

**Mercer County
Document Summary Sheet**

MERCER COUNTY CLERK

MERCER COUNTY COURTHOUSE

209 SOUTH BROAD STREET

TRENTON NJ 08650

INSTR # 2019010546

D BK 6360 PG 1204

RECORDED 03/13/2019 11:02:23 AM

PAULA SOLLAMI COVELLO, COUNTY CLERK

MERCER COUNTY, NEW JERSEY

RTF TOTAL TAX 4,655.00

Official Use Only

Transaction Identification Number

3762670

3297380

Submission Date (mm/dd/yyyy)

03/12/2019

No. of Pages (excluding Summary Sheet)

4

Recording Fee (excluding transfer tax)

\$75.00

(Convenience Charge of \$5.00 included)

Realty Transfer Tax

\$4,655.00

Total Amount

\$4,730.00

Document Type

DEED - REGULAR

Municipal Codes

WEST WINDSOR TOWNSHIP

WET

Batch Type

L2 - LEVEL 2 (WITH IMAGES)

Return Address (for recorded documents)

CERTIFIED ABSTRACT CO., INC.

500 OFFICE CENTER DRIVE

SUITE 400

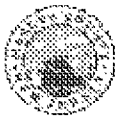
FORT WASHINGTON, PA 19034

Additional Information (Official Use Only)

196873

*** DO NOT REMOVE THIS PAGE.**

**COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF MERCER COUNTY FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.**



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Document Summary Sheet**

DEED - REGULAR	Type	DEED - REGULAR				
	Consideration	\$550,000.00				
	Submitted By	SIMPLIFILE, LLC. (SIMPLIFILE)				
	Document Date	03/08/2019				
	Reference Info					
	Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
	GRANTOR	Name			Address	
		VALERY RAFALSKY			930 ALEXANDER ROAD, PRINCETON, NJ 08540	
		IRYNA SMELNYTSKA			930 ALEXANDER ROAD, PRINCETON, NJ 08540	
	GRANTEE	Name			Address	
		VANARA PROPERTIES LLC				
	Parcel Info					
Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality	
	WE	39	5		WET	

*** DO NOT REMOVE THIS PAGE.**

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Prepared by: Robert N. Ridolfi, Esquire
Robert N. Ridolfi, Esquire

DEED

THIS DEED made on this 11th day of March, 2019,

BETWEEN: Valery Rafalsky and Iryna Smelnytska, His Wife, whose address is 930 Alexander Road, Princeton, NJ 08540, referred to as the Grantor

AND: Vanara Properties, LLC, whose address is 103 Carnegie Center, Suite 345, Princeton, NJ 08540, 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) his interest in the property described below to the Grantee. This transfer is made for the sum of FIVE HUNDRED FIFTY THOUSAND DOLLARS (\$550,000.00) and all other valuable consideration. The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of West Windsor Township, Mercer County, Block 39, Lot No. 5. Also known as 263 Washington Road, West Windsor, NJ

Property. The property consists of the land and all the buildings and structures on the land in the Township of West Windsor, County of Mercer and State of New Jersey. The legal description is:

In accordance with Schedule "A" attached hereto.


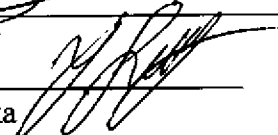
Subject to covenants, easements and restrictions of record, which restrictions the Grantor herein does not pro-actively impose.

BEING THE SAME LANDS AND PREMISES previously conveyed to Valery Rafalsky, by Deed from Gerard J. Fennelly, an individual, dated April 22, 2005, recorded May 14, 2005 in Deed Book 5045, Page 175 in the Office of the Mercer County Clerk.

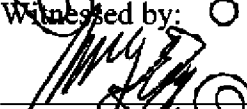
The said Iryna Smelnytska joins in the execution of this instrument in order to extinguish she may have in the subject premises by virtue of her marriage to Valery Rafalsky.

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.


Valery Rafalsky

Iryna Smelnytska

Witnessed by:


Robert M. Ridolfi, Esquire
An Attorney at Law of the State
of New Jersey

STATE OF NEW JERSEY :
S.S.
COUNTY OF MERCER

I CERTIFY that on March 8, 2019, Valery Rafalsky and Iryna Smelnytska, His Wife 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 \$550,000.00 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.)


ROBERT M. RIDOLFI
ATTORNEY AT LAW OF
NEW JERSEY

RECORD & RETURN TO:
Certified Abstract Company, Inc.
500 Office Center Drive
Suite 400
Ft. Washington, PA 19034



First American Title™

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

Schedule C

Commitment No.: 190112741CERNJF

The Land referred to herein below is situated in the County of Mercer, State of New Jersey, and is described as follows:

ALL THAT CERTAIN Lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of West Windsor, County of Mercer, State of New Jersey:

BEGINNING at a point in the Westerly line of Washington Road distant 70.42 feet Southeasterly along Washington Road from the Easterly end of a site line that connects to the Southerly line of US Route 1 and running; thence

- 1) South 35 degrees 05 minutes East, along Washington Road, 29.47 feet to a point; thence
- 2) South 53 degrees 29 minutes West, along Lots 7 and 16, 225.46 feet to a point; thence
- 3) North 35 degrees 05 minutes West, along Lot 4, 89.16 feet to a point; thence
- 4) North 54 degrees 55 minutes East, along Lot 27, 66.05 feet to a point; thence
- 5) North 73 degrees 39 minutes 15 seconds East, still along Lot 27, 168.26 feet to the point and place of BEGINNING.

Note: For Informational Purposes Only: BEING Lot 5 Block 39 on a Tax Map of the Township of West Windsor County of Mercer.

BEING the same premises which Gerard J. Fennelly, an individual, by Deed dated 04/22/2005 and recorded 05/14/2005 in the Mercer County Clerk's Office in Deed Book 5045, Page 175, granted and conveyed unto Valery Rafalsky.



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
(9-2015)

AND

SEA

State

Zip Code

08540

Lot(s)

Qualifier

5

State
NJ

Total Consideration

Owner's Share of Consideration

100

550,000.00

property.

3.

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.

6.

7.

If

nd property.

8.

9.

, 2004, and was not previously recorded.

11.

12.

14.

☐

3/8/14
Date

3/8/14
Date