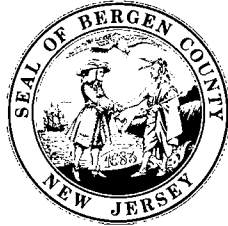


John S. Hogan
Bergen County Clerk

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



INSTRUMENT# 2025040570

V 5525 978

RECORDED DATE: 06/11/2025

Document Type: DEED AND REALTY TAX FEES

Transaction #: 2082973

Document Page Count: 5

Operator Id: ERECORD

RETURN TO:

57 Euclid St
Woodbury, NJ 08096-4633

SUBMITTED BY:

SIMPLIFILE

4844 North 300 West, Suite 202

PROVO ,UT 84604

PRIMARY NAME

PETERS KYLE

SECONDARY NAME

TAMIR RONEN MEIR

ADDITIONAL PRIMARY NAMES

ADDITIONAL SECONDARY NAMES

ALON TAMIR LIMOR

MARGINAL REFERENCES: File Number: Volume: Page:

DOCUMENT DATE: 05/29/2025

MUNICIPALITY: HACKENSACK

LOT: 1.01

BLOCK: 237

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	\$187.50
Basic County	\$275.00
Basic State	\$687.50
PHPF	\$137.50
Extra-Aide	\$232.50
Gen-Purpose	\$0.00
Mansion-Tax	\$0.00

Total: \$1,595.00

INSTRUMENT#: 2025040570

Recorded Date: 06/11/2025

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: \$1,520.00

Consideration: \$ 275000.00

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

Prepared By:
Kurt D. Peters, Esq.

DEED

THIS DEED is made on May 29, 2025

BETWEEN

Kyle Peters, unmarried

whose address is about to become 2805 Main Street, Lawrence Township, NJ 08648

referred to as the Grantors,

AND

Ronen Meir Tamir and Limor Alon-Tamir, husband and wife

whose address is 39 George Street, Tenafly, NJ 07670

collectively referred to as the Grantees.

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

Transfer of Ownership. The Grantors grants and conveys (transfers ownership of) the property described below to the Grantees. This transfer is for the sum of **Two Hundred Seventy-Five Thousand (\$275,000.00) Dollars**. The Grantors acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) City of Hackensack, County of Bergen, State of New Jersey.
Block 237 Lot 1.01 Qualifier C005D Account No.

___ No property tax identification number is available on the date of this deed. (Check if applicable.)

Property. The property consists of the land and all the buildings and structures on the land in the City of Hackensack, County of Bergen and State of New Jersey. The legal description is as follows:

SEE SCHEDULE "A" ATTACHED HERETO

BEING also known as **Block 237 Lot 1.01 Qualifier C005D** on the current Tax Map of the City of Hackensack. Said premises are commonly known and designated as 90 Prospect Avenue, Unit 5D, Hackensack, NJ 07601.

BEING THE SAME PREMISES conveyed to the Grantor by deed from Sudip Mukherjee and Jayati Mukherjee, husband and wife, dated July 30, 2021, recorded on August 27, 2021 in the Bergen County Clerk/Register's Office in Deed Book V4350, Page 1647, Instrument Number 20211137295.

Subject to restrictions of record, if any, and municipal and state zoning laws.

Subject to all easements and ordinances of record.

Subject to such state of facts as an accurate survey may disclose.

State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s)
Kyle Peters

Current Street Address
2805 Main Street

City, Town, Post Office
Lawrence Township

State

NJ

ZIP Code

08648

Property Information

Block(s)
237

Lot(s)

1.01

C005D

Qualifier

Street Address
90 Prospect Avenue, Unit 5D

City, Town, Post Office
Hackensack

State

NJ

ZIP Code

07601

Seller's Percentage of Ownership
100

Total Consideration
\$ 275,000.00

Owner's Share of Consideration
100 \$ 275,000.00

Closing Date
5/29/2025

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.

5/28/25

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

LEGAL DESCRIPTION

All that certain tract or parcel of land, situated, lying and being in Hackensack City, County of Bergen, and State of New Jersey, more particularly described as follows:

BEING known and designated as Unit No. 5D in Frontenac, a Condominium, together with an undivided 1.07566% interest in the Common Elements appurtenant thereto, in accordance with an subject to the terms, conditions, easements, covenants, restrictions, limitations, and other provisions as set forth in the Master Deed dated July 8, 2005, recorded July 22, 2005, in the Office of the Bergen County Clerk/Register in Deed Book 8848, Page 56, as same may now or hereafter be lawfully amended.

NOTE FOR INFORMATION: Being known as 90 Prospect Avenue, Unit 5D, Hackensack City, Bergen County, State of New Jersey, Block 237, Lot 1.01 Qual: C005D on the tax map of Hackensack City.

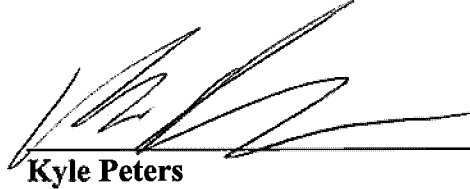
NOTE FOR INFORMATION: The mailing address of the premises is: 90 Prospect Avenue, Unit 5D, Hackensack, NJ 07601

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Connecticut Attorney's Title Insurance Company (CATIC). 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.

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.)

Signatures. The Grantor signs this Deed as of the date at the top of the first page.

Witnessed by:

 5/28/25

Kyle Peters

STATE OF NEW JERSEY, COUNTY OF BERGEN : SS.:

I CERTIFY that on 5/28/2025,

Kyle Peters, personally came before me and acknowledged under oath, to my satisfaction, that these persons (or if more than one, each person):

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as her act and deed;
- (c) made this Deed for **\$275,000.00** as 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)



Notary

Record and Return to:

Shelia H. Klempner, Esq.
250 Kinderkamack Road
Westwood, New Jersey 07675

