



Middlesex County Document Summary Sheet

MIDDLESEX COUNTY CLERK NJ
PO BOX 1110
NEW BRUNSWICK NJ 08903

INSTR # 2026001819
O BK 19922 PG 966
RECORDED 01/09/2026 09:36:43 AM
NANCY J. PINKIN, COUNTY CLERK
MIDDLESEX COUNTY, NEW JERSEY
RECORDING FEES \$75.00
RTF TOTAL TAX 3,983.00
Official Use Only

Transaction Identification Number		8030214	9888639
Submission Date(mm/dd/yyyy)		01/08/2026	
No. of Pages (excluding Summary Sheet)		4	
Recording Fee (excluding transfer tax)		\$75.00	
Realty Transfer Tax		\$3,983.00	
Total Amount		\$4,058.00	
Document Type	DEED - REGULAR		
Municipal Codes			
CARTERET		CAR	
Batch Type	L2 - LEVEL 2 (WITH IMAGES)		
	904213		

Additional Information (Official Use Only)

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RETAIN THIS PAGE FOR FUTURE REFERENCE.



Middlesex County
Document Summary Sheet

DEED - REGULAR	Type	DEED - REGULAR			
	Consideration	\$480,000.00			
	Submitted By	SIMPLIFILE, LLC. (SIMPLIFILE)			
	Document Date	01/05/2026			
	Reference Info				
	Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date
	GRANTOR	Name		Address	
		REHAN A SHAH		56 THORNALL ST, CARTERET, NJ 07008	
		ALIA ZAINAB		56 THORNALL ST, CARTERET, NJ 07008	
GRANTEE	Name		Address		
	MONIQUE ARRINDELL		56 THORNALL ST, CARTERET, NJ 07008		
Parcel Info					
Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
	CA	6207	18		CAR

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Prepared By:



Kenneth M. Kukfa, Esq.

D E E D

This Deed is made as of this 5 day of JANUARY, 2026;

BETWEEN

REHAN A. SHAH and ALIA ZAINAB, Husband and Wife,

whose address is 56 Thornall Street, Carteret, New Jersey 07008, referred to as the Grantor(s);

and

MONIQUE ARRINDELL,

whose address is about to be 56 Thornall Street, Carteret, New Jersey 07008, referred to as the Grantee(s).

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

TRANSFER OF OWNERSHIP. The Grantor(s) grant and convey (transfer ownership of) the property (called the "Property") described below to the Grantee(s). This transfer is made for the sum of FOUR HUNDRED EIGHTY THOUSAND AND 00/100 (\$480,000.00) DOLLARS. The Grantor(s) acknowledges receipt of this money.

TAX MAP REFERENCE. (N.J.S.A. 46:15-2.1) Borough of Carteret,
Block No. 6207, Lot No. 18

PROPERTY. This property consists of the land and all the buildings and structures on the land in the Borough of Carteret, County of Middlesex and State of New Jersey. The legal description:

Commonly known as 56 Thornall Street, Carteret, New Jersey 07008.

SEE ATTACHED LEGAL DESCRIPTION, SCHEDULE "A".

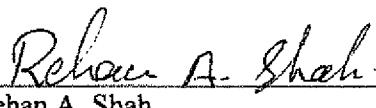
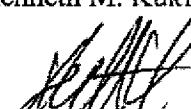
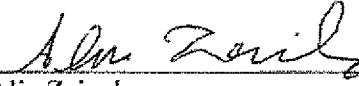
BEING THE SAME PREMISES conveyed to Rehan A. Shah, a married man by deed from Michael Pickerin, Executor of the Estate of Willard A. Pickerin, deceased, dated September 27, 2013 and being recorded in the Middlesex County Clerk's Office on October 7, 2013 in Deed Book 6506, commencing at page 71 and, as disclosed in the Public Records, has been

since October 7, 2013.

PROMISES BY GRANTOR(S). The Grantor(s) promises that the Grantor(s) 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(s) 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(s)).

SIGNATURES. The Grantor(s) herein sign this Deed as of the date at the top of the page.

Witnessed by:

 Kenneth M. Kukfa, Esquire	 Rehan A. Shah
 Kenneth M. Kukfa, Esquire	 Alia Zainab

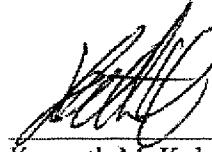
STATE OF NEW JERSEY:

SS:

COUNTY OF MIDDLESEX:

I certify that on JANUARY 5, 2026, Rehan A. Shah and Alia Zainab, personally came before me and acknowledged under oath, to my satisfaction that 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 \$480,000.00 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).


Kenneth M. Kukfa, Esquire
Attorney at Law for the State of New Jersey

RECORD & RETURN TO:

EXHIBIT A

ALL that (those) certain lot(s), tract(s) or parcel(s) of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Carteret, County of Middlesex, and State of New Jersey and is bounded and described as follows:

BEING known and designated as Lot 170 and part of lot 171 in Block 13 as shown on a certain map entitled Revised Map of Property Situated in Borough of Roosevelt, N.J., known as Carteret Realty Co., Number 2, Belonging to the Boynton Chalmers Co., Sewaren, New Jersey, which map was filed in the office of the Clerk of Middlesex County on 09/11/1911 as Filed Map No. 646-369.

BEGINNING at a point in the southeasterly line of Thornall Street, distant 167.85 feet southwesterly from the intersection of the southeasterly line of Thornall Street with the southwesterly line of Randolph Street (formerly Ethel Street), and running; thence

(1) South 75 degrees 50 minutes 00 seconds East, 140.07 feet to a point; thence

(2) South 28 degrees 29 minutes 00 seconds West, 38.70 feet to a point; thence

(3) North 75 degrees 50 minutes 00 seconds West, 130.50 feet to a point in the southeasterly line of Thornall Street; thence

(4) Along the southeasterly line of Thornall Street, North 14 degrees 10 minutes 00 seconds East, 37.50 feet to the point and place of BEGINNING.

BEING THE SAME PREMISES which Rehan A. Shah, married, under Deed from Michael Pickerin, Executor of the Estate of Willard A. Pickerin, deceased, dated 09/27/2013, recorded in the Middlesex County Clerk's Office on 10/07/2013 in Deed Book 6506, Page 71.

FOR INFORMATIONAL PURPOSES ONLY: BEING known as Tax Lot 18, in Tax Block 6207, on the Official Tax Map of the Borough of Carteret.

FOR INFORMATIONAL PURPOSES ONLY: The mailing address is: 56 Thornall Street, Carteret, New Jersey 07008.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Stewart Title Guaranty Company. This Commitment is not valid without the Notice of the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s)

Rehan A. Shah and Alia Zainab, Husband and Wife

Current Street Address
427 Fern Avenue

City, Town, Post Office Deptford	State NJ	ZIP Code 08096
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Property Information

Block(s) 6207	Lot(s) 18	Qualifier
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Street Address
56 Thornall Street

City, Town, Post Office Carteret	State NJ	ZIP Code 07008
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Seller's Percentage of Ownership 100	Total Consideration 480,000.00	Owner's Share of Consideration 480,000.00	Closing Date 01/05/2026
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Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 apply to Residents and Nonresidents)

- 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.
- The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121. See instructions.
- 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.
- 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.
- Seller is not an individual, estate, or trust and is not required to make an estimated Gross Income Tax payment.
- The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated Income Tax payment.
- 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 CODE 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. See instructions.
- Seller **only** received like-kind property.
- 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.
- 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.
- The deed is dated prior to August 1, 2004, and was not previously recorded.
- 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.
- 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.
- The property transferred is a cemetery plot.
- 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.
- 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.
- 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.

1/5/26

Date

Rehan A. Shah

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

1/5/26

Date

Alia Zainab

Indicate if Power of Attorney or Attorney in Fact