



# Essex County Register Document Summary Sheet

<b>ESSEX COUNTY REGISTER OF DEEDS &amp; MORTGAGES</b>  HALL OF RECORDS ROOM 30 465 DR MARTIN LUTHER KING BLVD NEWARK NJ 07 02	<b>Transaction Identification Number</b>		6937020	8466531	
	<b>Recorded Document to be Returned by Submitter to:</b> ACRES LAND TITLE AGENCY, INC. 55 ESSEX STREET MILLBURN, NJ 07041				
<b>Official Use Only</b>  <div style="border: 1px solid black; padding: 5px; margin: 5px;">           JUAN M RIVERA, JR            REG OF DEEDS &amp; MORTGAGES            ESSEX COUNTY            New Jersey             DOCUMENT TYPE            1            INSTRUMENT NUMBER            2023072468            RECORDED ON            Dec 04 2023            3 04 36 PM            Total Pages 6             COUNTY REALTY TAX \$510.00            COUNTY REALTY TAX \$255.00            PHPFA            NJ PRESERVATION ACCOUNT \$30.00            REGISTER RECORDING FEE \$40.00            STATE REALTY TAX \$1,275.00            STATE REALTY TAX EAA \$773.00            STATE REALTY TAX \$918.00            GENERAL PURPOSE            NJAHE \$540.00            HOMELESSNESS TRUST FUND \$3.00            CODE BLUE EMERGENCY \$2.00            SHELTER SERVICES            TOTAL PAID \$4,346.00         </div>	<b>Submission Date (mm/dd/yyyy)</b>		12/04/2023		
	<b>No. of Pages (excluding Summary Sheet)</b>		4		
	<b>Recording Fee (excluding transfer tax)</b>		\$75.00		
	<b>Realty Transfer Tax</b>		\$4,27.00		
	<b>Total Amount</b>		\$4,346.00		
	<b>Document Type</b>	DEED/NO EXEMPTION FROM REALTY TRANSFER TAX			
	<b>Electronic Recordation Level</b>		1.2 - Level 2 (With Images)		
	<b>Municipal Codes</b>		ESSEX COUNTY 99		
			758885		
	INV 682324 USER BH				

## Additional Information (Official Use Only)

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# Essex County Register Document Summary Sheet

DEED/NO EXEMPTION FROM REALTY TRANSFER FEE	Type	DEED/NO EXEMPTION FROM REALTY TRANSFER FEE				
	Consideration	\$50,000.00				
	Submitted By	S MPLIFILE, J.C. (S MPLIFILE)				
	Document Date	10/0/2023				
	Reference Info					
	Book ID	Book	Beginning Page	Instrument No.	Recorded/Rec Date	
	GRANTOR	Name			Address	
		61 HIECKEL STREET			61 HIECKEL STREET, BELLEVILLE, NJ 07109	
	GRANTEE	Name			Address	
	SRGP PROPERTIES LLC			45 SHERIDAN AVENUE, ROSELLE PARK, NJ 07204		
Parcel Info	Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
		99	02	6		99

**\* DO NOT REMOVE THIS PAGE.**

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# Deed

This Deed is made on

October 10, 2023 delivered Nov 29, 2023

BETWEEN

61 HECKEL ST LLC  
A New Jersey Limited Liability Company

Whose post office address is

61 Heckel Street  
Belleville, New Jersey 07109

Referred to as the Grantor,

AND

SRGP Properties LLC  
A New Jersey Limited Liability Company

Whose post address is about to be

~~61 Heckel Street~~ 145 Sheridan Ave  
Belleville, New Jersey 07109 Roselle Park, NJ 07204

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 Five Hundred Ten Thousand and 00/100 dollars. .... (\$510,000.00)

The Grantor acknowledges receipt of this money.

2. **Tax Map Reference:** (N J S A. 46-15-1.1) Municipality of Belleville  
Block No. 102 Lot No. 16 Account No.

\_\_\_\_\_ No property tax identification number is available on the date of this Deed (Mark with an "X" if applicable).

3. **Property:** The Property consists of the land and all buildings and structures on the land in the Township of Belleville  
County of Essex and State of New Jersey.

The Legal Description entitled "Schedule A" is annexed hereto and made a part hereof.

BEING THE SAME PREMISES CONVEYED TO

61 Heckel St. LLC, by Sheriff's Deed made by Armando B. Fontoura, Sheriff of the County of Essex, in the State of New Jersey, dated May 4, 2017, recorded July 5, 2017, in the Essex County Clerk/Register's Office in Instrument No 2017057966.

THIS CONVEYENCE IS ALSO MADE SUBJECT TO:

1. Facts that may be disclosed by an accurate survey;
2. Utility Easements and consents, if any, now or hereafter recorded
3. Easements, restrictions, rights of way, ordinances, agreements and conditions of record

Prepared By:

Kimberley A. Donohoe

KIMBERLEY A. DONOHOE, ESQ.



**SCHEDULE A**  
**REVISED LEGAL DESCRIPTION**  
336480

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

Beginning on the westerly side of Heckel Street at a point distant 25.00 feet southerly from the corner formed by the intersection of the westerly line of Heckel Street with the southerly line of Lawrence Street; thence

(1) South 39 degrees 08 minutes west along Heckel Street, 25.00 feet; thence

(2) North 50 degrees 52 minutes west, 108.18 feet; thence

(3) North 39 degrees 08 minutes east, 25.00 feet; thence

(4) South 50 degrees 52 minutes east 108.18 feet to the westerly side of Heckel Street and the point and place of beginning.

The above description is drawn in accordance with a survey made by Control Layouts Inc., dated August 3, 2023.

For information purposes only: Being known as tax lot 16 in tax block 102 on the official tax map of the Township of Belleville, Essex County, State of NJ

GIT/REP-3

(2 21)

(Print or Type)

# State of New Jersey Seller's Residency Certification/Exemption

## Seller's Information

Name(s)

61 Heckel St LLC by Darren Gulston, Sole/Managing Member

Current Street Address

710 S. 12th Street

City, Town, Post Office

Newark

State

NJ

ZIP Code

07103

## Property Information

Block(s)

102

Lot(s)

16

Qualifier

Street Address

61 Hecke Street

City, Town, Post Office

Belleville

State

NJ

ZIP Code

07109

Seller's Percentage of Ownership

100

Total Consideration

\$510,000.00

Owner's Share of Consideration

\$510,000.00

Closing Date

11/29/23

## 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.

10/10/2023

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Darren Gulston  
SOLE MEMBER  
Managing

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

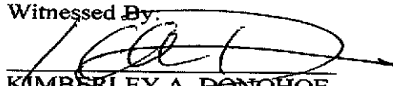
Bargain and Sale Deed with Covenants Against Grantor's Acts

The street address of the property is: 61 Heckel Street, Belleville, New Jersey 07109.

4. **Promises by the Grantor:** 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 a loaning 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.

Witnessed By:

  
KIMBERLEY A. DONOHOE

  
61 HECKEL ST LLC

By: DARREN GULSTON  
Sole/Managing Member

STATE OF NEW JERSEY, COUNTY OF ESSEX  
I CERTIFY that on 10/10/2023

SS.:

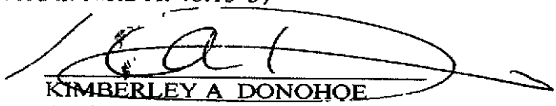
Darren Gulston

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

- (a) This person is sole/managing member of 61 Heckel St LLC;
- (b) This person is the attesting witness to the signing of this Deed by the proper officer of the Limited Liability Company named in this Deed;
- (c) This Deed was signed and delivered by the Limited Liability Company as its voluntary act duly authorized by a proper resolution of its Board of Directors;
- (d) This person knows the proper seal of the Limited Liability Company which was affixed to this Deed;
- (e) This person signed this proof to attest to the truth of these facts; and
- (f) This person made this Deed for \$510,000.00 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)

R/R TO  
ABSOLUTE SETTLEMENT CO INC  
PO Box 769  
Millburn, NJ 07041

Case No 336480

  
KIMBERLEY A. DONOHOE  
An Attorney at Law of NJ

Record and Return to  
Scipione and Berg, Esqs.  
210 Haven Avenue, Suite 153  
Scotch Plains, NJ 07076