

John S. Hogan
Bergen County Clerk



Bergen County Clerk
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www.bergencountyclerk.org/



INSTRUMENT# 2025049667

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RECORDED DATE: 07/22/2025

Document Type: NOTICE/SETTLEMENT

Transaction #: 2092476

Document Page Count: 3

Operator Id: ERECORD

RETURN TO:
22 Ridge Rd
Lyndhurst, NJ 07071-1369

SUBMITTED BY:

SIMPLIFILE

4844 North 300 West, Suite 202

PROVO ,UT 84604

PRIMARY NAME

SECONDARY NAME

195 CONCORD DRIVE LLC

195 CONCORD PARAMUS LLC

ADDITIONAL PRIMARY NAMES

ADDITIONAL SECONDARY NAMES

MARGINAL REFERENCES: File Number: Volume: Page:

DOCUMENT DATE: 01/01/1900

INSTRUMENT#: 2025049667

MUNICIPALITY: PARAMUS

Recorded Date: 07/22/2025

LOT:

BLOCK:

FEES/ TAXES:

RECORDING FEE \$10.00

STATE RECORDING FEE \$5.00

COUNTY RECORDING FEE \$5.00

NPNR \$0.00

Basic County \$0.00

Basic State \$0.00

PHPF \$0.00

Extra-Aide \$0.00

Gen-Purpose \$0.00

Mansion-Tax \$0.00

Total: \$20.00

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




John S. Hogan
Bergen County Clerk

Recording Fees: \$20.00
Realty Transfer Tax Fees: \$0.00
Consideration: \$ 0.00

OFFICIAL RECORDING COVER PAGE

Page 1 of 3

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

NOTICE OF SETTLEMENT

File #: ETG-34494

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

195 Concord Drive LLC
195 Concord Drive
Paramus, NJ 07652

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

195 Concord Paramus, LLC
195 Concord Drive
Paramus, NJ 07652

NOTICE is hereby given of a contract, agreement of sale, or mortgage commitment between the parties hereto.
THE land to be affected is commonly known as Premises: 195 Concord Drive, Borough of Paramus
County: Bergen, New Jersey Block: 4507 Lot: 15
SAID land is more particularly described in SCHEDULE "C" attached hereto and made a part hereof.

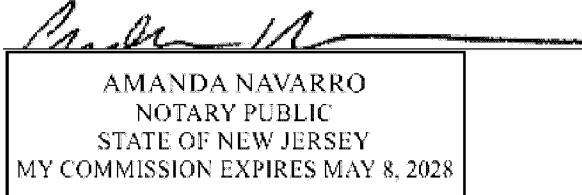


Kristen Martinez-Key, Title Officer
Elite Title Group, LLC
22 Ridge Road
Lyndhurst, NJ 07071

State of New Jersey
County of Bergen

Be it remembered that on July 15, 2025, before me, personally appeared Kristen Martinez-Key, Title Officer for Elite Title Group, 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.



R&R:
Elite Title Group, LLC
22 Ridge Road
Lyndhurst, NJ 07071

* 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 #: ETG-34494

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' OD", 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 entitied "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.