


Morris County Recording Cover Sheet



Honorable Ann F. Grossi, Esq.
Morris County Clerk

MORRIS COUNTY, NJ
 Ann F. Grossi
 DEED-OR BOOK 23601 PG 1087
 RECORDED 08/27/2019 14:54:29
 FILE NUMBER 2019046660
 RCPT # 1467899; RECD BY: SKEEFE eRecord
 RECORDING FEES 100.00
 TOTAL TAX 24,671.00
 INDEX FEE

<i>Official Use Only - Realty Transfer Fee</i> <div style="text-align: center; font-size: 24px; font-weight: bold;">\$ 8,721.00</div>		<i>Official Use Only - Barcode</i>	
Date of Document: 2019-07-17	Type of Document: DEED AND REALTY TAX FEES		
First Party Name: John Drobach	Second Party Name: Valeriy Elbert		
Additional Parties: Kathleen Drobach; Carolyn Elbert			


THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
Block: 4402,	Lot: 27.02.
Municipality: MADISON BORO,	
Consideration: 1595000.00	
Mailing Address of Grantee: 5 Shepherd Lane Madison, NJ 07940	

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOK & PAGE INFORMATION FOR AN ASSIGNMENT, RELEASE, OR SATISFACTION OF A MORTGAGE OR AN AGREEMENT RESPECTING A MORTGAGE	
Original Book:	Original Page:

MORRIS COUNTY RECORDING COVER SHEET

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

WARNING: Information contained on the Recording Cover Sheet must exactly match the information within the attached document or the document will be rejected and returned.

Prepared by: 
Michelle C. Stawniczy, Paralegal

DEED

This Deed is made as of July 17, 2019

BETWEEN

JOHN DROBACH AND KATHLEEN DROBACH, HUSBAND AND WIFE
whose post office address is: 62 Glenmere Drive, Chatham, New Jersey 07928
referred to as the Grantor,

AND

VALERIY ELBERT and CAROLYN ELBERT, HUSBAND AND WIFE
whose post office address is about to be: 5 Shepherd Lane, Madison, New Jersey 07940
referred to as the Grantee.

The words "Grantee" and "Grantor" shall mean all Grantees and Grantors 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 Ninety-Five Thousand Dollars and 00/100 (\$1,595,000.00).

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Madison
Block No. 4402, Lot No. ~~27-2~~ 27.02 Qualifier No. Account No.

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 of the buildings and structures on the land in the Borough of Madison, County of Morris, and the State of New Jersey.

The legal description is attached hereto and made a part hereof as Schedule A.

BEING the same premises conveyed to Grantor by Deed from Michael T. Gilfillan and Christine Gilfillan, husband and wife as Tenants in Common, dated July 8, 2014, recorded July 10, 2014 in the Morris County Clerk's/Register's Office in Deed Book 22558 at Page 58.

This conveyance is made subject to real estate taxes, easements, restrictions, covenants, encroachments, if any, and such further facts as may be disclosed by an accurate survey of the property.

**EXHIBIT A
LEGAL DESCRIPTION**

Issuing Office File No. ST-13434

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

Beginning at a point on the westerly R.O.W. line of Sheperd Lane (50' R.O.W.), said point being a distance of 373.59 feet northwardly from its intersection with the northerly R.O.W line of Garfield Avenue (R.O.W. Varies), with said westerly R.O.W. line of Sheperd Lane as the same is extended, and from said Beginning Point running; thence

- 1) N82°01'30"W, a distance of 211.21 feet to a point; thence
- 2) N21°53'00"E, a distance of 161.00 feet to a point; thence
- 3) S77°54'00"E, a distance of 195.81 feet to a point in said westerly R.O.W. line of Sheperd Lane; thence
- 4) Along same S17°05'00"W, a distance of 144.01 feet to a point in said westerly R.O.W. line of Sheperd Lane, said point being the Point and Place of Beginning.

Being known and designated as Lot 27.02 in Block 4402 as shown on a certain map entitled "Final Plat – Subdivision of Tax Lot 27, Block 4402 Situate in Borough of Madison, Morris County, N.J." said map was filed in the Morris County Clerk's Office on February 23, 1990 as Filed Map No. 4840.

Being in accordance with a survey of said premises prepared by Morgan Engineering, LLC, dated July 16, 2019, marked project #19-07259.

FOR INFORMATION PURPOSES ONLY: BEING known as 5 Shepherd Lane, Madison, NJ 07940, Tax Lot No. 27.02, Tax Block 4402 on the Official Tax Map of Borough of Madison, County of Morris, NJ.



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
 (9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

John Drobach and Kathleen Drobach, husband and wife

Current Street Address

62 Glenmere Drive

City, Town, Post Office Box

Chatham

State

NJ

Zip Code

07928

PROPERTY INFORMATION

Block(s)

4402

Lot(s)

27 03

Qualifier

Street Address

5 Shepherd Lane

City, Town, Post Office Box

Madison

State

NJ

Zip Code

07940

Seller's Percentage of Ownership

100%

Total Consideration

\$1,595,000.00

Owner's Share of Consideration

\$1,595,000.00

Closing Date

7/17/19

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.

7/17/19
 Date

John E. Drobach
 JOHN DROBACH Signature
 (Seller) Please indicate if Power of Attorney or Attorney in Fact

7/17/19
 Date

Kathleen Drobach
 KATHLEEN DROBACH 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. 49:15-5 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 \$ 1,595,000
RTF paid by seller \$ 8,750.00
Date 8/27/19 by SK

COUNTY MORRIS } SS. County Municipal Code 1417
MUNICIPALITY OF PROPERTY LOCATION Madison Borough

*Use symbol "C" to indicate that fee is exclusively for county use.

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

Deponent, John Drobach, being duly sworn according to law upon his/her oath, deposes and says that he/she is the Grantor in a deed dated July 17, 2019 transferring (Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.) real property identified as Block number 4402 Lot number 27.2 located at 5 Shepherd Lane, Madison and annexed thereto.

(2) CONSIDERATION \$ 1,595,000.00 (Instructions #1 and #5 on reverse side) [X] 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: (Instructions #5A and #7 on reverse side)

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. 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 (Instruction #6 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): None reference to exemption symbol is insufficient. Explain in detail.

(5) PARTIAL EXEMPTION FROM FEE (Instruction #8 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. 49, P.L. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

A. SENIOR CITIZEN Grantor(s) [X] 62 years of age or older.* (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:
[X] Owned and occupied by grantor(s) at time of sale. [X] Resident of State of New Jersey.
[X] One or two-family residential premises. [X] 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 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 17th day of July, 2019

John Drobach
Signature of Deponent

John Drobach
Grantor Name

62 Glenmere Drive
Deponent Address

Chatham, New Jersey 07828
Grantor Address at Time of Sale

XXX-XXX-3 1 9
Last three digits in Grantor's Social Security Number

Simplicity Title LLC
Name/Company of Settlement Officer

MICHELLE C. STAWNICZY
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES NOVEMBER 24, 2023

FOR OFFICIAL USE ONLY
Instrument Number: 201904605 County: Morris
Deed Number: 23601 Book: 23601 Page: 1091
Deed Date: 7/17/19 Date Recorded: 8/13/19

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to: STATE OF NEW JERSEY
PO BOX 281
TRENTON, NJ 08686-0281
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 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/pdffiles/rtf1.html

The street address of the Property is: 5 Shepherd Lane, Madison, New Jersey 07940


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:



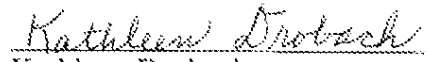
Michelle C. Stawniczy



John Drobach



Michelle C. Stawniczy



Kathleen Drobach

STATE OF NEW JERSEY)
) ss:
COUNTY OF MORRIS)

I CERTIFY that on July 17, 2019, John Drobach and Kathleen Drobach personally came before me and acknowledged under oath, to my satisfaction, that they:

- (a) are named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as their act and deed; and
- (c) made this Deed for \$1,595,000.00 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).



Notary Public of New Jersey

Record and Return to:
Simplicity Title LLC
70 Grove Street
Somerville, NJ 08876

MICHELLE C. STAWNICZY
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES NOVEMBER 24, 2023

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 MORRIS 1417

FOR RECORDER'S USE ONLY
Consideration \$ 1,595,000
RTF paid by Buyer \$ 15,950.00
Date 8/27/19 By SK

MUNICIPALITY OF PROPERTY LOCATION: Borough of Madison

*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)

XXX-XX-X 7 2 6
Last 3 Digits in Grantor's Social Security Number

Deponent, Valeriy Elbert, being duly sworn according to law upon his/her oath,
deposes and says that he/she is the Grantee in a deed dated 7/17/19 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)
real property identified as Block number 4402 Lot number 27.02 located at
5 Shepherd Lane, Madison and annexed thereto.

(2) CONSIDERATION \$1,595,000.00 (See Instructions #1, #5 and #11 on reverse side)

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

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

(A) When Grantee is 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 the 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(es): 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 is (S) 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 subject to the 1% fee (B), pursuant to N.J.S.A. 46:15-2.2, complete (C) by checking off appropriate box or boxes and (D).

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

(D) EQUALIZED VALUE CALCULATION FOR ALL PROPERTIES CONVEYED, WHETHER THE 1% FEE APPLIES OR DOES NOT APPLY

Property Class	Assessed Valuation	Director's Ratio	Equalized Valuation
Property Class	\$	+	% = \$
Property Class	\$	+	% = \$
Property Class	\$	+	% = \$
Property Class	\$	+	% = \$

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

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 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). More 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 19 Day of August, 2019

Valeriy Elbert 71919
Signature of Deponent:
5 Shepherd Lane, Madison
Deponent Address

Valeriy Elbert
Grantee Name
5 Shepherd Lane, Madison
Grantee Address at Time of Sale
Simply Title, LLC
Name/Company of Settlement Officer

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

MARK DRAPER
Commissioner 8 80013227
Notary Public, State of New Jersey
My Commission Expires
March 31, 2020
STATE OF NEW JERSEY - DIVISION OF TAXATION
PO BOX 251
TRENTON, NJ 08646-0251
ATTENTION: REALTY TRANSFER FEE UNIT

FOR OFFICIAL USE ONLY
Instrument Number 201904606 Morris
Deed Number Book 23601 Page 1097
Deed Dated 7/17/19 Date Recorded 8/27/19

The Director, Division of Taxation, 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 or any other relevant forms, visit: www.state.nj.us/treasury/taxation/tp/localtax.shtml.