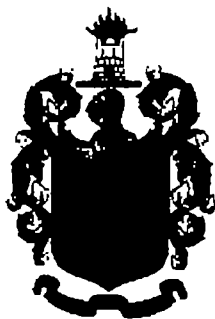


Morris County Recording Cover Sheet



Honorable Ann F. Grossl, Esq.  
Morris County Clerk

MORRIS COUNTY, NJ  
Ann F. Grossl  
DEED-OR BOOK 23191 PG 1631  
RECORDED 08/24/2017 07:47:39  
FILE NUMBER 2017051308  
RCPT # 1286941; RECD BY: SKEEFE eRecord  
RECORDING FEES 90.00  
TOTAL TAX 33,940.00  
INDEX FEE

Official Use Only - Realty Transfer Fee

\$ 17,440.00

Official Use Only - Barcode

Date of Document:  
08/04/2017

Type of Document:  
DEED

First Party Name:  
PHILLIP RIZZO

Second Party Name:  
CITY BAPTIST CHURCH INC.

ADDITIONAL PARTIES  
JENNIFER RIZZO

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY

Block: 15

Lot: 38

Municipality: HARDING TWP

Consideration: \$1650000.00

Mailing Address of Grantee:

45 MILLBROOK AVE , NEW VERNON, NJ 07976

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.



NEW COVER SHEET TO  
CORRECT REALTY TRANSFER  
TAX ON COVER SHEET

**Morris County Recording Cover Sheet**



**Honorable Ann F. Grossi, Esq.  
Morris County Clerk**

MORRIS COUNTY, NJ  
Ann F. Grossi  
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# DEED

Prepared By:

Kristen Klics, Esq.

This Deed is made on August 4<sup>th</sup>, 2017

And Delivered on August 4<sup>th</sup>, 2017

**BETWEEN**

**Phillip Rizzo and Jennifer Rizzo, husband and wife,**

whose post office address is 45 Millbrook Road, New Vernon, NJ 07976,  
referred to as the Grantor,

**AND**

**City Baptist Church, Inc.,**

whose post office address is about to be 45 Millbrook Road, New Vernon, NJ 07976,  
referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

**1. 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 **ONE MILLION SIX HUNDRED FIFTY THOUSAND AND NO/100THS-- (\$1,650,000.00) DOLLARS** -----

The Grantor acknowledges receipt of this money.

**2. Tax Map Reference.** (N.J.S.A. 46:15-2.1) Municipality of **Township of Harding**  
Block No. **15** Lot No. **38** Qualifier No. Account No.

No property tax identification number is available on the date of this Deed. (Check Box if Applicable.)

**3. Property.** The Property consists of the land and all the buildings and structures on the land in the TOWNSHIP of HARDING, County of MORRIS and State of New Jersey. The legal description is:

Please see attached Legal Description annexed hereto and made a part hereof. (Check Box if Applicable.)

BEING the same premises conveyed to Phillip Rizzo and Jennifer Rizzo, husband and wife, by deed from Christopher Hoare and Ingrid Hoare, husband and wife, dated September 25, 2015 and recorded November 2, 2015 in Deed Book 22807 Page 866.

The street address of the Property is: 45 Millbrook Road, New Vernon, NJ 07976

Grantors will remain on the premises.

**Allied Title, LLC**

360 Route 24, Chester, NJ 07930  
973-927-9500 fax 07930

Agent for

**Stewart Title and Guaranty Company**

**COMMITMENT FOR TITLE INSURANCE**

**SCHEDULE A-4**

File No. 22474NJ17

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of New Vernon, County of Morris, State of New Jersey more particularly described as:

**BEGINNING** at a point marked by an iron pipe found, said point being the common corner of Tax Lot 38 (Southeasterly Corner) and Tax Lot 27.05 (Northeasterly corner in Block 16 as described in Deed Book P-30, page 496 and Deed Book 6444, page 85, filed in the Morris County Clerk's Office beginning thence

- 1) North 26 degrees 30 minutes 00 seconds West, a distance of 519.42 feet to a point; thence
- 2) South 73 degrees 02 minutes 36 seconds West, a distance of 531.49 feet to a point and corner marked by an Old Iron Bar found; thence
- 3) South 32 degrees 01 minutes 48 seconds East, a distance of 242.61 feet to a point and corner marked by an iron pipe found; thence
- 4) South 73 degrees 22 minutes 57 seconds West, a distance of 312.58 feet to a point and corner marked by an iron pipe found in the Northerly sideline of Millbrook Road (35 feet wide per Tax Map); thence
- 5) Along said sideline, South 28 degrees 27 minutes 42 seconds East, a distance of 50.00 feet to a point and corner marked by an iron pipe found; thence
- 6) Leaving said sideline and running, North 73 degrees 22 minutes 57 seconds East, a distance of 315.81 feet to a point and corner marked by an iron pipe found; thence
- 7) South 32 degrees 01 minutes 48 seconds East, a distance of 216.02 feet to a point; thence
- 8) North 75 degrees 26 minutes 50 seconds East a distance of 485.56 feet to a point and corner, said point also being point and place of **BEGINNING**.

**BEING** in accordance with a survey prepared by G.L. Worley & Associates L.L.C., dated June 16, 2017.

NOTE (for informational purposes only): Tax Block 15, Tax Lot 38, Township of New Vernon, County of Morris.



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

(Please Print or Type)

**SELLER'S INFORMATION**

Name(s)

Phillip Rizzo and Jennifer Rizzo

Current Street Address

45 Millbrook Road

City, Town, Post Office Box

New Vernon

State

NJ

Zip Code

07976

**PROPERTY INFORMATION**

Block(s)

15

Lot(s)

38

Qualifier

Street Address

45 Millbrook Road

City, Town, Post Office Box

New Vernon

State

NJ

Zip Code

07976

Seller's Percentage of Ownership

100%

Total Consideration

\$1,650,000

Owner's Share of Consideration

\$1,650,000

Closing Date

August 8, 2017

**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.

8/4/17

Date

8/4/17

Date

Signature

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

Signature

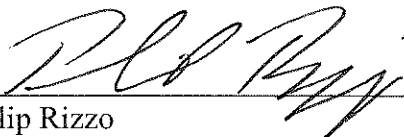
(Seller) Please indicate if Power of Attorney or Attorney in Fact

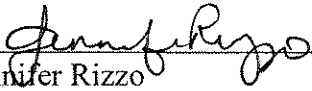
4. **Promises by Grantor.** The Grantor promises that the Grantor has done no act to encumber the Property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the Property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

5. **Signatures.** The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature.)

Witnessed By:

\_\_\_\_\_

 (Seal)  
Phillip Rizzo

 (Seal)  
Jennifer Rizzo

STATE OF NEW JERSEY

SS.

COUNTY OF Morris

I CERTIFY that on August 4<sup>th</sup>, 2017

Phillip Rizzo and Jennifer Rizzo

Personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of this Deed;
- (b) executed this Deed as his or her own act; and,
- (c) made this Deed for \$1,650,000.00 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.)

KYLE TILLYER  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires 10/23/2020

  
\_\_\_\_\_

Record and Return To:  
Allied Title, LLC  
360 Rt. 24  
Chester, NJ 07930

MUST SUBMIT IN DUPLICATE

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

COUNTY Morris

SS. County Municipal Code 1413

FOR RECORDER'S USE ONLY
Consideration \$ 1,650,000
RTF paid by buyer \$ 10,500
Date 8-24-17 By SK

MUNICIPALITY OF PROPERTY LOCATION Harding

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)
Deponent, Jeffrey Moskowitz, being duly sworn according to law upon his/her oath,
deposes and says that he/she is the Officer of Title Company in a deed dated 8/4/2017 transferring
(Grantee, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)
real property identified as Block number 15 Lot number 38 located at
45 Millbrook Road, Township of New Vernon, NJ and annexed thereto.

(2) CONSIDERATION \$ 1,650,000.00 (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) 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
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
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).

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

Table with 4 columns: Property Class, Total Assessed Valuation, Director's Ratio, Equalized Valuation

(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

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 4th day of August, 2017

Signature of Deponent

Signature of Deponent
360 Rt 24, Chester, NJ, 07930
Deponent Address

City Baptist Church, Inc
Grantee Name

800 Clinton Street, Hoboken, NJ 07030
Grantee Address at Time of Sale

BRIAN P. DRIBER
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires November 22, 2021

Allied Title, LLC
Name/Company of Settlement Officer

County recording officers: forward one copy of each RTF-1EE to: 2017051308

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

FOR OFFICIAL USE ONLY
Instrument Number
County Morris
Deed Number
Book 23191 Page 1636
Deed Dated 8/24/17 Date Recorded 8/24/17

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/lpt/localtax.shtml