

**Middlesex County  
Document Summary Sheet**

<b>DEED - REGULAR</b>	<b>Type</b>		DEED - REGULAR			
	<b>Consideration</b>		\$1,500,000.00			
	<b>Submitted By</b>		SIMPLIFILE, LLC. (SIMPLIFILE)			
	<b>Document Date</b>		01/12/2018			
	<b>Reference Info</b>					
	<b>Book ID</b>		<b>Book</b>	<b>Beginning Page</b>	<b>Instrument No.</b>	<b>Recorded/File Date</b>
	<b>GRANTOR</b>		<b>Name</b>		<b>Address</b>	
			MONTVINE PARTNERSHIP LLC			
	<b>GRANTEE</b>		<b>Name</b>		<b>Address</b>	
			DUKE STREET DETOX LLC			
	<b>Parcel Info</b>					
	<b>Property Type</b>		<b>Tax Dist.</b>	<b>Block</b>	<b>Lot</b>	<b>Qualifier</b>
			N	62	49.01	N B

*\* DO NOT REMOVE THIS PAGE.*

*COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF MIDDLESEX COUNTY FILING RECORD.  
RETAIN THIS PAGE FOR FUTURE REFERENCE.*

# DEED

THIS DEED is made on December 8, 2017 effective January 12, 2018

**BETWEEN**

**MONTVINE PARTNERSHIP, LLC**

whose address is: c/o Theodore Kastner, 1285 Broad Street Bloomfield, New Jersey 07003, referred to as the *Grantor*.

**AND DUKE STREET DETOX LLC**

whose address is: 23 Duke Street, New Brunswick, New Jersey 08901, 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 FIVE HUNDRED THOUSAND DOLLARS (\$1,500,000.00) and 00/100. The *Grantor* acknowledges receipt of this money.

**Tax Map Reference.** (N.J.S.A. 46:15-2.1) Township of New Brunswick  
Block No. 62  
Lot Nos. 49.01

**Property.** The property consists of the land and all the buildings and structures on the land in the Township of New Brunswick, County of Middlesex and State of New Jersey. The legal description is attached hereto as Exhibit A:

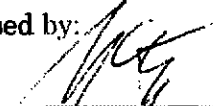
PROPERTY KNOWN AS: 23 DUKE STREET, NEW BRUNSWICK, NJ 08901  
BEING the same premises conveyed to the Grantor herein by Deed from S.F.H. Associates, a N.J. Partnership, dated 01/04/2006, recorded 01/20/2006 in the Clerk's Office of the County of Middlesex in Deed Book 5616 Page 63

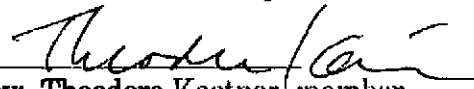
Prepared By:   
RICHARD SELTZER, ESQ.


Record and Return to:  
Paul F. Peregine, Esq  
Two Wall St.-20<sup>th</sup> Floor  
New York, NY 10005

**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 the 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:   
Richard Seltzer, Esq.

Montvine Partnership, LLC  
  
by: Theodore Kastner, member

  
NANCY BARR

  
by: Kevin Walsh, member

STATE OF NEW JERSEY, COUNTY OF ESSEX SS:

I CERTIFY that on Dec 5 2017, Theodore Kastner, individually and as a member of Montvine Partnership, LLC personally came before me and acknowledged under oath, to my satisfaction, that his person (or if more than one, each person):

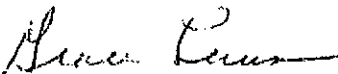
- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his or her act and deed; and
- (c) made this Deed for \$ 1,500,000.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)

  
RICHARD SELTZER  
ATTORNEY AT LAW  
STATE OF NEW JERSEY

STATE OF NEW JERSEY, COUNTY OF CUMBERLAND

I CERTIFY that on Dec 8 2017, Kevin Walsh, individually and as a member of Montvine Partnership, LLC personally came before me and acknowledged under oath, to my satisfaction, that his 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 \$ 1,500,000.00 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.)



Grace E Lawson  
Notary Public  
New Jersey  
My Commission Expires 10-2-22  
No. 2058419

**EXHIBIT "A"**

File No.: **FANJ617724**

Commitment No.: **FANJ617724**

Real property in the City of New Brunswick, County of Middlesex, State of New Jersey, described as follows:

All that certain lot or tract of land, Situate in the City of New Brunswick, County of Middlesex and the State of New Jersey.

**BEGINNING** at the point of intersection of the Northwesterly line of Courtlandt Street with the Northeasterly line of Duke Street running; thence

1. Along the said Northeasterly line of Duke Street North 43° 24' West 125.00 feet to a point; thence
2. North 46° 36' East 100.00 feet to a point, which point is the Northwesterly line of Courtlandt Street; thence
3. South 43° 24', East 125.00 feet to a point, which point is the Northwesterly line of Courtlandt Street; thence
4. Southwesterly and along the Northwesterly line of Courtlandt Street South 46° 36' West 100.00 feet to a point, which point is the point and place of **BEGINNING**.

**Note:** For Informational Purposes Only: **BEING** Lot 49.01 Block 62 on a Tax Map of the City of New Brunswick City County of Middlesex.



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

GIT/REP-3  
(9-2015)

(Please Print or Type)

**SELLER'S INFORMATION**

Name(s)

MONTVINE PARTNERSHIP LLC

Current Street Address

1285 BROAD STREET

City, Town, Post Office Box

BLOOMFIELD

State

NJ

Zip Code

07003

**PROPERTY INFORMATION**

Block(s)

62

Lot(s)

49.01

Qualifier

Street Address

23 DUKE STREET

City, Town, Post Office Box

NEW BRUNSWICK

State

NJ

Zip Code

08901

Seller's Percentage of Ownership

100%

Total Consideration

\$1,500,000.

Owner's Share of Consideration

100%

Closing Date

~~11/17/2017~~ 1/12/18

**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.  
 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.

**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.

12/5/17  
Date

*Theodore Kastner*  
Signature

Theodore Kastner, member

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

Date

Signature

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

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER
(Chapter 49, P.L. 1988, 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 1213
MUNICIPALITY OF PROPERTY LOCATION New Brunswick

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

\*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, Theodore Kastner being duly sworn according to law upon his/her oath,
deposes and says that he/she is the Company Member in a deed dated January 12, 2018 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)
real property identified as Block number 62 Lot number 49.01 located at
23 Duke Street, New Brunswick and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION \$ 1,500,000.00 (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
\$ 1,523,800 + 100 % = \$ 1,523,800

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. 1988, 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. 178, 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)

- [ ] 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)

- [ ] 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)

- [ ] 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. 1988, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this 4 day of January, 2018
Richard Selbe
RICHARD SELBE
Attorney at Law
State of NJ

Signature of Deponent
7 Garden St. Theodore Kastner
Montclair, NJ 07042

Montvine Partnership LLC
Grantor Name
1285 Broad Street
Bloomfield, NJ 07003

Deponent Address
XXX-XXX-882
Last three digits in Grantor's Social Security Number

Grantor Address at Time of Sale
TitleVest Agency LLC
Name/Company of Settlement Officer

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 08645-0251
ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and 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 of Taxation website at: www.state.nj.us/treasury/taxation/tpftocaltax.htm

MUST SUBMIT IN DUPLICATE

STATE OF NEW JERSEY

AFFIDAVIT OF CONSIDERATION FOR USE BY BUYER

(Chapter 49, P.L. 1998, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-6 et seq.)

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

STATE OF NEW JERSEY

COUNTY Essex } SS. County Municipal Code 1218  
MUNICIPALITY OF PROPERTY LOCATION NEW BRUNSWICK

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

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side) XXX-XX-X 3 5 0  
Deponent, Isaac Glusman being duly sworn according to Last three digits in grantee's Social Security Number  
(Name) Isaac Glusman being duly sworn according to law upon January 12, 2018 oath.  
deposes and says that he/she is the Grantor In a deed dated DECEMBER 6, 2017 transferring  
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)  
real property identified as Block number 62 Lot number 49.01 located at  
23 Duke Street, New Brunswick and annexed thereto.  
(Street Address, Town)

(2) CONSIDERATION \$ 1,500,000.00 (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) Grantor 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) Grantor 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.

(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  
\$ 1,523,800.00 + 100 % = \$ 1,523,800.00  
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. 1998, 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. 1998, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this 18th day of January, 2018.  
Isaac Glusman Signature of Deponent Authorized  
30 Two Bridges Rd Deponent Address  
Fairfield NJ 07004  
DUKE STREET DETOX LLC Grantee Name  
23 DUKE STREET, NEW BRUNSWICK, NJ 08901 Grantee Address at Time of Sale  
TITLEVEST AGENCY, LLC Name of Company of Settlement Officer



Stephen A. McNeer  
Notary 1/18/18

County recording offices: forward one copy of each RTF-1BE to:

STATE OF NJ - DIVISION OF TAXATION  
PO BOX 281  
TRENTON, NJ 08646-0281  
ATTENTION: REALTY TRANSFER FEE UNIT

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

The Director, Division of Taxation, Department of the Treasury has prescribed this form, as required by law. It may not be altered or amended without prior approval of the Director. For further information on the Realty Transfer Fee or to print a copy of this Affidavit or any other relevant forms, visit: [www.state.nj.us/treasury/taxation/rtf1be.htm](http://www.state.nj.us/treasury/taxation/rtf1be.htm).