



Middlesex County Document Summary Sheet

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INSTR # 2026004834
O BK 19931 PG 1949
RECORDED 01/23/2026 11:16:23 AM
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Transaction Identification Number		8050268	9914106
Submission Date <i>(mm/dd/yyyy)</i>		01/20/2026	
No. of Pages <i>(excluding Summary Sheet)</i>		2	
Recording Fee <i>(excluding transfer tax)</i>		\$20.00	
Realty Transfer Tax		\$0.00	
Total Amount		\$20.00	
Document Type	NOTICE/SETTLEMENT/ CONTRACT OF SALE		
Municipal Codes			
CARTERET		CAR	
Batch Type L2 - LEVEL 2 (WITH IMAGES)			
907041			

Additional Information (Official Use Only)

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Middlesex County
Document Summary Sheet

NOTICE/ SETTLEMENT/ CONTRACT OF SALE	Type	NOTICE/SETTLEMENT/CONTRACT OF SALE			
	Consideration				
	Submitted By	SIMPLIFILE, LLC. (SIMPLIFILE)			
	Document Date	01/20/2026			
	Reference Info				
	Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date
	SELLER	Name		Address	
		CARMEN DEL RIO			
	BUYER	Name		Address	
		SHAH MARKET LLC			
	Parcel Info				
	Property Type	Tax Dist.	Block	Lot	Qualifier
					Municipality

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NOTICE OF SETTLEMENT

File #: RET26-9905

Owner(s) Name(s) and Address(es):

Carmen Del Rio
703 Roosevelt Avenue
Carteret, NJ 07008

-and-

Buyer/Borrower(s) Name(s) and Address(es):

Shah Market LLC
30 Runnymede Road
Colonia, NJ 0767

about to have a property address at:

703 Roosevelt Avenue, Carteret, NJ 07008

NOTICE is hereby given of a contract, agreement of sale between the parties hereto.

THE land to be affected is commonly known as **703 Roosevelt Avenue, Tax Block 6105, Tax Lot 25** in the **Borough of Carteret, Middlesex County, New Jersey**

SAID land is more particularly described in SCHEDULE "C" attached hereto and made a part hereof.

John S. Logan, Jr., Title Officer for
River Edge Title Agency, LLC
252 Main Street 1st Floor
Metuchen, NJ 08840

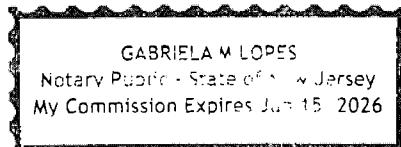
ACKNOWLEDGEMENT

State of New Jersey, County of Middlesex

Be it remembered that on **January 20, 2026** before me, the subscriber, personally appeared **John S. Logan, Jr., Title Officer for River Edge Title Agency, LLC**, who I am satisfied, is or are the person(s) named in and who executed the within instrument, and thereupon he, she, or they signed, sealed, and delivered the same as such office aforesaid on behalf of the corporation and that the within instrument is the voluntary act and deed of such corporation.

Sworn to and subscribed before me, the date aforesaid.

Gabriela M. Lopes
Notary Public, State of New Jersey
My Commission Expires: June 15, 2026



* This form must be executed by a party or legal representative. If the notice is executed by anyone other than an Attorney at Law of New Jersey, it must be executed and acknowledged or proven in the same manner as a deed.

NOTICE OF SETTLEMENT

SCHEDULE C Legal Description

File #: RET26-9905

ALL that certain lot, piece or parcel 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:

Beginning at a point at the intersection of the southwesterly line of Roosevelt A venue with the southeasterly line of Heald Street and running thence;

- 1) Along the southwesterly line of Roosevelt Avenue S 44° 49'-00" E 50.00' to a point, thence;
- 2) S 45°-41'-00" W 62.00' to a point, thence;
- 3) N 44°-49'-00" W 50.00' to a point in the southeasterly line of Heald Street, thence;
- 4) Along the southeasterly line of Heald Street N 45°-11'-00" E 62.00' to the point and place of beginning.

PROPERTY ALSO KNOWN AS THE NORTHEASTERLY 62' OF LOTS 1 & 2 IN BLOCK 163-C AS SHOWN MAP OF HOMESITE PARK, SITUATED IN BORO. OF CARTERET, MIDDLESEX COUNTY, N.J., FILED: OCT. 2, 1928, MAP NO. 1244, FILE NO. 695.

The above description is drawn in accordance with a survey prepared by THOMAS M. ERNST & ASSOCIATES, PROFESSIONAL LAND SURVEYORS, INC., DATE: JAN. 12, 2026.

Being more commonly known as 703 Roosevelt Avenue, Carteret, NJ 07008.

NOTE: Being Tax Lot: 25, Block: 6105; Tax Map of the Borough of Carteret, County of Middlesex, in the State of New Jersey.

NOTE: Tax Lot and Block shown for informational purposes only.