

John S. Hogan  
Bergen County Clerk

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



**INSTRUMENT# 2024003731**

**V 5162 366**

**RECORDED DATE: 01/18/2024**

**Document Type: DEED AND REALTY TAX FEES**

**Transaction #: 1965594**

**Document Page Count: 7**

**Operator Id: ERECORD**

**RETURN TO:**

600 Sylvan Ave Ste 102  
Englewood Cliffs, NJ 07632-3107

**SUBMITTED BY:**

**SIMPLIFILE**

**4844 North 300 West, Suite 202**

**PROVO ,UT 84604**

**PRIMARY NAME**

JAIN AKHIL

**SECONDARY NAME**

ZMANNY LLC

**ADDITIONAL PRIMARY NAMES**

JAIN POONAM

**ADDITIONAL SECONDARY NAMES**

**MARGINAL REFERENCES: File Number: Volume: Page:**

**DOCUMENT DATE: 12/21/2023**

**MUNICIPALITY: DEMAREST**

**LOT: 3.01**

**BLOCK: 120.01**

**INSTRUMENT#: 2024003731**

**Recorded Date: 01/18/2024**

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	\$30.00
COUNTY RECORDING FEE	\$30.00
TAX ABSTRACT-STATE	\$5.00
TAX ABSTRACT-COUNTY	\$5.00
HOMELESSNESS TRUST FUND	\$3.00
HOMELESS CODE BLUE	\$2.00

NPNR	\$2,175.00
Basic County	\$1,600.00
Basic State	\$4,000.00
PHPF	\$800.00
Extra-Aide	\$3,280.00
Gen-Purpose	\$4,980.00
Mansion-Tax	\$16,000.00

**Total: \$32,930.00**



*John S. Hogan*  
John S. Hogan  
Bergen County Clerk

**Recording Fees: \$95.00**

**Realty Transfer Tax Fees: \$32,835.00**

**Consideration: \$ 1600000.00**

**OFFICIAL RECORDING COVER PAGE**

Page 1 of 7

**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:  
\_\_\_\_\_  
Andrew S. Roth, Esq.

# **DEED**

This Deed is made on December 21, 2023 and delivered on January 10, 2024,

**BETWEEN**

**AKHIL JAIN & POONAM JAIN, husband and wife**

referred to as the Grantor(s)

whose address is **17 DUCK POND ROAD, DEMAREST, NEW JERSEY 07627**

**AND**

**ZMANNY LLC**

whose address is about to be **17 DUCK POND ROAD, DEMAREST, NEW JERSEY 07627**

referred to as the Grantee(s),

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 **ONE MILLION, SIX HUNDRED THOUSAND and 00/100 U.S. DOLLARS (\$1,600,000.00)**. The Grantor acknowledges receipt of this money.

**Tax Map Reference.** (N.J.S.A. 46:15-2.1) **Borough of Demarest**, Block No. 120.01, Lot No. 3.01, Account No. .

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

**Property.** The property consists of all that certain tract or parcel of land and premises, situate, lying and being in the **Borough of Demarest, County of Bergen and State of New Jersey**, more particularly described as follows:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART THEREOF

**BEING** the same premises conveyed to Grantors by Deed Akhil Jain and Poonam Jain, husband and wife, under Deed from Thornton C. Lockwood, by his attorney-in fact, Carolyn R. Lockwood and Lenora M. Lockwood, by her attorney-in-fact, Carolyn R. Lockwood, husband and wife, dated 02/07/2022, recorded in the Bergen County Clerk's Office on 02/28/2023 in Deed Book V4942, Page 888.

**Devolution of Title:**

Thornton C. Lockwood and Lenora M. Lockwood, his wife, under Deed from Thornton C. Lockwood and Lenora M. Lockwood, his wife, dated 07/23/2004, recorded in the Bergen County Clerk's Office on 08/10/2004 in Deed Book 8713, Page 536.

NOTE: Lot 3 to be merged with part of Lot 2

Jane Majeski, under Deed from Paula A. Majeski and Jane Majeski, dated 03/28/2007, recorded in the Bergen County Clerk's Office on 04/13/2007 in Deed Book 9291, Page 86.

NOTE: Part of Lot 2 to be merged with Lot 3

Thornton C. Lockwood, by his attorney-in-fact, Carolyn R. Lockwood and Lenora M. Lockwood, by her attorney-in-fact, Carolyn R. Lockwood, husband and wife, under Subdivision Deed from Jane Majeski and Paul A. Majeski, h/w, dated 02/11/2022, recorded in the Bergen County Clerk's Office on 02/25/2022 in Deed Book V4596, Page 1821.

NOTE: Additional Deed(s) recited for informational purposes only in providing 24-month chain of title.

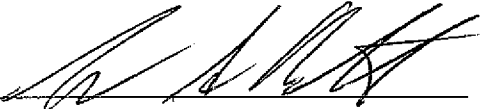
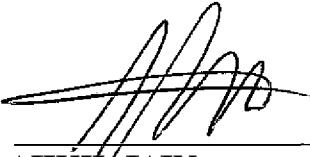
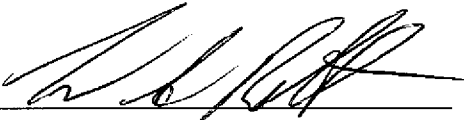
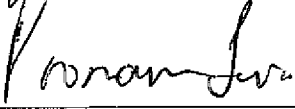
Being further subject to any easements or restrictions of record.

The street address of the Property:  
17 DUCK POND ROAD, DEMAREST, NEW JERSEY 07627

**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:

	
_____	_____
	AHKIL JAIN
	
_____	_____
	POONAM JAIN

STATE OF NEW Jersey, COUNTY OF Bergen SS.:

I CERTIFY that on December 21, 2023, **Akhil Jain & Poonam Jain** 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 **ONE MILLION, SIX HUNDRED THOUSAND and 00/100 U.S. DOLLARS (\$1,600,000.00)** 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.)

  
\_\_\_\_\_  
Notary Public

ANDREW S. ROTH  
ATTORNEY AT LAW  
STATE OF NEW JERSEY

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**DEED**

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December 21, 2023

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**AHKIL JAIN & POONAM, husband  
and wife**

Grantor,

TO

**ZMANNY LLC**

Grantee.

Record and return to:

*Justin D. DeCrescente, Esq.  
600 Sylvan Avenue, Suite 102  
Englewood Cliffs, NJ 07632*

**EXHIBIT A  
LEGAL DESCRIPTION**

Issuing Office File No. NJ-ULT-23-242

ALL that (those) certain lot(s), tract(s) or parcel(s) of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Demarest, County of Bergen, and State of New Jersey and is bounded and described as follows:

BEING known and designated as Lot 3 and part of Lot 2 in Block 120A as shown on a certain map entitled Subdivision Plat Map No. 2, Beechwood Farms, Borough of Alpine, Borough of Demarest, Bergen County, New Jersey, which map was filed in the office of the Clerk of Bergen County on 06/28/1957 as Filed Map No. 5148.

BEGINNING at a point on curve on the southerly sideline of Duck Pond Road, (50 foot right-of-way), said point being distant 226.00 foot, in a southwesterly direction from the point of intersection of the southerly sideline Duck Pond Road and the westerly sideline of Duck Hill Road, if said sidelines were produced as to intersect, running thence;

1. South 60 degrees 41 minutes 37 seconds West, 87.36 feet along the westerly line of Lot 2.01, Block 120.01, to an angle point in said line, thence;
2. South 29 degrees 18 minutes 23 seconds East, 109.66 feet, along the westerly line of Lot 2.01, Block 120.01, to an angle point in said line, thence;
3. South 4 degrees 47 minutes 10 seconds East, 64.00 feet along the westerly line of Lot 2.01, Block 120.01, to a point on the northerly line of Lot 1.02, Block 120.01, thence;
4. South 71 degrees 23 minutes 30 seconds West 44.91 feet along the northerly line of Lot 1.02, Block 120.00, to a monument marking an angle point in the northerly line of Lot 1.02, Block 120.01, thence;
5. South 55 degrees 23 minutes 20 seconds West, 286.00 feet, along the northerly line of Lot 1.02, Block 120.01, and the northwesterly line of Lot 29.02, Block 120.01, to a monument on the northeasterly sideline of Academy Lane, (50 foot right-of-way), thence;
6. North 34 degrees 36 minutes 40 seconds West, 282.38 feet along the northeasterly sideline of Academy Lane, to a monument on the southeasterly line of Lot 4, Block 120.01, thence;
7. North 57 degrees 16 minutes 30 seconds East 284.78 feet, along the southeasterly line of Lot 4, Block 120.01, to a monument marking an angle point in said line, thence;
8. North 23 degrees 42 minutes 40 seconds East, 69.87 feet along the southeasterly line of Lot 4, Block 120.01, to monument on the southerly sideline of Duck Pond Road, thence;
9. South 66 degrees 17 minutes 20 seconds East, 128.51 feet along the southerly sideline of Duck Pond Road, to a monument marking point of curvature on the southerly sideline of Duck Pond Road, thence;
10. Along a curve to the left with a radius of 257.10 foot, and an arc length of 73.32 feet, and a delta of 16 degrees 20 minutes 24 seconds, to the point and place of BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY: BEING known as Tax Lot 3.01, in Tax Block 120.01, on the Official Tax Map of the Borough of Demarest.

FOR INFORMATIONAL PURPOSES ONLY: The mailing address is: 17 Duck Pond Road, Demarest, New Jersey 07627.

State of New Jersey  
Seller's Residency Certification/Exemption

**Seller's Information**

Name(s)  
Akhil Jain & Poonam Jain, husband and wife  
Current Street Address  
27 Highland Avenue  
City, Town, Post Office  
Demarest  
State  
NJ  
ZIP Code  
07627

**Property Information**

Block(s)  
120.01  
Lot(s)  
3.01  
Qualifier  
Street Address  
17 Duck Pond Road  
City, Town, Post Office  
Demarest  
State  
NJ  
ZIP Code  
07627  
Seller's Percentage of Ownership  
100  
Total Consideration  
\$1,600,000.00  
Owner's Share of Consideration  
\$1,600,000.00  
Closing Date  
1/10/2024

**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.

12/21/2023  
Date  
12/21/2023  
Date  
[Signature]  
Signature (Seller) Indicate if Power of Attorney or Attorney in Fact  
[Signature]  
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
MUNICIPALITY OF PROPERTY LOCATION Demarest
County Municipal Code 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, Justin D. DeCrescente, Esq., being duly sworn according to law upon his/her oath,
deposes and says that he/she is the Legal Representative in a deed dated 12/21/2023 transferring real property
real property identified as Block number 120.01 Lot number 3.01 located at
17 Duck Pond Road, Demarest, NJ and annexed thereto.

(2) CONSIDERATION \$ 1,600,000.00 (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.
Intercompany 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 than one 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

Table with 4 rows for Property Class, Valuation, Director's Ratio, and Equalized Valuation.

(E) REQUIRED EQUALIZED VALUE CALCULATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS: (See Instructions #8 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 10th day of January, 2024

A.J.U.P. THOMAS
NOTARY PUBLIC OF NEW JERSEY
Comm. # 2320155
My Commission Expires 10/13/2024

Signature of Deponent
800 Sylvan Ave, Suite 102, Englewood Cliffs, NJ 07632
Deponent Address

ZMANNY LLC
Grantee Name
149 Palisade Ave, Crosskill, NJ 07626
Grantee Address at Time of Sale
United Land Title Agency
Name/Company of Settlement Officer

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

STATE OF NJ - DIVISION OF TAXATION
PO BOX 261
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