



**Middlesex County
Document Summary Sheet**

MIDDLESEX COUNTY CLERK NJ

PO BOX 1110

NEW BRUNSWICK NJ 08903

INSTR # 2026001817

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RECORDED 01/09/2026 09:36:43 AM

NANCY J. PINKIN, COUNTY CLERK

MIDDLESEX COUNTY, NEW JERSEY

RECORDING FEES \$20.00

Official Use Only

Transaction Identification Number

8030214

9888637

Submission Date(mm/dd/yyyy)

01/08/2026

No. of Pages (excluding Summary Sheet)

2

Recording Fee (excluding transfer tax)

\$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)

Return Address (for recorded documents)

ONE REAL TITLE OF NEW JERSEY, LLC

923 HADDONFIELD ROAD SUITE 300

CHERRY HILL TOWNSHIP, NJ 08002

904211

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**

NOTICE/ SETTLEMENT/ CONTRACT OF SALE	Type	NOTICE/ SETTLEMENT/ CONTRACT OF SALE				
	Consideration					
	Submitted By	SIMPLIFILE, LLC. (SIMPLIFILE)				
	Document Date	10/21/2025				
	Reference Info					
	Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
	SELLER	Name			Address	
		REHAN A SHAH				
	BUYER	Name			Address	
		MONIQUE ARRINDELL				
	Parcel Info					
	Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality

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one real title

Seller: (name and address)

Rehan A. Shah
56 Thornall Street, Carteret, NJ 07008

Purchaser/Mortgagor: (name and address)

Monique Arrindell
1607 Castleton Avenue, Staten island, NY 10302

NOTICE OF

REAL ESTATE SETTLEMENT

NOTICE is hereby given of a contract of sale and mortgage commitment between the parties hereto.

THE lands to be affected are described as follows:

All those certain tracts or parcels of land and premises situate lying and being in the City of Carteret of the Middlesex County, State of New Jersey, commonly known as:

56 Thornall Street, Carteret, NJ 07008

Also known as Lot 170 and part of lot 171 in Block 13 the tax map of the City of Carteret.

And more particularly described as follows:

See attached Exhibit "A".

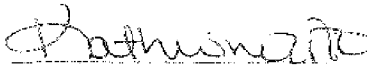
One Real Title of New Jersey, LLC

BY: _____

Jessica Contreras

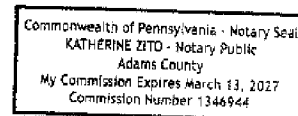
State of Pennsylvania, County of York

I CERTIFY that on 10/21/25, Jessica Contreras 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 document; and (b) signed, sealed and delivered this document as his or her act and deed.


Signature of notarial officer
Stamp

Notary Public
Title of office

My commission expires: 3/13/2027



**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 proved in the same manner as a deed.*

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.

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