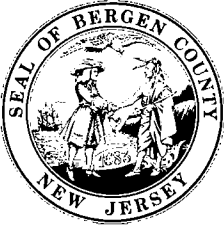





<p>John S. Hogan Bergen County Clerk</p> <p>Bergen County Clerk One Bergen County Plaza Hackensack, NJ 07601 (201) 336-7000 www.bergencountyclerk.org/</p>	<div style="text-align: center;">  </div> <div style="text-align: center;">  </div> <p>INSTRUMENT# 2025059043</p> <p>V 5586 742</p> <p>RECORDED DATE: 08/27/2025</p>																																		
<p>Document Type: DEED AND REALTY TAX FEES</p>	<p>Transaction #: 2101718</p> <p>Document Page Count: 5</p> <p>Operator Id: ERECORD</p>																																		
<p>RETURN TO: 22 Ridge Rd Lyndhurst, NJ 07071-1369</p>	<p>SUBMITTED BY: SIMPLIFILE 4844 North 300 West, Suite 202 PROVO ,UT 84604</p>																																		
<p>PRIMARY NAME 195 CONCORD DRIVE LLC</p>	<p>SECONDARY NAME 195 CONCORD PARAMUS LLC</p>																																		
<p>ADDITIONAL PRIMARY NAMES</p>	<p>ADDITIONAL SECONDARY NAMES</p>																																		
<p>MARGINAL REFERENCES: File Number: Volume: Page:</p>																																			
<p>DOCUMENT DATE: 08/04/2025 MUNICIPALITY: PARAMUS LOT: 15 BLOCK: 4507</p> <p>FEES/ TAXES:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>RECORDING FEE</td><td style="text-align: right;">\$20.00</td></tr> <tr><td>STATE RECORDING FEE</td><td style="text-align: right;">\$20.00</td></tr> <tr><td>COUNTY RECORDING FEE</td><td style="text-align: right;">\$20.00</td></tr> <tr><td>TAX ABSTRACT-STATE</td><td style="text-align: right;">\$5.00</td></tr> <tr><td>TAX ABSTRACT-COUNTY</td><td style="text-align: right;">\$5.00</td></tr> <tr><td>HOMELESSNESS TRUST FUND</td><td style="text-align: right;">\$3.00</td></tr> <tr><td>HOMELESS CODE BLUE</td><td style="text-align: right;">\$2.00</td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td>NPNR</td><td style="text-align: right;">\$885.00</td></tr> <tr><td>Basic County</td><td style="text-align: right;">\$740.00</td></tr> <tr><td>Basic State</td><td style="text-align: right;">\$1,850.00</td></tr> <tr><td>PHPF</td><td style="text-align: right;">\$370.00</td></tr> <tr><td>Extra-Aide</td><td style="text-align: right;">\$1,302.00</td></tr> <tr><td>Gen-Purpose</td><td style="text-align: right;">\$1,522.00</td></tr> <tr><td>Mansion-Tax</td><td style="text-align: right;">\$0.00</td></tr> </table> <p>Total: \$6,744.00</p>	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	\$885.00	Basic County	\$740.00	Basic State	\$1,850.00	PHPF	\$370.00	Extra-Aide	\$1,302.00	Gen-Purpose	\$1,522.00	Mansion-Tax	\$0.00	<p>INSTRUMENT#: 2025059043 Recorded Date: 08/27/2025</p> <p>I hereby CERTIFY that this document is recorded in the Clerk's Office in Bergen County, New Jersey.</p> <div style="text-align: center;">  </div> <div style="text-align: right;">  John S. Hogan Bergen County Clerk </div> <p>Recording Fees: \$75.00 Realty Transfer Tax Fees: \$6,669.00 Consideration: \$ 740000.00</p>
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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

PLEASE RECORD AND RETURN TO:

Prepared by

Hartmann Doherty Rosa Berman & Bulbulia
433 HACKENSACK AVENUE #1002
HACKENSACK, NEW JERSEY 07601

ALAN H. FEIN, ESQ.

DEED

This Deed is made on AUGUST 4, 2025

BETWEEN

195 CONCORD DRIVE LLC

whose address is: **195 CONCORD DRIVE
PARAMUS, NEW JERSEY 07652**

referred to as the **Grantor**.

AND

195 CONCORD PARAMUS LLC

whose address is: **2160 N. CENTRAL ROAD, #108,
FORT LEE, NEW JERSEY 07002**

referred to as the **Grantee**.

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.

CONSIDERATION. This transfer of ownership is made for the sum and consideration of SEVEN HUNDRED FORTY THOUSAND DOLLARS (\$740,000.00). The Grantor acknowledges receipt of this money.

TAX MAP REFERENCE. The property located in the Municipality of **PARAMUS**, Block No. **4507** Lot No. **15**, Commonly known as **195 CONCORD DRIVE, PARAMUS, NEW JERSEY 07652**.

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


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

BEING THE SAME LAND AND PREMISES conveyed to the Grantor by deed from **LORI LUNGER, AS SUCCESSOR TRUSTEE OF THE JOAN E. HEISLER REVOCABLE TRUST AGREEMENT DATED NOVEMBER 6, 2013** dated **APRIL 24, 2025** and recorded in the Office of **BERGEN** County Clerk on **MAY 8, 2025** in Deed Book **1584** Page **1956**.

PROMISES BY GRANTOR. The Grantor promises and warrants that Grantor, by acts of the Grantor, has not encumbered the property. This promise means that the Grantor 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).

SIGNATURES. The Grantor signs this Deed as of date first above written.

Witness



195 CONCORD DRIVE LLC
BY: DARYOUSH REYHANIAN,
SOLE MEMBER

Witness

STATE OF _____:

ss:

COUNTY OF _____:

I CERTIFY that on _____ 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 _____.


Notary Public

STATE OF N.Y. _____:

COUNTY OF Rockland _____ ss:

I CERTIFY that on AUG. 4, 2015
DARYOUSH REYHANIAN
personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of the attached Deed.
- (b) was authorized to and did execute this Deed as SOLE MEMBER of 195 CONCORD DRIVE LLC, the entity named in this Deed;
- (c) made this Deed for \$740,000.00 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; and
- (d) executed this Deed as the act of the entity.



Notary Public

ALAN H. FEIN
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 02FE4980135
Qualified in Rockland County
Commission Expires April 15, 2027

GIT/REP-3
(8-24)
(Print or Type)

State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s)

195 CONCORD DRIVE LLC

Current Street Address

350 MCKINLEY BOULEVARD

City, Town, Post Office

PARAMUS

State

NJ

ZIP Code

07652

Property Information

Block(s)

4507

Lot(s)

15

Qualifier

Street Address

195 CONCORD DRIVE

City, Town, Post Office

PARAMUS

State

NJ

ZIP Code

07652

Seller's Percentage of Ownership

100

Total Consideration

\$740,000.00

Owner's Share of Consideration

\$740,000.00

Closing Date

08/11/2025

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.

Aug. 4, 2025

Date

Signature (Seller)

Daryoush Reyhanian, sole member

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Issued by Elite Title Group, LLC
AGENT FOR WESTCOR LAND TITLE INSURANCE COMPANY

File No.: **ETG-34494**

**SCHEDULE A
LEGAL DESCRIPTION**

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Paramus, in the County of Bergen, State of NJ being bounded and described as follows:

BEGINNING at a concrete monument found in the northeasterly line of Concord Drive, therein distant 17.83 feet, as measured northwesterly along the prolongation of the same, from its intersection with the northwesterly line of Elliot Place, if both streets were extended to meet, and from said point of BEGINNING thence, running,

1. along the northeasterly line of Concord Drive, N. 61° 15' 00" W., a distance of 51.03 feet to a point, thence,
2. N. 28° 45' 00" E., a distance of 97.95 feet to a point, thence,
3. S. 62° 33' 20" E., a distance of 123.83 feet to a point in the northwesterly line of Elliot Place, thence,
4. along the northwesterly line of Elliot Place on a curve to the right having it radius of 127.91 feet, a central angle of 43° 03' 45", a arc length of 96.13 feet to a point, thence,
5. on a curve to the right having a radius of 500.00 feet, a central angle of 45° 00' 00", an arc length of 39.27 feet to the point and place of BEGINNING.

Being known as Lot 11 in Block 3429 as shown on a certain map entitled "Madison Manor Homes, Section 1, Borough of Paramus, Bergen County, N.J.", which map was filed in the Bergen County Clerk's Office on March 15, 1950 as Map No. 3875.

FOR INFORMATION PURPOSES ONLY: BEING known as Tax Lot 15 in Tax Block 4507 on the Official Tax Map of the Borough of Paramus, Bergen County, State of NJ.