

John S. Hogan
Bergen County Clerk

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



INSTRUMENT# 2024023517

V 5222 389

RECORDED DATE: 04/24/2024

Document Type: DEED AND REALTY TAX FEES

Transaction #: 1986661

Document Page Count: 6

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

HARVEY A STRUM ESTATE OF

SECONDARY NAME

7 CHRISTIE STREET LLC

ADDITIONAL PRIMARY NAMES

STRUM DANIEL

ADDITIONAL SECONDARY NAMES

MARGINAL REFERENCES: File Number: Volume: Page:

DOCUMENT DATE: 04/15/2024

MUNICIPALITY: DEMAREST

LOT: 653

BLOCK: 38

INSTRUMENT#: 2024023517

Recorded Date: 04/24/2024

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	\$780.00
Basic County	\$670.00
Basic State	\$1,675.00
PHPF	\$335.00
Extra-Aide	\$1,141.00
Gen-Purpose	\$1,326.00
Mansion-Tax	\$0.00

Recording Fees: \$85.00
Realty Transfer Tax Fees: \$5,927.00
Consideration: \$ 670000.00

Total: \$6,012.00

OFFICIAL RECORDING COVER PAGE

Page 1 of 6

PLEASE DO NOT DETACH

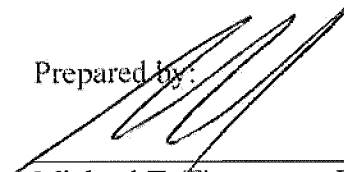
THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

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

Prepared by:


Michael T. Thompson, Esq.

DEED

This Deed is made on April 15, 2024

BETWEEN Daniel Strum, Executor of the Estate of Harvey A. Strum

with an address at 6914 8th Avenue, Apt. 4B, Brooklyn NY 11228
referred to as the Grantor,

AND 7 Christie Street LLC

with an address at 19 Sonoma Court, Old Bridge, NJ 08857
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 Seventy Thousand Dollars (\$670,000) Dollars. The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Borough of **Demarest**
Block No. **38** Lot No. **653**

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:

See legal description attached hereto as Schedule A.

BEING commonly known as **7 Christie Street, Demarest, NJ 07627**

BEING the same premises conveyed to Harvey A. Strum and Miriam Strum, his wife by Deed from James Earl Snyder and Florence Snyder, his wife, dated 07/10/1963, recorded 07/12/1963 in the Bergen County Clerk/Register's Office in Deed Book 4519, Page 66.

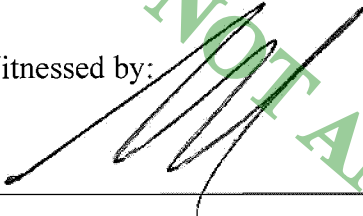

Thereafter, the said Miriam Strum departed this life on or about 07/24/2019, whereupon title vested in Harvey A. Strum by right of survivorship.

Thereafter, the said Harvey A. Strum departed this life on or about 08/14/2023, leaving a Last

Will and Testament dated 03/07/2005, duly filed in the Bergen County Surrogate's Office bearing docket number 2023-3817, whereupon Daniel Strum was appointed Executor of the Estate.

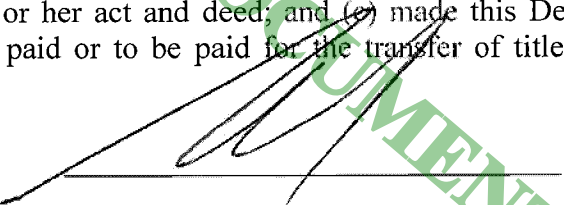
Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as 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: 

Estate of Harvey A. Strum
Daniel Strum, Executor

STATE OF NEW JERSEY, COUNTY OF MORRIS SS.:

I certify that on April ¹⁵, 2024, **Daniel Strum, Executor of the Estate of Harvey A. Strum** personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person): (a) is named in and personally signed this Deed; (b) signed, sealed and delivered this Deed as his or her act and deed; and (c) made this Deed for \$670,000 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).


MICHAEL T. THOMPSON
A Notary Public of New Jersey
My Commission Expires March 16, 2027

DEED

Daniel Strum, Executor of the Estate of Harvey A. Strum

Grantor,

TO

7 Christie Street LLC

Grantee.

Record and Return to:

**Elite Title Group LLC
22 Ridge Road
Lyndhurst, NJ 07071**

NOT AN OFFICIAL DOCUMENT

State of New Jersey Seller's Residency Certification/Exemption

Seller's Information

Name(s)
 Daniel Strum, Executor of the Estate of Harvey A. Strum

Current Street Address
 6914 8th Avenue, Apt. 4B

City, Town, Post Office
 Brooklyn

State
 NY

ZIP Code
 11228

Property Information

Block(s)
 38

Lot(s)
 653

Qualifier

Street Address
 7 Christie Street

City, Town, Post Office
 Demarest

State
 NJ

ZIP Code
 07627

Seller's Percentage of Ownership 100	Total Consideration 670000	Owner's Share of Consideration 670000	Closing Date 04/17/2024
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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.
7. 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 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.
8. Seller did not receive non-like kind property.
9. 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.
10. 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.
11. The deed is dated prior to August 1, 2004, and was not previously recorded.
12. 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.
13. 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.
14. The property transferred is a cemetery plot.
15. 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.
16. 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.
17. 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.

04/15/24



Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Issued by Elite Title Group, LLC
AGENT FOR STEWART TITLE GUARANTY COMPANY

File No.: **ETG-31432**

SCHEDULE A
LEGAL DESCRIPTION

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Demarest, in the County of Bergen, State of NJ being bounded and described as follows:

BEING known and designated as Lots 653, 654, 655 and 656, Section F in Block 1 as set forth on a certain map entitled, "Plan of Boston Land Company" situated in the Borough of Demarest, County of Bergen, State of NJ, being filed on 09/01/1892 as Map No. 601 in the Bergen County Clerk's Office.

FOR INFORMATION PURPOSES ONLY: BEING known as Tax Lot 653 in Tax Block 38 on the Official Tax Map of the Borough of Demarest, Bergen County, State of NJ.

NOT AN OFFICIAL DOCUMENT