

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:
CAPSTONE HOME SOLUTIONS, LLC
16 HERITAGE LANE
SCOTCH PLAINS, NJ 07076

Instrument Number - 2021151588

Recorded On 12/29/2021 At 11:21:29 AM

* Instrument Type - DEED

Invoice Number - 544066 User ID: JU

* Grantor - AIYEGBUSI, OLUMUYIWA

* Grantee - CAPSTONE HOME SOLUTIONS, LLC

* PARCEL IDENTIFICATION NUMBER

Block: 103 Lot: 30 - BLOOMFIELD

* FEES

COUNTY REALTY TAX	\$420.00
COUNTY REALTY TAX -	\$210.00
PHPFA	
NJ PRESERVATION ACCOUNT	\$35.00
REGISTER RECORDING FEE	\$45.00
STATE REALTY TAX	\$1,050.00
STATE REALTY TAX - EAA	\$566.00
STATE REALTY TAX -	\$756.00
GENERAL PURPOSE	
NJAHTF	\$405.00
HOMELESSNESS TRUST FUND	\$3.00
TOTAL PAID	\$3,490.00

*Total Pages - 6

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 - 2021151588



Essex County Recording Data Page Honorable Juan M. Rivera, Jr. Essex County Register	<i>Official Use Only</i>
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Official Use Only:

Date of Document: 12/03/2021	Type of Document: DEED
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First Party Name: AIYEBUSI, OLUMUYIWA	Second Party Name: CAPSTONE HOME SOLUTIONS LLC
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Additional Parties:	
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THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY

Block: 103	Lot: 30	Qualifier:
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Municipality: Town Of Bloomfield

Consideration: 420,000.00

Mailing Address of Grantee:

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

Original Book:	Original Page:
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ESSEX COUNTY RECORDING DATA PAGE

Please do not detach this page from the original document as it contains important recording information and is part of the permanent record.

Prepared by: _____
WILLIAM J. SORIANO, ESQ.

DEED

This Deed is made on December 3, 2021

BETWEEN OLUMUYIWA AIYEBUSI, single, by his Attorney-in-Fact Frank J. Materia

whose address is 78 Watsessing Avenue, Bloomfield, New Jersey 07003 referred to as the Grantor,

AND CAPSTONE HOME SOLUTIONS, LLC

whose post office address is 16 Heritage Lane, Scotch Plains, New Jersey 07076, 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 FOUR HUNDRED TWENTY THOUSAND DOLLARS (\$420,000.00). The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of **BLOOMFIELD**
Block No. 103 Lot No. 30 Qual.

No property tax identification number is available on the date of 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:

SEE ATTACHED DESCRIPTION.

Being commonly known as 78 Watsessing Avenue, Bloomfield, New Jersey 07003.

Being the same premises conveyed to Olumuyiwa Aiyegbusi by Deed from Luis T. Santana, married, dated September 28, 2005, recorded February 9, 2006, in the Register's/Clerk's Office of the County of Essex, New Jersey, in Deed Book 6296, Page 494

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 Grantor).

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

Olumuyiwa Aiyegbusi, via his Attorney-in-Fact
Frank J. Materia

Witnessed by:

Linda Kropilak
LINDA J. KROPILAK

STATE OF NEW JERSEY, COUNTY OF ESSEX

SS.:

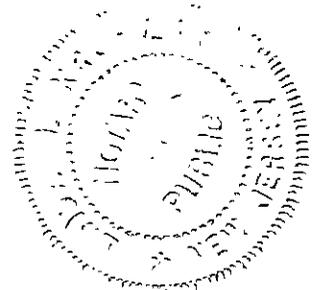
I CERTIFY that on December 3, 2021 Olumuyiwa Aiyegbusi, via his Attorney-in-Fact Frank J. Materia personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) Is named in and personally signed this Deed;
- (b) Signed, sealed and delivered this Deed as his or her act and Deed; and
- (c) Made this Deed for a sum of \$420,000.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined N.J.S.A. 46:15-5).

Linda Kropilak
Notary Public, State of New Jersey

Record and Return to:
Capstone Home Solutions, LLC
16 Heritage Lane
Scotch Plains, NJ 07076

LINDA J. KROPILAK
NOTARY PUBLIC OF NEW JERSEY
Comm. # 2435569
My Commission Expires 6/25/2023



GIT/REP-1
(10-21)

State of New Jersey Nonresident Seller's Tax Declaration

(Print or type)

Seller's Information

Name(s)

Olumuyiwa Aiyegbusi, via his Attorney-in-Fact Frank J. Materia

Current Street Address

1 Heybridge Way

City, Town, Post Office

London, E10 7NQ UK

State

ZIP Code

Property Information

Block(s)

103

Lot(s)

30

Qualifier

Street Address

78 Watsessing Avenue

City, Town, Post Office

Bloomfield

State

NJ

ZIP Code

07003

Seller's Percentage of Ownership

100

Total Consideration

420,000.00

Owner's Share of Consideration

420,000.00

Closing Date

12/6/2021

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 the 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.

12/3/2021

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact
IN FACT FRANK J. MATERIA

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Cut Along Dotted Line

Old Republic National Title Insurance Company

SCHEDULE A

(continued)

File No. HT21-13529LAP

LEGAL DESCRIPTION

All that certain Lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of Bloomfield, County of Essex, State of New Jersey:

BEGINNING as the corner formed by the intersection of the northerly sideline of Watsessing Avenue (50 feet wide) with the easterly sideline of Grace Street (60 feet wide); and running from thence

- 1) Along the said northerly line of Watsessing Avenue, North 85 degrees 17 minutes East, 60.00 feet; thence
- 2) North 16 degrees 56 minutes East, 116.50 feet; thence
- 3) North 80 degrees 45 minutes West, 50.54 feet to the easterly line of Grace Street; thence
- 4) Along the same, South 19 degrees 24 minutes West, 132.00 feet to the point and place of **BEGINNING**.

FOR INFORMATIONAL PURPOSES ONLY: Commonly known as 78 Watsessing Avenue, Bloomfield, NJ 07003
Also known as Lot 30 in Block 103 on the Town of Bloomfield Tax Map.

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.