

APPLICATION MUST BE TYPED

DATE OF FILING Dec. 12, 2019

DATE OF HEARING yes. Jan. 21, 2020 CALENDAR NO. ZB 19-103

APPLICATION FOR DEVELOPMENT

TOWNSHIP OF IRVINGTON, N.J.

Application is hereby made by the undersigned for the conversion of a single-family
residence into a boarding home.

(describe relief requested i.e. variance, sub-division, site plan approval or any

Conditional Use Permit

combination thereof and for what purpose is this application being made)

pursuant to M-2

(set forth applicable section (s) of Revised Zoning Ordinance)

DESCRIPTION OF PROPOSED DEVELOPMENT

PREMISES AFFECTED IS KNOWN AS LOT (S) 7 BLOCK(S) 201

STREET ADDRESS 22-26 Coit St., IRVINGTON, N.J.

APPLICANT Sunset Boarding Home, LLC ADDRESS 22-26 Coit St.,

OWNER Sunset Boarding Home, LLC TELEPHONE # 973-500-2030

LESSEE _____ ADDRESS _____

OCCUPANCY _____

SIZE OF LOT 100 x 77

SIZE OF BUILDING(S) (PRESENT AND/OR PROPOSED) (AT STREET LEVEL)

_____ FT. FRONT _____ FT. DEEP

PERCENTAGE OF LOT OCCUPIED BY BUILDING(S) _____

HEIGHT OF BUILDING(S) _____ STORIES 3 FT.

SET BACK FROM FRONT PROPERTY LINE _____ FT.

FROM SIDE LINE (IF CORNER LOT) _____ FT.

ZONING REQUIREMENTS (FOR NEW CONSTRUCTION OR ADDITIONAL
CONSTRUCTION)

FRONTAGE _____ FT. SIDE YARDS _____ FT.

SET-BACK _____ FT. REAR YARDS _____ FT.

PRESENT ZONE(S) M-2

PAGE TWO

Do you know whether there has been any previous appeal involving these premises by either yourself or any other person? No YES/NO

If yes, state the nature of the appeal, the disposition and date of same:

Date property acquired by owner: September 26, 2017

Proposed Development (NOTE: This application must set forth all facts upon which you rely to establish your right to relief from the present requirements of the Revised Zoning Ordinance. If additional space is needed, additional pages may be annexed to this application).

I hereby swear and depose that all of the above statements and the statements contained in the papers submitted herewith are true.

Sworn to before me this 20
day of June, 20 19

Kamini D. Dhanwa
(Notary or Person authorized by law to take oaths).

KAMINI D. DHANWA
NOTARY PUBLIC OF NEW JERSEY
Comm. # 50085602
My Commission Expires 07/05/2023

Sunset Boarding Home, LLC - Calvin, W. Souder, Esq.

Calvin W. Souder
Attorney in Fact
(Applicant to print name on top line and sign bottom line)

PAGE THREE

NOTE: This page is not needed if the applicant and the owner of the premises which is the subject of this application are one and the same.

AFFIDAVIT OF CONSENT

STATE OF NEW JERSEY)
COUNTY OF :
)

Marc Benjamin of full age, being duly sworn according to law
on (his) (her) (their) oath deposes and says that (he) (she) (they) reside at 800 5th Avenue
Unit 7, Asbury Park, NJ 07712

and that (he) (she) (they) (is/are) the owner(s) in fee if all that certain parcel of land, situated,
lying and being in the Township of Irvington aforesaid, and known as Block(s) No. 201,
Lot(s) No. 7 on premises known and designated as 22-26 Coit St.,

Irvington, N.J. and that (he) (she) (they) hereby
authorizes Calvin W. Souder, Esq

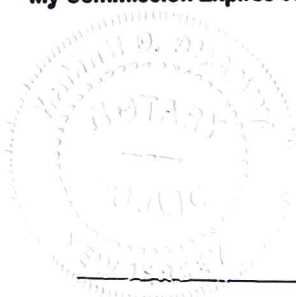
to make the annexed application on (his) (her) (their) behalf, and that the statements of fact
contained in said application are true.

Sworn to before me this 20
Day of June 20 19

Kamini D. Dhanwa
(Notary or Person authorized by law to
take oaths)

KAMINI D. DHANWA
NOTARY PUBLIC OF NEW JERSEY
Comm. # 50085602
My Commission Expires 07/05/2023

Marc Benjamin
[Signature]
(Owner(s) to print name on top line and sign bottom line)



DISCLOSURE STATEMENT

TO BE USED BY

☒ PROFIT () NON PROFIT CORPORATION () COMPANY

Name of Corporation
Or Partnership Sunset Boarding Home, LLC

Principal Place of Business 22-26 Coit St., Irvington, NJ

Name of Registered Agent Marc Benjamin

Address 22-26 Coit St., Irvington, NJ

Incorporated in State of New Jersey

NAME	ADDRESS	PERCENT OWNED (%)
Marc Benjamin	22-26 Coit St., Irvington, NJ	100%

I certify that the above represents the name(s) and address(es) of all stock holders or partners of a 10% or greater interest in the above corporation or partnership. If one or more of the above is itself a corporation or Partnership. I have annexed hereto the names and addresses of anyone who owes a 10% or greater interest therein.

I certify that the foregoing statements made by me are true. I am aware that if any of the going statements made by me are willfully false, I am subject to punishment.

Date: 6/20/19

Signature 

Calvin W. Souder, Esq.

Printed Name of Person Signing

Attorney-in-Fact

Title of Person Signing

WHERE APPLICABLE, KINDLY INCLUDE A COPY OF THE CERTIFICATE OF INCORPORATION

**Request for Taxpayer
Identification Number and Certification**

Go to www.irs.gov/FormW9 for instructions and the latest information.

Give Form to the
requester. Do not
send to the IRS.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
22-26 COIT STREET LLC

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC

☐ C Corporation

☐ S Corporation

☐ Partnership

☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C-C corporation, S-S corporation, P-Partnership) **>**

4 Exemptions (codes apply only to certain entities; not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts established on or after 1/1/13)

5 Address (number, street, and apt. or suite no.) See instructions.
1923 McDONALD AVE UNIT # 92

6 City, state, and ZIP code
BROOKLYN NY 11223

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			-			-			
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or
Employer identification number

82-3148473

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person **MRS METER** Date **06/20/19**

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding*, later.

NEW JERSEY DEPARTMENT OF THE TREASURY
DIVISION OF REVENUE AND ENTERPRISE SERVICES

CERTIFICATE OF FORMATION

SUNSET BOARDING LLC
0450314803

The above-named DOMESTIC LIMITED LIABILITY COMPANY was duly filed in accordance with New Jersey State Law on 10/16/2018 and was assigned identification number 0450314803. Following are the articles that constitute its original certificate.

1. **Name:**
SUNSET BOARDING LLC
2. **Registered Agent:**
MARC BENJAMIN
3. **Registered Office:**
800 5TH AVENUE
UNIT 7
ASBURY PARK, NEW JERSEY 07712
4. **Business Purpose:**
REAL ESTATE
5. **Effective Date of this Filing is:**
10/16/2018
6. **Members/Managers:**
MARC BENJAMIN
800 5TH AVENUE
UNIT 7
ASBURY PARK, NEW JERSEY 07712
7. **Main Business Address:**
800 5TH AVENUE
UNIT 7
ASBURY PARK, NEW JERSEY 07712

Signatures:

MARC BENJAMIN
AUTHORIZED REPRESENTATIVE



Certificate Number : 4063822869

Verify this certificate online at

https://www1.state.nj.us/TYTR_StandingCert/JSP/Verify_Cert.jsp

IN TESTIMONY WHEREOF, I have
hereunto set my hand and
affixed my Official Seal
16th day of October, 2018

A handwritten signature in cursive script, appearing to read "Elizabeth Maher Muoio".

Elizabeth Maher Muoio
State Treasurer

Date of this notice: 10-16-2018

Employer Identification Number:
83-2219668

Form: SS-4

Number of this notice: CP 575 B

SUNSET BOARDING LLC
MARC BENJAMIN MBR
800 5TH AVENUE UNIT 7
ASBURY PARK, NJ 07712

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 83-2219668. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear off stub and return it to us.

Based on the information received from you or your representative, you must file the following form(s) by the date(s) shown.

Form 1065

03/15/2019

If you have questions about the form(s) or the due date(s) shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, *Accounting Periods and Methods*.

We assigned you a tax classification based on information obtained from you or your representative. It is not a legal determination of your tax classification, and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2004-1, 2004-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections can be requested by filing Form 8832, *Entity Classification Election*. See Form 8832 and its instructions for additional information.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at www.irs.gov. If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

IMPORTANT REMINDERS:

- * Keep a copy of this notice in your permanent records. This notice is issued only one time and the IRS will not be able to generate a duplicate copy for you. You may give a copy of this document to anyone asking for proof of your EIN.
- * Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.
- * Refer to this EIN on your tax-related correspondence and documents.

If you have questions about your EIN, you can call us at the phone number or write to us at the address shown at the top of this notice. If you write, please tear off the stub at the bottom of this notice and send it along with your letter. If you do not need to write us, do not complete and return the stub.

Your name control associated with this EIN is SUNS. You will need to provide this information, along with your EIN, if you file your returns electronically.

Thank you for your cooperation.

Keep this part for your records.

CP 575 B (Rev. 7-2007)

Return this part with any correspondence
so we may identify your account. Please
correct any errors in your name or address.

CP 575 B

9999999999

Your Telephone Number Best Time to Call
() -

DATE OF THIS NOTICE: 10-16-2018
EMPLOYER IDENTIFICATION NUMBER: 83-2219668
FORM: SS-4 NOBOD

INTERNAL REVENUE SERVICE
CINCINNATI OH 45999-0023
[Barcode]

SUNSET BOARDING LLC
MARC BENJAMIN MBR
800 5TH AVENUE UNIT 7
ASBURY PARK, NJ 07712

DANA RONE
ESSEX COUNTY REGISTER OF DEEDS & MORTGAGES



Hall of Records
465 Martin Luther King Jr Blvd
Room 130
Newark, NJ 07102
(973) 621-4960

***RETURN DOCUMENT TO:**
STATEWIDE CLOSING SERVICES LLC
1018 US HIGHWAY ROUTE 202 SOUTH
BRANCHBURG, NJ 08876

Instrument Number - 2017085372
Recorded On 9/26/2017 At 12:39:28 PM
*Instrument Type - DEED
Invoice Number - 159737 User ID: FC
*Grantor - BAYVIEW LOAN SERVICING LLC
*Grantee - 22-26 COIT STREET LLC
*PARCEL IDENTIFICATION NUMBER
Block: 201 Lot: 7 - IRVINGTON

***Total Pages - 6**

***FEES**
COUNTY REALTY TAX \$75.00
COUNTY REALTY TAX - \$37.50
PHPFA
NJ PRESERVATION ACCOUNT \$35.00
REGISTER RECORDING FEE \$45.00
STATE REALTY TAX \$187.50
HOMELESSNESS TRUST FUND \$3.00
TOTAL PAID \$383.00

I hereby CERTIFY that this document is
Recorded in the Register of Deeds & Mortgages Office
of Essex County, New Jersey

Dana Rone
Register of Deeds & Mortgages

THIS IS A CERTIFICATION PAGE

Do Not Detach

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

INSTRUMENT NUMBER - 2017085372



10/13/2017 2:44:47 PM

ESSEX COUNTY

Inst.# 2017085372 - Page 1 of 6

Essex County Recording Data Page
Honorable Dana Rons
Essex County Registrar



Official Use Only

Official Use Only:

Date of Document:
8/21/2017

Type of Document:
Deed

First Party Name:
Bayview Loan Servicing, LLC

Second Party Name:
22-26 Colt Street, LLC

Additional Parties:

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY

Block: 201

Lot: 7

Qualifier:

Municipality: Township of Irvington

Consideration: \$75,000.00

Mailing Address of Grantee: 22-26 Colt Street Irvington, NJ 07111

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION
ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY

Original Book:

Original Page:

ESSEX COUNTY RECORDING DATA PAGE

Please do not detach this page from the original document as it
contains important recording information and is part of the permanent record.

REQ4726

10/13/2017 2:44:47 PM

ESSEX COUNTY

Inst. # 2017085372 - Page 2 of 6

SPECIAL WARRANTY DEED

This Deed is made on August 21, 2017,

BETWEEN Bayview Loan Servicing, LLC, a Delaware Limited Liability Company, whose address is 4425 PONCE DE LEON BOULEVARD, 5TH FLOOR, CORAL GABLES, FL 33146, referred to as the Grantor, and 22-26 Colt Street, LLC, referred to as the Grantee. The word "Grantee" shall mean all Grantees listed above.

22-26 Colt Street, Irvington, NJ 07111

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 SEVENTY-FIVE THOUSAND and 00/100 Dollars (\$75,000.00). The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Township of Irvington
Block No. 201 Lot No. 7 Account No.



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

Property. The property consists of the land and all the buildings and structures of the land in the Township of Irvington, County of Essex, and the State of New Jersey.

The property is commonly known as 22-26 Colt Street, Irvington, NJ 07111 and is more particularly described in Exhibit A attached hereto and made a part hereof by this reference.

Prepared by:

Jonathan Sherman
N.J.S.A. 46:15-13 (Print signer's name below signature)
Jonathan Sherman, Esq.

BEING the same premises which Junell C. Adams nka Junell C. Hannah and Algernon S. Hannah, IV, wife and husband, granted and conveyed unto Grantor herein, by Deed dated March 23, 2017 and recorded April 13, 2017 in the Essex County Clerk's/Register's Office as Instrument No. 2017032604.

Promises by Grantor. The Grantor makes no warranty or covenants as to the status of the title prior to the vesting in the Grantor. (N.J.S.A. 46:4-8). Grantor will defend the same against the lawful claims of all persons claiming by, through or under Grantor, and no others.

stewart title

SCHEDULE C LEGAL DESCRIPTION

Issuing Office File No. RED4726

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of Irvington, in the County of Essex, State of NJ:

BEGINNING at a point in the easterly line of Colt Street distant southeasterly along the same 256.70 feet from the westerly line of Clinton Avenue; and running thence

1. South 68 degrees 31 minutes East, 100.00 feet; thence

2. South 33 degrees 29 minutes West, 77.00 feet; thence

3. North 68 degrees 31 minutes West, 100.00 feet; thence

4. North 33 degrees 29 minutes East, 77.00 feet to the point and place of BEGINNING.

FOR INFORMATION PURPOSES ONLY: BEING known as 22 Colt Street, Tax Lot 7, Tax Block 201 on the Official Tax Map of Township of Irvington, NJ.

Statewide Closing Services, LLC
1018 US Highway Route 202 South
Branchburg NJ 08876

R+R RD 4726

This page is only a part of a 2016 AIA Commitment for the Insurance Issued by Stewart Title Guaranty Company. This Commitment is not valid without the Notice, the Commitment to Issue Policy, the Commitment Conditions, Schedule A, Schedule B, Part I—Requirements, Schedule B, Part II—Exclusions, and a counter-signature by the Company or its Issuing agent that may be in electronic form.

11/22/17 9:00 AM (A) (B) (C) (D) (E) (F) (G) (H) (I) (J) (K) (L) (M) (N) (O) (P) (Q) (R) (S) (T) (U) (V) (W) (X) (Y) (Z) (AA) (AB) (AC) (AD) (AE) (AF) (AG) (AH) (AI) (AJ) (AK) (AL) (AM) (AN) (AO) (AP) (AQ) (AR) (AS) (AT) (AU) (AV) (AW) (AX) (AY) (AZ) (BA) (BB) (BC) (BD) (BE) (BF) (BG) (BH) (BI) (BJ) (BK) (BL) (BM) (BN) (BO) (BP) (BQ) (BR) (BS) (BT) (BU) (BV) (BW) (BX) (BY) (BZ) (CA) (CB) (CC) (CD) (CE) (CF) (CG) (CH) (CI) (CJ) (CK) (CL) (CM) (CN) (CO) (CP) (CQ) (CR) (CS) (CT) (CU) (CV) (CW) (CX) (CY) (CZ) (DA) (DB) (DC) (DD) (DE) (DF) (DG) (DH) (DI) (DJ) (DK) (DL) (DM) (DN) (DO) (DP) (DQ) (DR) (DS) (DT) (DU) (DV) (DW) (DX) (DY) (DZ) (EA) (EB) (EC) (ED) (EE) (EF) (EG) (EH) (EI) (EJ) (EK) (EL) (EM) (EN) (EO) (EP) (EQ) (ER) (ES) (ET) (EU) (EV) (EW) (EX) (EY) (EZ) (FA) (FB) (FC) (FD) (FE) (FF) (FG) (FH) (FI) (FJ) (FK) (FL) (FM) (FN) (FO) (FP) (FQ) (FR) (FS) (FT) (FU) (FV) (FW) (FX) (FY) (FZ) (GA) (GB) (GC) (GD) (GE) (GF) (GG) (GH) (GI) (GJ) (GK) (GL) (GM) (GN) (GO) (GP) (GQ) (GR) (GS) (GT) (GU) (GV) (GW) (GX) (GY) (GZ) (HA) (HB) (HC) (HD) (HE) (HF) (HG) (HH) (HI) (HJ) (HK) (HL) (HM) (HN) (HO) (HP) (HQ) (HR) (HS) (HT) (HU) (HV) (HW) (HX) (HY) (HZ) (IA) (IB) (IC) (ID) (IE) (IF) (IG) (IH) (II) (IJ) (IK) (IL) (IM) (IN) (IO) (IP) (IQ) (IR) (IS) (IT) (IU) (IV) (IW) (IX) (IY) (IZ) (JA) (JB) (JC) (JD) (JE) (JF) (JG) (JH) (JI) (JJ) (JK) (JL) (JM) (JN) (JO) (JP) (JQ) (JR) (JS) (JT) (JU) (JV) (JW) (JX) (JY) (JZ) (KA) (KB) (KC) (KD) (KE) (KF) (KG) (KH) (KI) (KJ) (KK) (KL) (KM) (KN) (KO) (KP) (KQ) (KR) (KS) (KT) (KU) (KV) (KW) (KX) (KY) (KZ) (LA) (LB) (LC) (LD) (LE) (LF) (LG) (LH) (LI) (LJ) (LK) (LL) (LM) (LN) (LO) (LP) (LQ) (LR) (LS) (LT) (LU) (LV) (LW) (LX) (LY) (LZ) (MA) (MB) (MC) (MD) (ME) (MF) (MG) (MH) (MI) (MJ) (MK) (ML) (MM) (MN) (MO) (MP) (MQ) (MR) (MS) (MT) (MU) (MV) (MW) (MX) (MY) (MZ) (NA) (NB) (NC) (ND) (NE) (NF) (NG) (NH) (NI) (NJ) (NK) (NL) (NM) (NN) (NO) (NP) (NQ) (NR) (NS) (NT) (NU) (NV) (NW) (NX) (NY) (NZ) (OA) (OB) (OC) (OD) (OE) (OF) (OG) (OH) (OI) (OJ) (OK) (OL) (OM) (ON) (OO) (OP) (OQ) (OR) (OS) (OT) (OU) (OV) (OW) (OX) (OY) (OZ) (PA) (PB) (PC) (PD) (PE) (PF) (PG) (PH) (PI) (PJ) (PK) (PL) (PM) (PN) (PO) (PP) (PQ) (PR) (PS) (PT) (PU) (PV) (PW) (PX) (PY) (PZ) (QA) (QB) (QC) (QD) (QE) (QF) (QG) (QH) (QI) (QJ) (QK) (QL) (QM) (QN) (QO) (QP) (QQ) (QR) (QS) (QT) (QU) (QV) (QW) (QX) (QY) (QZ) (RA) (RB) (RC) (RD) (RE) (RF) (RG) (RH) (RI) (RJ) (RK) (RL) (RM) (RN) (RO) (RP) (RQ) (RR) (RS) (RT) (RU) (RV) (RW) (RX) (RY) (RZ) (SA) (SB) (SC) (SD) (SE) (SF) (SG) (SH) (SI) (SJ) (SK) (SL) (SM) (SN) (SO) (SP) (SQ) (SR) (SS) (ST) (SU) (SV) (SW) (SX) (SY) (SZ) (TA) (TB) (TC) (TD) (TE) (TF) (TG) (TH) (TI) (TJ) (TK) (TL) (TM) (TN) (TO) (TP) (TQ) (TR) (TS) (TT) (TU) (TV) (TW) (TX) (TY) (TZ) (UA) (UB) (UC) (UD) (UE) (UF) (UG) (UH) (UI) (UJ) (UK) (UL) (UM) (UN) (UO) (UP) (UQ) (UR) (US) (UT) (UU) (UV) (UW) (UX) (UY) (UZ) (VA) (VB) (VC) (VD) (VE) (VF) (VG) (VH) (VI) (VJ) (VK) (VL) (VM) (VN) (VO) (VP) (VQ) (VR) (VS) (VT) (VU) (VV) (VW) (VX) (VY) (VZ) (WA) (WB) (WC) (WD) (WE) (WF) (WG) (WH) (WI) (WJ) (WK) (WL) (WM) (WN) (WO) (WP) (WQ) (WR) (WS) (WT) (WU) (WV) (WW) (WX) (WY) (WZ) (XA) (XB) (XC) (XD) (XE) (XF) (XG) (XH) (XI) (XJ) (XK) (XL) (XM) (XN) (XO) (XP) (XQ) (XR) (XS) (XT) (XU) (XV) (XW) (XX) (XY) (XZ) (YA) (YB) (YC) (YD) (YE) (YF) (YG) (YH) (YI) (YJ) (YK) (YL) (YM) (YN) (YO) (YP) (YQ) (YR) (YS) (YT) (YU) (YV) (YW) (YX) (YY) (YZ) (ZA) (ZB) (ZC) (ZD) (ZE) (ZF) (ZG) (ZH) (ZI) (ZJ) (ZK) (ZL) (ZM) (ZN) (ZO) (ZP) (ZQ) (ZR) (ZS) (ZT) (ZU) (ZV) (ZW) (ZX) (ZY) (ZZ)



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
(9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

Bayview Loan Servicing, LLC

Current Street Address

4425 Prince De Leon Boulevard, 6th Floor

City, Town, Post Office Box

Coral Gables

State

FL

Zip Code

33148

PROPERTY INFORMATION

Block(s)

201

Lot(s)

7

Qualifier

Street Address

22-25 Colt Street

City, Town, Post Office Box

Irvington

State

NU

Zip Code

07111

Seller's Percentage of Ownership

100%

Total Consideration

\$75,000.00

Owner's Share of Consideration

\$75,000.00

Closing Date
9/20/17

SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 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.

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 as stated herein may be punished by fine, imprisonment, or both. I further 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.

Sept 21, 2017
Date

[Signature]
Signature

Sonia Asencio
Assistant Vice President

(Seller) Please indicate if Power of Attorney or Attorney in Fact

Date

(Seller) Please indicate if Power of Attorney or Attorney in Fact

Signatures. This Deed is signed and attested to by the Grantor's proper corporate officers as of the date at the top of the first page. Its corporate seal is affixed.

Bayview Loan Servicing, LLC

By: [Signature]

Sonia Asencio
Assistant Vice President

Corporate Seal

STATE OF Florida ss:)
COUNTY OF Miami-Dade)

I CERTIFY that on August 21, 2017, [Signature] personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (a) This person is the AVP of Bayview Loan Servicing, LLC, the corporation named in this Deed;
- (b) This Deed was signed and delivered by the corporation as its voluntary act duly authorized by a proper resolution of its Board of Directors;
- (c) This person knows the proper seal of the corporation which was affixed to this Deed;
- (d) The full and actual consideration paid or to be paid for the transfer of title is \$75,000.00

Signed and sworn to before
me on August 21, 2017.

[Signature]
(Notary Public)



ALTA Owner's Policy (08/17/06)

OWNER'S POLICY OF TITLE INSURANCE
ISSUED BY
STEWART TITLE GUARANTY COMPANY



COPY

Any notice of claim and any other notice or statement in writing required to be given to the Company under this Policy must be given to the Company at the address shown in Section 18 of the Conditions.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS, STEWART TITLE GUARANTY COMPANY, a Texas corporation, (the "Company") insures, as of Date of Policy and, to the extent stated in Covered Risks 9 and 10, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to Insurance against loss from
 - (a) A defect in the Title caused by
 - (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
 - (ii) failure of any person or Entity to have authorized a transfer or conveyance;
 - (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
 - (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
 - (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
 - (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
 - (vii) a defective judicial or administrative proceeding.
 - (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
 - (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (a) the occupancy, use, or enjoyment of the Land;
 - (b) the character, dimensions, or location of any improvement erected on the Land;
 - (c) the subdivision of land; or
 - (d) environmental protectionIf a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.
6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.
7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without knowledge.

Countersigned by:


Authorized Countersignature

Tri-County Title Services, LLC
Company

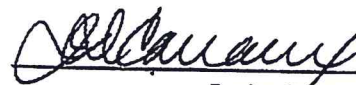
1018 US Highway Route 202 South
Branchburg, NJ 08876
City, State

stewart
title guaranty company





Matt Morris
President and CEO



Denise Carraux
Secretary

Policy
Serial Number: O-0000501495558

Issued by
Tri-County Title Services, LLC
1018 US Highway Route 202 South
Branchburg NJ 08876
(908) 526-2565 Fax: (908) 218-0588

POLICY ISSUING AGENT FOR STEWART TITLE GUARANTY COMPANY

**OWNER'S POLICY OF TITLE INSURANCE
SCHEDULE A**

Agent's File Number: REO4726
Underwriter's Owners Policy Number: 501495558
Address Reference: 22 Coit Street, Irvington, NJ 07111
Policy Amount: \$75,000.00
Date of Policy: September 26, 2017

1. Name of Insured:

22-26 Coit Street, LLC

2. The estate or interest in the Land that is Insured by this Policy is:

Fee Simple

3. Title is vested in:

22-26 Coit Street, LLC, by Deed from Bayview Loan Servicing, LLC, a Delaware Limited Liability Company, dated August 21, 2017, recorded September 26, 2017, as Instrument #2017085372.

4. The land referred to in this Policy is commonly known as 22 Coit Street, in the Municipality of Township of Irvington, County of Essex, State of NJ and is described as follows:

SEE SCHEDULE C, DESCRIPTION ATTACHED.

Issued by
Tri-County Title Services, LLC
POLICY ISSUING AGENT FOR STEWART TITLE GUARANTY COMPANY

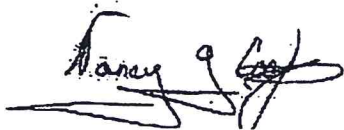
Underwriter's Owners Policy Number: 501495558
Agent's File Number: REO4726

SCHEDULE B
EXCEPTIONS FROM COVERAGE

Notwithstanding any provision of the policy to the contrary, the following matters are expressly excepted from the coverage of the policy, and the Company will not pay loss or damage, costs, attorney's fees, or expenses that arise by reason of:

1. Any facts about the land which a correct survey would disclose, and which are not shown by the public record.
2. Lien of real estate taxes for the year 2017, paid through date of closing.
Subject to possible additional taxes and assessments assessed or levied under N.J.S.A. 54:4-63-1 et seq.
3. Subsurface conditions and/or encroachments not disclosed by an instrument of record.
4. Water and Sewer charges, if any.
5. Vacant or abandoned properties registration fee or fine or penalty due and owing to Township of Irvington, if any.

COUNTERSIGNED



Tri-County Title Services, LLC

Issued by
Tri-County Title Services, LLC
POLICY ISSUING AGENT FOR STEWART TITLE GUARANTY COMPANY

Underwriter's Owners Policy Number: 501495558
Agent's File Number: REO4726

SCHEDULE C
LEGAL DESCRIPTION

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of Irvington, in the County of Essex, State of NJ:

BEGINNING at a point in the easterly line of Coit Street distant southeasterly along the same 256.70 feet from the westerly line of Clinton Avenue; and running thence

1. South 56 degrees 31 minutes East, 100.00 feet; thence
2. South 33 degrees 29 minutes West, 77.00 feet; thence
3. North 56 degrees 31 minutes West, 100.00 feet; thence
4. North 33 degrees 29 minutes East, 77.00 feet to the point and place of BEGINNING.

FOR INFORMATION PURPOSES ONLY: BEING known as 22 Coit Street., Tax Lot 7, Tax Block 201 on the Official Tax Map of Township of Irvington, NJ.