



**Prestige Title Agency, Inc.**

130 Pompton Avenue,  
Verona, New Jersey 07044  
973-239-0101 Fax: 973-239-7033 www.prestigetitle.net

August 30, 2022

LAURENCE SLOUS, ESQUIRE  
SLOUS LAW GROUP LLC  
24 HIGHWOOD ROAD  
WEST ORANGE, NJ 07052

Re: File Number: **21-065028-L-LS-PT-OC**  
Premises: **19-21 BROAD STREET, Township of Bloomfield**  
County: **Essex, NJ 07003**  
Purchaser(s): **BLOOMFIELD BROAD ASSOCIATES, LLC**  
Seller(s): **19 BROAD & BLOOM, LLC and 33 BROAD & BLOOM, LLC**

Dear MR. SLOUS:

Enclosed herewith are the following:

2 Original deeds

BLOOMFIELD BROAD ASSOCIATES, LLC, by Deed from 19 BROAD & BLOOM, LLC, dated 5/31/2022, recorded 7/18/2022, in the Essex County Clerk/Register's Office at Instrument No. 2022067609,

and

BLOOMFIELD BROAD ASSOCIATES, LLC, by Deed from 33 BROAD & BLOOM, LLC, dated 5/31/2022, recorded 7/18/2022, in the Essex County Clerk/Register's Office at Instrument No. 2022067611.

Thank you for allowing Prestige Title Agency, Inc. to assist you in your title insurance needs. Your continued patronage is appreciated.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Jill Hume", written in black ink.

---

Jill Hume  
Prestige Title Agency, Inc.

Enclosures

65028

JUAN M. RIVERA, JR  
ESSEX COUNTY REGISTER OF DEEDS & MORTGAGES



Hall of Records  
465 Martin Luther King Jr Blvd  
Room 130  
Newark, NJ 07102  
(973) 621-4960

\*RETURN DOCUMENT TO:  
PRESTIGE TITLE AGENCY, INC  
130 POMPTON AVE  
VERONA, NJ 07044

Instrument Number - 2022067609  
Recorded On 7/18/2022 At 1:39:19 PM

\* Instrument Type - DEED  
Invoice Number - 593860 User ID: BH  
\* Grantor - 19 BROAD & BLOOM LLC  
\* Grantee - BLOOMFIELD BROAD ASSOCIATES LLC  
\* PARCEL IDENTIFICATION NUMBER  
Block: 241 Lot: 42 - BLOOMFIELD

\*Total Pages - 7

\* FEES

COUNTY REALTY TAX	\$925.00
COUNTY REALTY TAX - PHPFA	\$462.50
NJ PRESERVATION ACCOUNT	\$40.00
INDEX-COVER PAGE FEE	\$20.00
REGISTER RECORDING FEE	\$50.00
STATE REALTY TAX	\$2,312.50
STATE REALTY TAX - EAA	\$1,727.50
STATE REALTY TAX - GENERAL PURPOSE	\$2,115.00
NJAHTF	\$1,162.50
HOMELESSNESS TRUST FUND	\$3.00
CODE BLUE EMERGENCY	\$2.00
SHELTER SERVICES	
TOTAL PAID	\$8,820.00

I hereby CERTIFY that this document is  
Recorded in the Register of Deeds & Mortgages Office  
of Essex County, New Jersey



Juan M. Rivera, Jr  
Register of Deeds & Mortgages

THIS IS A CERTIFICATION PAGE

**Do Not Detach**

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

\* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

INSTRUMENT NUMBER - 2022067609



# DEED

Prepared by:

  
Joseph G. Perone, Esq.

This Deed is made on May 31, 2022, delivered June 1, 2022

**BETWEEN: 19 BROAD & BLOOM, LLC,**

whose post office address is 655 Norwood Avenue, Long Branch, New Jersey 07740,  
Referred to as the Grantor.

**AND: Bloomfield Broad Associates, LLC,**

whose post office address is 2 Broad Street, 4<sup>th</sup> Floor, Bloomfield, New Jersey 07003  
Hereinafter 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 described below to the Grantee. This transfer is made for the sum of NINE HUNDRED TWENTY FIVE THOUSAND DOLLARS and NO/100 CENTS. (\$925,000.00). The Grantor acknowledges receipt of this money.

**Tax Map Reference.** (N.J.S.A. 46:15-11) Municipality of Bloomfield  
Block No. 241      Lot No. 42      Account No.

( ) No property tax identification number is available on this Deed. (check box if applicable.)

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

Attached hereto and made a part hereof

BEING the same premises conveyed by Deed to 19 BROAD & BLOOM, LLC, a New Jersey Corporation, the Grantor herein from Louise Blanche Ritscher, Single, dated September 27, 2019, recorded October 8, 2019, in the ESSEX County Clerk/Register's Office as Instrument No.: 2019095597 (Lot 42).

**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 this page.

**EXHIBIT A  
LEGAL DESCRIPTION**

Issuing Office File No. 21-065028-L-LS-PT-OC

ALL THAT CERTAIN LOT, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING IN THE Township of Bloomfield, IN THE COUNTY OF Essex, STATE OF NEW JERSEY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**FIRST TRACT (BLOCK 241 LOT 42):**

BEGINNING AT A POINT IN THE SOUTHEASTERLY LINE OF BROAD STREET DISTANT 177.63 FEET NORTHEASTERLY FROM THE INTERSECTION OF THE SOUTHEASTERLY LINE OF BROAD STREET AND THE NORTHEASTERLY LINE OF BLOOMFIELD AVENUE AND RUNNING; THENCE

- 1) SOUTH 61 DEGREES 57 MINUTES EAST, 137.80 FEET TO A POINT IN THE LANDS NOW OR FORMERLY OF MINNIE VAN WINKLE; THENCE
- 2) ALONG THE WESTERLY LINE OF LANDS NOW OR FORMERLY VAN WINKLE, NORTH 16 DEGREES 14 MINUTES EAST, 72.50 FEET TO A POINT; THENCE
- 3) NORTH 68 DEGREES 50 MINUTES WEST, 35.00 FEET TO A POINT; THENCE
- 4) SOUTH 16 DEGREES 30 MINUTES WEST, 20.00 FEET TO A POINT; THENCE
- 5) NORTH 68 DEGREES 50 MINUTES WEST, 50.07 FEET TO A POINT; THENCE
- 6) NORTH 60 DEGREES 53 MINUTES WEST, 18.54 FEET TO A POINT; THENCE
- 7) NORTH 73 DEGREES 35 MINUTES WEST TO, THROUGH AND BEYOND A PARTY WALL STANDING PARTLY ON THE PREMISES HEREIN DESCRIBED AND PARTLY ON THE PREMISES TO THE NORTH, 32.50 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF BROAD STREET; THENCE
- 8) ALONG THE SOUTHEASTERLY LINE OF BROAD STREET, SOUTH 16 DEGREES 25 MINUTES WEST, 35.84 FEET TO THE POINT AND PLACE OF BEGINNING.

THE ABOVE PREMISES BEING FURTHER DESCRIBED IN ACCORDANCE WITH A SURVEY MADE BY CLEARPOINT SERVICES, LLC, DATED 4/2/19, AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEASTERLY LINE OF BROAD STREET, THEREIN DISTANT 177.63 FEET NORTHEASTERLY FROM THE INTERSECTION OF THE SOUTHEASTERLY LINE OF BROAD STREET AND THE NORTHEASTERLY LINE OF BLOOMFIELD AVENUE AND RUNNING; THENCE

- 1) ALONG THE SOUTHEASTERLY LINE OF BROAD STREET, NORTH 8 DEGREES 29 MINUTES 17 SECONDS EAST 35.84 FEET TO A POINT; THENCE
- 2) SOUTH 81 DEGREES 30 MINUTES 43 SECONDS EAST 32.50 FEET TO A POINT; THENCE
- 3) SOUTH 68 DEGREES 48 MINUTES 43 SECONDS EAST 18.54 FEET TO A POINT; THENCE
- 4) SOUTH 76 DEGREES 45 MINUTES 43 SECONDS EAST 50.07 FEET TO A POINT; THENCE
- 5) NORTH 8 DEGREES 34 MINUTES 17 SECONDS EAST 20.00 FEET TO A POINT; THENCE
- 6) SOUTH 76 DEGREES 45 MINUTES 43 SECONDS EAST 35.00 FEET TO A POINT; THENCE
- 7) SOUTH 8 DEGREES 49 MINUTES 17 SECONDS WEST 72.50 FEET TO A POINT; THENCE

8) NORTH 69 DEGREES 52 MINUTES 43 SECONDS WEST 137.80 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF BROAD STREET AND THE POINT AND PLACE OF BEGINNING.

**FOR INFORMATIONAL PURPOSES ONLY:** ALSO BEING KNOWN AS TAX LOT 42 IN TAX BLOCK 241 ON THE OFFICIAL TAX MAP OF THE Township of Bloomfield, Essex COUNTY, STATE OF NEW JERSEY.

Witnessed by:

  
\_\_\_\_\_  
JOSEPH G. PERONE

 (Seal)  
\_\_\_\_\_  
Sholom Jacobs, Managing Member  
19 BROAD & BLOOM, LLC

STATE OF NEW JERSEY,  
COUNTY OF MONMOUTH

SS:

I CERTIFY that on May 31, 2022,  
SHOLOM JACOBS

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 Managing Member of 19 Broad & Bloom, LLC, the entity named in this Deed;
- (c) made this Deed for \$925,000.00 as the full and actual consideration paid or to be paid for the transfer of title (such consideration as defined in NJSA 46:15-5); and
- (d) executed this Deed as the act of 19 BROAD & BLOOM, LLC.

  
\_\_\_\_\_  
JOSEPH G. PERONE  
ATTORNEY AT LAW  
STATE OF NEW JERSEY

Record & Return to:  
Lawrence Slous, Esq.  
Slous Law Group LLC  
24 Highwood Road  
West Orange, New Jersey 07052  
Tel: 973-699-8775  
Email: [lslous@slouslawgroup.com](mailto:lslous@slouslawgroup.com)

21-065828-L-LS-PT-OC  
RECORD AND RETURN TO:  
PRESTIGE TITLE AGENCY, INC.  
130 POMPTON AVENUE  
VERONA NJ 07044  
973-239-0101

State of New Jersey  
Seller's Residency Certification/Exemption

**Seller's Information**

Name(s)  
**19 Broad & Bloom, LLC**  
Current Street Address  
**655 Norwood Avenue**  
City, Town, Post Office  
**Long Branch** State **NJ** ZIP Code **07740**

**Property Information**

Block(s)  
**241** Lot(s) **42** Qualifier  
Street Address  
**19-21 Broad Street**  
City, Town, Post Office  
**Bloomfield** State **NJ** ZIP Code **07003**

Seller's Percentage of Ownership  
**100** Total Consideration  
**\$925,000.00** Owner's Share of Consideration  
**\$925,000.00** Closing Date  
**6/1/22**

**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.

6/1/22 Date Sholom Jacobs Signature (Seller)  Indicate if Power of Attorney or Attorney in Fact  
Sholom Jacobs, Managing Member, 19 Broad & Bloom, LLC

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

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

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

COUNTY Essex SS. County Municipal Code 0702

MUNICIPALITY OF PROPERTY LOCATION Bloomfield

\*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, Sholom Jacobs, being duly sworn according to law upon his/her oath, deposes and says that he/she is the corporate officer in a deed dated May 31, 2022 transferring real property identified as Block number 241 Lot number 42 located at 19-21 Broad Street, Bloomfield, NJ and annexed thereto.

(2) CONSIDERATION \$925,000.00 (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
\$862,100.00 + 96.64 % = \$889,312.98

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.
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)

(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 1st day of June, 2022

Sholom Jacobs, Managing Member
19 Broad & Bloom, LLC
655 Norwood Avenue, Long Br
655 Norwood Avenue, Long Brar
Last three digits in Grantor's Social Security Number XXX-XX-X

JOSEPH G. PERLES
ATTORNEY AT LAW OF NJ

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

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 ATTENTION: REALTY TRANSFER FEE UNIT

65028

JUAN M. RIVERA, JR  
ESSEX COUNTY REGISTER OF DEEDS & MORTGAGES



Hall of Records  
465 Martin Luther King Jr Blvd  
Room 130  
Newark, NJ 07102  
(973) 621-4960

\*RETURN DOCUMENT TO:  
PRESTIGE TITLE AGENCY, INC  
130 POMPTON AVE  
VERONA, NJ 07044

Instrument Number - 2022067611

Recorded On 7/18/2022 At 1:43:44 PM

\* Instrument Type - DEED

Invoice Number - 593862 User ID: BH

\*Total Pages - 8

\* Grantor - 33 BROAD & BLOOM LLC

\* Grantee - BLOOMFIELD BROAD ASSOCIATES LLC

\* PARCEL IDENTIFICATION NUMBER

Block: 241 Lot: 37 - BLOOMFIELD

\* FEES

COUNTY REALTY TAX	\$1,325.00
COUNTY REALTY TAX - PHPFA	\$662.50
NJ PRESERVATION ACCOUNT	\$45.00
INDEX-COVER PAGE FEE	\$20.00
REGISTER RECORDING FEE	\$55.00
STATE REALTY TAX	\$3,312.50
STATE REALTY TAX - EAA	\$2,647.50
STATE REALTY TAX - GENERAL PURPOSE	\$3,797.50
STATE REALTY TAX - GRANTEE	\$13,250.00
NJAHTF	\$1,762.50
HOMELESSNESS TRUST FUND	\$3.00
CODE BLUE EMERGENCY	\$2.00
SHELTER SERVICES	
TOTAL PAID	\$26,882.50

I hereby CERTIFY that this document is  
Recorded in the Register of Deeds & Mortgages Office  
of Essex County, New Jersey

Juan M. Rivera, Jr  
Register of Deeds & Mortgages

THIS IS A CERTIFICATION PAGE

**Do Not Detach**

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

\* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

INSTRUMENT NUMBER - 2022067611



# DEED

Prepared by:

  
Joseph G. Perone, Esq.

This Deed is made on May 31, 2022, delivered June 1, 2022

**BETWEEN: 33 BROAD & BLOOM, LLC,**

whose post office address is 655 Norwood Avenue, Long Branch, New Jersey 07740,  
Referred to as the Grantor,

**AND: BLOOMFIELD BROAD ASSOCIATES, LLC,**

whose post office address is 2 Broad Street, 4<sup>th</sup> Floor, Bloomfield, New Jersey 07003  
Hereinafter 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 described below to the Grantee. This transfer is made for the sum of ONE MILLION THREE HUNDRED TWENTY FIVE THOUSAND DOLLARS and NO/100 CENTS. (\$1,325,000.00). The Grantor acknowledges receipt of this money.

**Tax Map Reference.** (N.J.S.A. 46:15-11) Municipality of Bloomfield  
Block No. 241      Lot No. 37      Account No.

( ) No property tax identification number is available on this Deed. (check box if applicable.)

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

Attached hereto and made a part hereof

BEING the same premises conveyed by Deed to 33 BROAD & BLOOM, LLC, a New Jersey Corporation, the Grantor herein from Louise Blanche Ritscher, Single, dated September 27, 2019, recorded October 8, 2019, in the ESSEX County Clerk/Register's Office as Instrument No.: 2019095598 (Lot 37).

**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 this page.

**EXHIBIT A  
LEGAL DESCRIPTION**

Issuing Office File No. 21-065028-L-LS-PT-OC

ALL THAT CERTAIN LOT, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING IN THE Township of Bloomfield, IN THE COUNTY OF Essex, STATE OF NEW JERSEY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**TRACT (BLOCK 241 LOT 37):**

BEGINNING AT A POINT IN THE SOUTHEASTERLY LINE OF BROAD STREET 289.73 FEET NORTHEASTERLY FROM THE INTERSECTION OF THE SOUTHEASTERLY LINE OF BROAD STREET AND THE NORTHEASTERLY LINE OF BLOOMFIELD AVENUE AND RUNNING; THENCE

- 1) ALONG THE SOUTHEASTERLY LINE OF BROAD STREET, NORTH 08 DEGREES 41 MINUTES EAST 58.46 FEET TO A POINT; THENCE
- 2) SOUTH 81 DEGREES 14 MINUTES EAST 104.47 FEET TO A POINT; THENCE
- 3) SOUTH 83 DEGREES 49 MINUTES EAST 23.38 FEET TO A POINT; THENCE
- 4) NORTH 78 DEGREES 51 MINUTES EAST 42.40 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF FRANKLIN STREET; THENCE
- 5) ALONG THE SOUTHWESTERLY LINE OF FRANKLIN STREET, SOUTH 24 DEGREES 34 MINUTES EAST 45.77 FEET TO A POINT; THENCE
- 6) SOUTH 66 DEGREES 39 MINUTES WEST 41.65 FEET TO A POINT; THENCE
- 7) SOUTH 76 DEGREES 49 MINUTES WEST 40.46 FEET TO A POINT; THENCE
- 8) NORTH 80 DEGREES 47 MINUTES WEST 199.92 FEET TO THE SOUTHEASTERLY LINE OF BROAD STREET AND THE POINT AND PLACE OF BEGINNING.

THE ABOVE PREMISES BEING FURTHER DESCRIBED IN ACCORDANCE WITH A SURVEY MADE BY CLEARPOINT SERVICES LLC, DATED 4/3/19, AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEASTERLY LINE OF BROAD STREET 289.73 FEET NORTHEASTERLY FROM THE INTERSECTION OF THE SOUTHEASTERLY LINE OF BROAD STREET AND THE NORTHEASTERLY LINE OF BLOOMFIELD AVENUE AND RUNNING; THENCE

- 1) ALONG THE SOUTHEASTERLY LINE OF BROAD STREET, NORTH 08 DEGREES 29 MINUTES EAST 58.46 FEET TO A POINT; THENCE
- 2) SOUTH 81 DEGREES 25 MINUTES 43 SECONDS EAST 104.47 FEET TO A POINT; THENCE
- 3) SOUTH 84 DEGREES 00 MINUTES 43 SECONDS EAST 23.38 FEET TO A POINT; THENCE
- 4) NORTH 78 DEGREES 39 MINUTES 17 SECONDS EAST 42.40 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF FRANKLIN STREET; THENCE
- 5) ALONG THE SOUTHWESTERLY LINE OF FRANKLIN STREET, SOUTH 24 DEGREES 45 MINUTES 43 SECONDS EAST 45.77 FEET TO A POINT; THENCE
- 6) SOUTH 66 DEGREES 27 MINUTES 17 SECONDS WEST 41.65 FEET TO A POINT; THENCE
- 7) SOUTH 76 DEGREES 37 MINUTES 17 SECONDS WEST 38.87 FEET TO A POINT; THENCE

8) NORTH 80 DEGREES 58 MINUTES 43 SECONDS WEST 121.44 FEET TO THE SOUTHEASTERLY LINE OF BROAD STREET AND THE POINT AND PLACE OF BEGINNING.

**FOR INFORMATIONAL PURPOSES ONLY:** ALSO BEING KNOWN AS TAX LOTS 37 IN TAX BLOCK 241 ON THE OFFICIAL TAX MAP OF THE Township of Bloomfield, Essex COUNTY, STATE OF NEW JERSEY.

Witnessed by:

  
JOSEPH G. PERONE

 (Seal)  
Sholom Jacobs, Managing Member  
33 BROAD & BLOOM, LLC

STATE OF NEW JERSEY,  
COUNTY OF MONMOUTH

SS:

I CERTIFY that on May 31, 2022,  
SHOLOM JACOBS

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 Managing Member of 33 Broad & Bloom, LLC, the entity named in this Deed;
- (c) made this Deed for \$1,325,000.00 as the full and actual consideration paid or to be paid for the transfer of title (such consideration as defined in NJSA 46:15-5); and
- (d) executed this Deed as the act of 33 BROAD & BLOOM, LLC.

  
JOSEPH G. PERONE  
ATTORNEY AT LAW  
STATE OF NEW JERSEY

Record & Return to:  
Laurence Slous, Esq.  
Slous Law Group LLC  
24 Highwood Road  
West Orange, New Jersey 07052  
Tel: 973-699-8775  
Email: [lslous@slouslawgroup.com](mailto:lslous@slouslawgroup.com)

Record & Return to:  
Prestige Title Agency, Inc.  
130 Pompton Avenue  
Verona, NJ 07044

21-065028-L-LS-PT-OC

State of New Jersey  
Seller's Residency Certification/Exemption

**Seller's Information**

Name(s)  
**33 Broad & Bloom, LLC**  
Current Street Address  
**28 W. 27th Street**  
City, Town, Post Office  
**New York** State **NY** ZIP Code **10011**

**Property Information**

Block(s) **241** Lot(s) **37** Qualifier  
Street Address  
**31-33-35 Broad Street**  
City, Town, Post Office  
**Bloomfield** State **NJ** ZIP Code **07003**

Seller's Percentage of Ownership **100** Total Consideration **\$1,325,000.00** Owner's Share of Consideration **✓ 1,325,000.00** Closing Date **6/1/22**

**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.

6/1/22 Date Sholom Jacobs Signature (Seller) Managing Member, 33 Broad & Bloom, LLC Indicate if Power of Attorney or Attorney in Fact

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

STATE OF NEW JERSEY  
**AFFIDAVIT OF CONSIDERATION FOR USE BY BUYER**  
(Chapter 49, P.L.1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM BEFORE COMPLETING THIS AFFIDAVIT

STATE OF NEW JERSEY

SS. County Municipal Code  
COUNTY ESSEX 0702  
MUNICIPALITY OF PROPERTY LOCATION BLOOMFIELD

FOR RECORDER'S USE ONLY  
Consideration \$ 1,325,000.00  
RTF paid by Buyer \$ 13,250.00  
Date 7/18/22 By BT

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)  
Deponent, WILLIAM T. COLGAN being duly sworn according to law upon his/her oath,  
(Name)  
deposes and says that he/she is the Authorized Signatory in a deed dated 5/31/2022 transferring real property  
(Grantee, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)  
real property identified as Block number 241 Lot number 37 located at  
31-33-35 Broad Street, Bloomfield, NJ 07003 and annexed thereto.  
(Street Address, Town)

(2) CONSIDERATION \$ 1,325,000 (See Instructions #1, #5, and #11 on reverse side)

Entire consideration is in excess of \$1,000,000:

PROPERTY CLASSIFICATION CHECKED OR CIRCLED BELOW IS TAKEN FROM OFFICIAL ASSESSMENT LIST (A PUBLIC RECORD) OF MUNICIPALITY WHERE THE REAL PROPERTY IS LOCATED IN THE YEAR OF TRANSFER. REFER TO N.J.A.C. 18:12-2.2 ET SEQ.

(A) Grantee required to remit the 1% fee, complete (A) by checking off appropriate box or boxes below.

- Class 2 - Residential  
 Class 3A - Farm property (Regular) and any other real property transferred to same grantee in conjunction with transfer of Class 3A property  
 Class 4A - Commercial properties (if checked, calculation in (E) required below)  
 Cooperative unit (four families or less) (See C. 46:8D-3). Cooperative units are Class 4C.

(B) Grantee is not required to remit 1% fee (one or more of following classes being conveyed), complete (B) by checking off appropriate box or boxes below.

- Property class. Circle applicable class or classes: 1 3B 4B 4C 15  
Property classes: 1-Vacant Land;3B- Farm property (Qualified);4B- Industrial properties;4C- Apartments;15- Public Property, etc. (N.J.A.C. 18:12-2.2 et seq.)  
 Exempt organization determined by federal Internal Revenue Service/Internal Revenue Code of 1986, 26 U.S.C. s. 501.  
 Incidental to corporate merger or acquisition; equalized assessed valuation less than 20% of total value of all assets exchanged in merger or acquisition. If checked, calculation in (E) required and **MUST ATTACH COMPLETED RTF-4.**  
 Intercompany transfer between combined group members as part of the unitary business (See Instruction #13 on reverse side) List the Combined group NU ID number (Required) \_\_\_\_\_

(C) When grantee transfers properties involving block(s) and lot(s) of two or more classes in one deed, one or more subject to the 1% fee (A), with one or more than one not subject to the 1% fee (B), pursuant to N.J.S.A. 46:15-7.2, complete (C) by checking off appropriate box or boxes and (D).

- Property class. Circle applicable class or classes: 1 2 3B 4A 4B 4C 15

(D) EQUALIZED VALUE CALCULATION FOR ALL PROPERTIES CONVEYED, WHETHER THE 1% FEE APPLIES OR DOES NOT APPLY  
Total Assessed Valuation + Director's Ratio = Equalized Valuation

Property Class \_\_\_\_\_ \$ \_\_\_\_\_ + \_\_\_\_\_ % = \$ \_\_\_\_\_  
Property Class \_\_\_\_\_ \$ \_\_\_\_\_ + \_\_\_\_\_ % = \$ \_\_\_\_\_  
Property Class \_\_\_\_\_ \$ \_\_\_\_\_ + \_\_\_\_\_ % = \$ \_\_\_\_\_  
Property Class \_\_\_\_\_ \$ \_\_\_\_\_ + \_\_\_\_\_ % = \$ \_\_\_\_\_

(E) REQUIRED EQUALIZED VALUE CALCULATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS: (See Instructions #6 and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Value  
\$1,193,400 + 96.64 % = \$1,234,892.38

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed valuation. If Director's Ratio is equal to or exceeds 100%, the assessed valuation will be equal to the equalized value.

(3) TOTAL 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 Chapter 33, P.L. 2006, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.  
\_\_\_\_\_  
\_\_\_\_\_

(4) Deponent makes Affidavit of Consideration for Use by Buyer to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith pursuant to the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me  
this 27 day of May, 2022

Laurence Slou  
Laurence Slou  
Atty at Law of NJ

William T. Colgan  
Signature of Deponent  
2 Broad St., Bloomfield, NJ 07000  
Deponent Address

Bloomfield Broad Associates  
Grantee Name

2 Broad St., Bloomfield, NJ 07003  
Grantee Address at Time of Sale

Prestige Title Agency, Inc.  
Name/Company of Settlement Officer

County recording officers: forward one copy of each RTF-1EE to:

STATE OF NJ - DIVISION OF TAXATION  
PO BOX 251  
TRENTON, NJ 08695-0251  
ATTENTION: REALTY TRANSFER FEE UNIT

FOR OFFICIAL USE ONLY  
Instrument Number 2022067611 County ESSEX  
Deed Number \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_  
Deed Dated 5/31/22 Date Recorded 7/18/22

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 Essex } SS. County Municipal Code 0702

FOR RECORDER'S USE ONLY
Consideration \$ 1,325,000.00
RTF paid by seller \$ 13,507.50
Date 7/18/22 By BH

MUNICIPALITY OF PROPERTY LOCATION Bloomfield

\*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, Sholom Jacobs, being duly sworn according to law upon his/her oath,
deposes and says that he/she is the corporate officer in a deed dated May 31, 2022 transferring
real property identified as Block number 241 Lot number 37 located at
31-33-35 Broad Street, Bloomfield, NJ and annexed thereto.

(2) CONSIDERATION \$ 1,325,000.00 (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

\$ 1,193,400.00 + 96.64 % = \$ 1,234,892.38

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.
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)

(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 1st day of June, 2022

Signature of Attorney at Law: JOSEPH C. PERANE

Signature of Deponent: Sholom Jacobs, Managing Member
33 Broad & Bloom, LLC
655 Norwood Avenue, Long Br
655 Norwood Avenue, Long Br
Last three digits in Grantor's Social Security Number: XXX-XX-X

FOR OFFICIAL USE ONLY
Instrument Number 2022007611 County ESSEX
Deed Number Date Recorded 7/18/2022