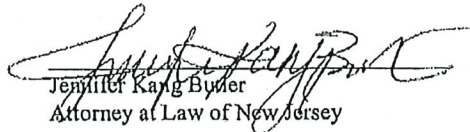

Balinda Baker (Seal)

(Seal)

State of New Jersey
County of Somerset

I Certify that on 9/29/2023, Balinda Baker, Unmarried, personally came before me and stated 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 or her act and deed; and
- (c) made this Deed for TWO HUNDRED AND NINETY FOUR THOUSAND (\$294,000.00) Dollars 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.)


Jennifer Kang Butler
Attorney at Law of New Jersey