

John S. Hogan
Bergen County Clerk

Bergen County Clerk
One Bergen County Plaza
Hackensack, NJ 07601
(201) 336-7000
www.bergenclerk.org/



INSTRUMENT# 2025032921

V 5500 435

RECORDED DATE: 05/08/2025

Document Type: DEED AND REALTY TAX FEES

Transaction #: 2074622

Document Page Count: 5

Operator Id: ERECORD

RETURN TO:

SUBMITTED BY:

CSC / INGENIO SYSTEMS

919 N. 1000 WEST

LOGAN, UT 84341

PRIMARY NAME

SECONDARY NAME

LUNGER LORI

195 CONCORD DRIVE LLC

ADDITIONAL PRIMARY NAMES

ADDITIONAL SECONDARY NAMES

JOAN E HEISLER REVOCABLE TRUST

MARGINAL REFERENCES: File Number: Volume: Page:

DOCUMENT DATE: 04/24/2025

MUNICIPALITY: PARAMUS

LOT: 15

BLOCK: 4507

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	\$690.00
------	----------

Basic County	\$610.00
--------------	----------

Basic State	\$1,525.00
-------------	------------

PHPF	\$305.00
------	----------

Extra-Aide	\$1,003.00
------------	------------

Gen-Purpose	\$1,158.00
-------------	------------

Mansion-Tax	\$0.00
-------------	--------

Total: \$5,366.00

INSTRUMENT#: 2025032921

Recorded Date: 05/08/2025

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



John S. Hogan
John S. Hogan
Bergen County Clerk

Recording Fees: \$75.00

Realty Transfer Tax Fees: \$5,291.00

Consideration: \$ 610000.00

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

D E E D

This Deed is made on April 24, 2025

**BETWEEN: LORI LUNGER, as Successor Trustee of the JOAN E. HEISLER
REVOCABLE TRUST AGREEMENT dated November 6, 2013**

*residing at 10 Lower Landsdown Road, Annandale, NJ 08801
referred to as the Grantor*

AND: 195 CONCORD DRIVE LLC

*about to be residing at 195 Concord Drive, Paramus, NJ 07652
referred to as the Grantee.*

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

TRANSFER OF OWNERSHIP. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of **SIX HUNDRED TEN THOUSAND AND ZERO CENTS (\$610,000.00) DOLLARS.**

The Grantor acknowledges receipt of this money.

TAX MAP REFERENCE. (N.J.S.A. 46:15-1.1) Municipality of **Paramus**
Block 4507, Lot 15 commonly known as **195 Concord Drive, Paramus, NJ 07652.**

PROPERTY. The property consists of the land and all the buildings and structures on the land located in the **Borough of Paramus, County of Bergen, and State of New Jersey.** The legal description is:

See Schedule A attached hereto and made a part hereof.

BEING THE SAME PREMISES conveyed to Joan E. Heisler, Trustee of the Joan E. Heisler Revocable Trust Agreement dated November 6, 2013 by deed of Joan E. Heisler, single, dated December 9, 2013 and recorded December 16, 2013 in the Bergen County Clerk's Office in Deed Book 01584 Page 1956, and, as disclosed in the Public Records, has been since December 16, 2013.

Joan E. Heisler died on December 15, 2024 wherein Letters Testamentary were issued to Lori Lunger on January 30, 2025.

Subject to easements, covenants, restrictions, agreements and other matters of record and such state of facts as an accurate survey and inspection may reveal.

PROMISES BY GRANTOR. The Grantor promises that the Grantor 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 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).

Witnessed by:

**LORI LUNGER, as Successor Trustee
of the JOAN E. HEISLER
REVOCABLE TRUST AGEEMENT
dated November 6, 2013**


Naser R Batah


**By: LORI LUNGER, Successor
Trustee**

STATE OF NEW JERSEY, COUNTY OF Hunterdon): SS.

I CERTIFY that on 04/21/2025, **LORI LUNGER, as Successor Trustee of the JOAN E. HEISLER REVOCABLE TRUST AGEEMENT dated November 6, 2013**, 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) executed this deed as his or her own act; and,
(c) made this deed for **\$610,000.00** 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.)

Record and Return to:

Land Track Title Agency, LLC
750 Chestnut Ridge Road, Suite 104
Chestnut Ridge, NY 10977

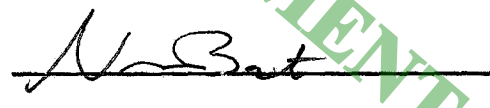

NASER R. BATAH
NOTARY PUBLIC, STATE OF NEW JERSEY
COMMISSION # 50132485
MY COMMISSION EXPIRES
JULY 24 , 2025

EXHIBIT A

LEGAL DESCRIPTION

All the buildings and structures on the land in the Borough of Paramus, County of Bergen and State of New Jersey. The legal description is:

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. $61^{\circ} 15' 00''$ W., a distance of 51.03 feet to a point, thence,
2. N. $28^{\circ} 45' 00''$ E., a distance of 97.95 feet to a point, thence,
3. S. $62^{\circ} 33' 20''$ 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 $43^{\circ} 03' 45''$, 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 $45^{\circ} 00' 00''$, 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 Purpose Only:

Address: 195 Concord Drive

Paramus, NJ 07652

Borough of Paramus, County of Bergen and State of New Jersey

Block: 4507 Lot: 15

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

State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s)
LORI LUNGER, as Successor Trustee of the JOAN E. HEISLER REVOCABLE TRUST AGREEMENT dated November 6, 2013

Current Street Address
10 Lower Landsdown Road

City, Town, Post Office
Annandale

State

NJ

ZIP Code

08801

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	Total Consideration	Owner's Share of Consideration	Closing Date
100	\$610,000.00	\$610,000.00	04/24/2025

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.

4/21/24 Date	<i>Lori Lunger Exe</i> Signature (Seller)	Indicate If Power of Attorney or Attorney in Fact
_____ Date	_____ Signature (Seller)	_____ Indicate If Power of Attorney or Attorney in Fact