



**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)

**Return Address (for recorded documents)**

ONE REAL TITLE OF NEW JERSEY, LLC

923 HADDONFIELD ROAD SUITE 300

CHERRY HILL TOWNSHIP, NJ 08002

904213

**Additional Information (Official Use Only)**

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

**COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF MIDDLESEX COUNTY FILING RECORD.  
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

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

NEW JERSEY LAND TITLE  
INSURANCE RATING BUREAU

NJRB 3-10  
Last Revised 11-01-2023

GIT/REP-3  
(8-25)  
(Print or Type)

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

**Property Information**

Block(s)  
6207

Lot(s)  
18

Qualifier

Street Address  
56 Thornall Street

City, Town, Post Office  
Carteret

State  
NJ

ZIP Code  
07008

Seller's Percentage of Ownership  
100

Total Consideration  
480,000.00

Owner's Share of Consideration  
480,000.00

Closing Date  
01/05/2026

**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. See instructions.
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.

1/5/26  
Date

Rehan A. Shah  
Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

1/5/26  
Date

Alia Zainab  
Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact