

John S. Hogan
Bergen County Clerk

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



INSTRUMENT# 2025027363

V 5482 34

RECORDED DATE: 04/15/2025

Document Type: DEED AND REALTY TAX FEES

Transaction #: 2068127

Document Page Count: 6

Operator Id: ERECORD

RETURN TO:
390 Union Blvd
Totowa, NJ 07512

SUBMITTED BY:
CSC / INGEO SYSTEMS
919 N. 1000 WEST

LOGAN ,UT 84341

PRIMARY NAME

SECONDARY NAME

WONG YOKE KONG

VITALE MARTIN

ADDITIONAL PRIMARY NAMES

ADDITIONAL SECONDARY NAMES

WONG IRENE

VITALE BARBARA

MARGINAL REFERENCES: File Number: Volume: Page:

DOCUMENT DATE: 02/20/2025
MUNICIPALITY: DEMAREST
LOT: 7
BLOCK: 121

INSTRUMENT#: 2025027363
Recorded Date: 04/15/2025

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

FEES/ TAXES:

RECORDING FEE	\$20.00
STATE RECORDING FEE	\$25.00
COUNTY RECORDING FEE	\$25.00
TAX ABSTRACT-STATE	\$5.00
TAX ABSTRACT-COUNTY	\$5.00
HOMELESSNESS TRUST FUND	\$3.00
HOMELESS CODE BLUE	\$2.00



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NPNR	\$1,905.00
Basic County	\$1,420.00
Basic State	\$3,550.00
PHPF	\$710.00
Extra-Aide	\$2,866.00
Gen-Purpose	\$4,206.00
Mansion-Tax	\$14,200.00

Recording Fees: \$85.00
Realty Transfer Tax Fees: \$28,857.00
Consideration: \$ 1420000.00

Total: \$28,942.00

OFFICIAL RECORDING COVER PAGE

Page 1 of 6

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

DEED

This Deed is made on February 20, 2025

BETWEEN

YOKE KONG WONG and IRENE WONG, his wife

whose address is 8 Glenwood Avenue, Demarest, New Jersey 07627

referred to as the Grantor,

AND

MARTIN VITALE and BARBARA VITALE, his wife

whose address is about to be 8 Glenwood Avenue, Demarest, New Jersey 07627

referred to as the Grantee.

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

1. 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 One Million Four Hundred Twenty Thousand and 00/100 (\$1,420,000.00) Dollars

The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:15-1.1) Borough of Demarest
Block No. 121 Lot No. 7 Account No.

3. Property. The property consists of the land and all the buildings and structures on the land in the Borough of Demarest, County of Bergen and State of New Jersey. The legal description is:

Please see attached Legal Description annexed hereto and made a part hereof.

BEING the same premises conveyed to the Grantors herein by deed from Frances M. Rodrigues, dated December 28, 2006, recorded January 16, 2007, in the Bergen County Clerk's Office in Deed Book 9231, Page 491.

(For Recorder's Use Only)

Prepared by:
MARK E. NORGAARD, Esq.
Preparer signature no longer
required per NJSA 46:26A-3

**EXHIBIT A
LEGAL DESCRIPTION**

Issuing Office File No. 24-6606

ALL that certain lot, parcel or tract of land, situate and lying in the Borough of Demarest, County of Bergen and State of New Jersey being more particularly described as follows:

BEING FURTHER DESCRIBED AS FOLLOWS:

Beginning at a point on the northeasterly line of Glenwood Avenue, 50.00 feet wide, where the same is intersected by the division line between Lots 6 and 1 Block 1 as shown on a certain map entitled "1st Amended Map of Property Belonging to Hillcrest Manor Realty & Development Co., situated in Demarco Borough, Bergen Co., N.J.", filed in the Bergen County Clerk's Office on November 23, 1929 as Map No. 2561, said point being distant 124.83 feet southeasterly from the produced intersection of said northeasterly line of Glenwood Avenue and the southeasterly line of County Road as shown on the aforementioned filed Map No. 2561, and running, thence

- 1) Along said northeasterly line of Glenwood Avenue, South 40 degrees 57 minutes 38 seconds East 100.00 feet to a point on the division line between Lots 11 and 12 Block I as shown on a certain map entitled, "Map of Property Belonging to Hillcrest Manor Realty & Development Co, situated in Demarest Borough, Bergen County, New Jersey", filed in the Bergen County Clerk's Office on June 2, 1827 as Map No 2276, thence;
- 2) Along said division line, North 49 degrees 02 minutes 22 seconds East 101.22 feet to a point on the former northeasterly line of a Right of Way, 10.00 feet wide, as shown on the above mentioned Filed Map No; 2561 and " described in Deed Book 1678 Page 186 and Deed Book 3469 Page 2181 thence;
- 3) Along the former northeasterly line of said Right of Way, North 40 degrees 18 minutes 28 seconds West 100.01 feet to a point, thence;
- 4) South 49 degrees 02 minutes 22 seconds West 102.36 feet to the point or place of beginning.

IN ACCORDANCE WITH A SURVEY PREPARED BY WELLS ASSOCIATES LAND SURVEYING, L.S., dated DECEMBER 6, 2006.

FOR INFORMATION PURPOSES ONLY: BEING known as 8 Glenwood Avenue, Tax Lot 7, Tax Block 121 on the Official Tax Map of Borough of Dearest, NJ.

The street address of the Property is: 8 Glenwood Avenue, Demarest, New Jersey 07627

4. **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).

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

Witnessed by:

Carol Ann Rose

Yoke Kong Wong

Irene Wong

STATE OF NEW JERSEY

SS.:

COUNTY OF BERGEN

I CERTIFY that on February 20, 2025 YOKE KONG WONG and IRENE WONG

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 \$1,420,000.00 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.)

Carol Ann Rose

CAROL ANN ROSE
A NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES JUNE 11, 2025

RECORD AND RETURN TO:
Anthony X. Arturi, LLC
3 Prospect Street
Morristown, NJ 07960

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

State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s)
Yoke Kong Wong and Irene Wong, his wife
Current Street Address
1265 15th Street
City, Town, Post Office State ZIP Code
Fort Lee NJ 07024

Property Information

Block(s) Lot(s) Qualifier
121 7
Street Address
8 Glenwood Avenue
City, Town, Post Office State ZIP Code
Demarest NJ 07627

Seller's Percentage of Ownership Total Consideration Owner's Share of Consideration Closing Date
100 1,420,000.00 1,420,000.00 3.13.2025

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.

2/20/25 Date Signature (Seller) Indicate if Power of Attorney or Attorney in Fact
2/20/25 Date Signature (Seller) Indicate if Power of Attorney or Attorney in Fact

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY BUYER

(Chapter 49, P.L.1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM BEFORE COMPLETING THIS AFFIDAVIT

STATE OF NEW JERSEY

COUNTY Bergen } SS. County Municipal Code
MUNICIPALITY OF PROPERTY LOCATION Demarest
0209

FOR RECORDER'S USE ONLY
Consideration \$ _____
RTF paid by buyer \$ _____
Date _____ By _____

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)
Deponent, Martin Vitale (Name) being duly sworn according to law upon his/her oath, deposes and says that he/she is the Grantee in a deed dated 2-20-25 transferring real property real property identified as Block number 121 Lot number 7 located at 8 Glenwood Avenue, Demarest and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION \$ 1,420,000 (See Instructions #1, #5, and #11 on reverse side)
Entire consideration is in excess of \$1,000,000:

PROPERTY CLASSIFICATION CHECKED OR CIRCLED BELOW IS TAKEN FROM OFFICIAL ASSESSMENT LIST (A PUBLIC RECORD) OF MUNICIPALITY WHERE THE REAL PROPERTY IS LOCATED IN THE YEAR OF TRANSFER. REFER TO N.J.A.C. 18:12-2.2 ET SEQ.

(A) Grantee required to remit the 1% fee, complete (A) by checking off appropriate box or boxes below.
 Class 2 - Residential
 Class 3A - Farm property (Regular) and any other real property transferred to same grantee in conjunction with transfer of Class 3A property
 Class 4A - Commercial properties (if checked, calculation in (E) required below)
 Cooperative unit (four families or less) (See C. 46:8D-3.) Cooperative units are Class 4C.

(B) Grantee is not required to remit 1% fee (one or more of following classes being conveyed), complete (B) by checking off appropriate box or boxes below.
 Property class. Circle applicable class or classes: 1 3B 4B 4C 15
Property classes: 1-Vacant Land; 3B- Farm property (Qualified); 4B- Industrial properties; 4C- Apartments; 15: Public Property, etc. (N.J.A.C. 18:12-2.2 et seq.)
 Exempt organization determined by federal Internal Revenue Service/Internal Revenue Code of 1986, 26 U.S.C. s. 501.
 Incidental to corporate merger or acquisition, equalized assessed valuation less than 20% of total value of all assets exchanged in merger or acquisition. If checked, calculation in (E) required and MUST ATTACH COMPLETED RTF-4.
 Intercorporate transfer between combined group members as part of the unitary business (See Instruction #13 on reverse side) List the Combined group NU ID number (Required)

(C) When grantee transfers properties involving block(s) and lot(s) of two or more classes in one deed, one or more subject to the 1% fee (A), with one or more not subject to the 1% fee (B), pursuant to N.J.S.A. 46:15-7.2, complete (C) by checking off appropriate box or boxes and (D).
 Property class. Circle applicable class or classes: 1 2 3B 4A 4B 4C 15

(D) EQUALIZED VALUE CALCULATION FOR ALL PROPERTIES CONVEYED, WHETHER THE 1% FEE APPLIES OR DOES NOT APPLY
Total Assessed Valuation + Director's Ratio = Equalized Valuation

Property Class	\$	+	%	= \$
Property Class	\$ _____	+	_____ %	= \$ _____
Property Class	\$ _____	+	_____ %	= \$ _____
Property Class	\$ _____	+	_____ %	= \$ _____

(E) REQUIRED EQUALIZED VALUE CALCULATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS: (See Instructions #6 and #7 on reverse side)
Total Assessed Valuation + Director's Ratio = Equalized Value
\$ _____ + _____ % = \$ _____

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed valuation. If Director's Ratio is equal to or exceeds 100%, the assessed valuation will be equal to the equalized value.

(3) TOTAL EXEMPTION FROM FEE (See Instruction #8 on reverse side)
Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through Chapter 33, P.L. 2006, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(4) Deponent makes Affidavit of Consideration for Use by Buyer to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith pursuant to the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this 11th day of March, 2025
SUSAN LOCASCIO
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 50079899
MY COMMISSION EXPIRES APRIL 3, 2028

Martin Vitale
Signature of Deponent
Martin Vitale and Barbara Vitale
Grantee Name
59 Jackson Drive Alpine, NJ 07620
Deponent Address
59 Jackson Drive, Alpines, NJ 07620
Grantee Address at Time of Sale
RESCOM Title
Name/Company of Settlement Officer

County recording officers: forward one copy of each RTF-1EE to:

STATE OF NJ - DIVISION OF TAXATION
PO BOX 251
TRENTON, NJ 08695-0251
ATTENTION: REALTY TRANSFER FEE UNIT

FOR OFFICIAL USE ONLY
Instrument Number _____ County _____
Deed Number _____ Book _____ Page _____
Deed Dated _____ Date Recorded _____

The Director, Division of Taxation, Department of the Treasury has prescribed this form, as required by law. It may not be altered or amended without prior approval of the Director. For further information on the Realty Transfer Fee or to print a copy of this Affidavit or any other relevant forms, visit: www.state.nj.us/treasury/taxation/lpt/localtax.shtml.