

John S. Hogan  
Bergen County Clerk

Bergen County Clerk  
One Bergen County Plaza  
Hackensack, NJ 07601  
(201) 336-7000  
[www.bergencountyclerk.org/](http://www.bergencountyclerk.org/)



INSTRUMENT# 2025052257

V 5563 1257

RECORDED DATE: 07/31/2025

Document Type: DEED AND REALTY TAX FEES

Transaction #: 2095055

Document Page Count: 5

Operator Id: ERECORD

RETURN TO:  
95 S. Middletown Road  
 Nanuet, NY 10954

SUBMITTED BY:

CSC / INGEO SYSTEMS

919 N. 1000 WEST

LOGAN ,UT 84341

PRIMARY NAME

SECONDARY NAME

MASON VALERIE

NELSON ALICIA

ADDITIONAL PRIMARY NAMES

ADDITIONAL SECONDARY NAMES

MARGINAL REFERENCES: File Number: Volume: Page:

DOCUMENT DATE: 07/11/2025

INSTRUMENT#: 2025052257

MUNICIPALITY: HACKENSACK

Recorded Date: 07/31/2025

LOT: 1.01

I hereby CERTIFY that this document is recorded  
in the Clerk's Office in Bergen County, New  
Jersey.

BLOCK: 237



  
John S. Hogan  
Bergen County Clerk

FEES/ TAXES:

RECORDING FEE	\$20.00
STATE RECORDING FEE	\$20.00
COUNTY RECORDING FEE	\$20.00
TAX ABSTRACT-STATE	\$5.00
TAX ABSTRACT-COUNTY	\$5.00
HOMELESSNESS TRUST FUND	\$3.00
HOMELESS CODE BLUE	\$2.00
NPNR	\$202.50
Basic County	\$285.00
Basic State	\$712.50
PHPF	\$142.50
Extra-Aide	\$255.50
Gen-Purpose	\$0.00
Mansion-Tax	\$0.00
Total: \$1,673.00	

Recording Fees: \$75.00  
Realty Transfer Tax Fees: \$1,598.00  
Consideration: \$ 285000.00

OFFICIAL RECORDING COVER PAGE

Page 1 of 5

**PLEASE DO NOT DETACH**  
THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.

\*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

V12.24.21

Prepared by

**PLEASE RECORD AND RETURN TO:**

Linda J. Hockstein, Esq.  
660 Broadway  
Bayonne, NJ 07002

**Deborah L. Pico, Esq.**

**DEED**

This Deed is made on the 11<sup>th</sup> day of July 2025

**BETWEEN, VALERIE MASON**, unmarried, whose address is 90 Prospect Avenue, Unit 9D, Hackensack, NJ 07601 referred to as the **GRANTOR(S)**.

**AND ALICIA NELSON**, unmarried, whose address is about to be: 90 Prospect Avenue, Unit 9D, Hackensack, NJ 07601, referred to as the **GRANTEE(S)**.

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

**TRANSFER OF TITLE.** The Grantor does hereby grant and convey the property described below to the Grantee(s).

**CONSIDERATION.** This transfer of ownership is made for the sum and consideration of **TWO HUNDRED EIGHTY-FIVE THOUSAND AND NO/100 DOLLARS (\$285,000.00)**. The Grantor(s) acknowledges receipt of this money.

**TAX MAP REFERENCE.** The property located in the Municipality of Hackensack  
Block No.: 237      Lot: 1.01      Qual: C009D      Account No. \_\_\_\_\_

**Commonly known as** *90 Prospect Avenue, Unit 9D, Hackensack, NJ 07601*

**PROPERTY DESCRIPTION.** The property consists of all the land, buildings, structures and improvements contained on the property, and is located in the City of Hackensack, County of Bergen and State of New Jersey, and is described as follows:

See Schedule 'A' attached and made a part thereof.

BEING same premises conveyed to Valerie Mason, unmarried by deed from Jennica Ossi, unmarried and Henry B. Ossi, unmarried, as joint tenants with rights of survivorship, dated May 25, 2021, recorded August 2, 2021 in the Bergen County Clerk's/Register's Office in Deed V Book 4306 Page 1452.

**PROMISES BY GRANTOR(S).** The Grantor(s) promises and warrants that Grantor(s), by acts of the Grantor(s), has not encumbered the property. This promise means that the Grantor(s) has not allowed anyone else to obtain any legal right which would affect the property being transferred (such as a mortgage or entering a judgment against the Grantor(s)).

**BY WITNESS WHEREOF,** the Grantor(s) signs this Deed as of the 11<sup>th</sup> day of July 2025

Michelle L Strauss  
Witness

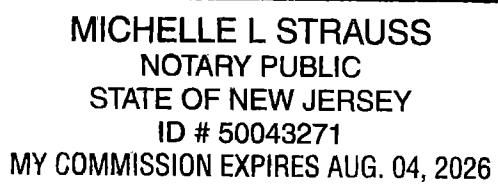
Valerie Mason  
VALERIE MASON

STATE OF NEW JERSEY ) ss:  
COUNTY OF Bergen )

I CERTIFY that on July 11, 2025 VALERIE MASON personally came before me and acknowledged under oath, to my satisfaction, that this 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/her act and deed; and
- (c) the full and actual consideration paid or to be paid for the transfer of title as defined by N.J.S.A.46:15-5, is \$285,000.00

Michelle L Strauss  
Notary Public  
(Print name and title below signature)



# Schedule A

## LEGAL DESCRIPTION

ALL that certain tract or parcel of land, situated, lying and being in the City of Hackensack, County of Bergen, State of New Jersey, more particularly described as follows:

Known as and designated as Unit No. 9D situate in Frontenac Condominium Association, a condominium, established in accordance with the N.J.S.A. 46:8b-1, et seq., together with an undivided 1.11030% interest in the General Common elements of said condominium appurtenant to the aforesaid unit in accordance with and subject to the terms, conditions, covenants, restrictions, reservations easements, lien as for assessments, and other provisions as set forth in the current Master Deed of Frontenac Condominium Association, dated July 8, 2005, and recorded July 22, 2005, in the Office of the BERGEN Clerk/Register in Deed Book 8848, Page 56, amended in Deed Book 9015, Page 324, as same may now or hereafter be lawfully amended.

Tax Lot: 1.01 Qualifier: C009D Block: 237 Tax Map of the City of Hackensack, County of Bergen, State of New Jersey

NOTE: Lot and Block shown for informational purposes only.

NOTE FOR INFORMATION ONLY: Mailing Address is 90 Prospect Ave Unit 9D, Hackensack, NJ 07601-1909

*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; 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)

VALERIE MASON

Current Street Address

345 Broughton Avenue

City, Town, Post Office

Bloomfield

State

ZIP Code

NJ

07003

**Property Information**

Block(s)

237

Lot(s)

1.01

Qualifier

C009D

Street Address

90 Prospect Avenue, Unit 9D

City, Town, Post Office

Hackensack

State

NJ

ZIP Code

07601

Seller's Percentage of Ownership

100

Total Consideration

\$285,000.00

Owner's Share of Consideration

\$285,000.00

Closing Date

7/11/25

**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.
- 7a.  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.
- 7b.  Seller only received 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.

7/11/25

Date

Valerie M

Signature (Seller)

VALERIE MASON

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact