



**INSTR # 2016038088**  
 D BK 6259 PG 113 Pgs 113 - 118; (6 pgs)  
 RECORDED 08/17/2016 11:34:54 AM  
 PAULA SOLLAMI COVELLO, COUNTY CLERK  
 MERCER COUNTY, NEW JERSEY  
 RTF TOTAL TAX \$137,835.00

Prepared by: Allen D. Porter

# Deed

This Deed is made on August 8, 2016

**BETWEEN The Waxwood, LLC**  
 whose address is  
 c/o J. Robert Hillier, Manager  
 190 Witherspoon Street  
 Princeton, New Jersey 08542

referred to as the Grantor,

**AND Robinhood Plaza, Inc., a New Jersey Corporation**  
 whose address is  
 c/o Stieber & Veloric, LLC  
 160 South Livingston Avenue  
 Suite 208  
 Livingston, New Jersey 07039

referred to as the Grantee.

1. **Transfer of Ownership.** The Grantor grants and conveys the property (called the "Property") described below to the Grantee. This transfer is made for \$11,600,000.00 monetary consideration.
2. **Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of Princeton, County of Mercer, Block No. 17.03, Lot No. 93.
3. **Property.** The Property has a street address of 35 Quarry Street, Princeton, New Jersey 08542 and consists of the property in the Municipality of Princeton, County of Mercer and State of New Jersey, more particularly described on the attached Schedule A.

Deed 6pgs. 93-cl.1592

RTF 137,835.00 cl.8282

Being the same property conveyed to The Waxwood, LLC, by Deed from Maclean Corp. dated July 15, 2002 and recorded on July 26, 2002 in the Mercer County Clerk's Office in Deed Book 4330 at pages 126, etc.

Subject to Easement and Restrictions for Shared Parking in Deed Book 6158 at pages 1777, etc. Subject to Easement to Public Service Electric and Gas Company in Deed Book 1807 at pages 906, etc.

**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:

  
Allen D. Porter

The Waxwood, LLC

  
J. Robert Hillier, Manager

STATE OF NEW JERSEY )

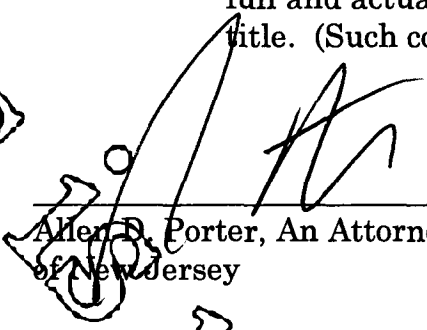
COUNTY OF MERCER )

SS:

**I CERTIFY** that on this <sup>8<sup>th</sup></sup> day of August, 2016, J. Robert Hillier the sole Manager of The Waxwood, LLC, came before me and stated to my satisfaction that he:

- (a) is the maker of this Deed;
- (b) executed this Deed as his own act as the sole Manager of The Waxwood, LLC; and

(c) made this Deed for a total consideration of \$11,600,000.00 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.)

  
Allen D. Porter, An Attorney-at-Law  
of New Jersey

RECORD AND RETURN TO:

Dan Reiss, Esq.  
Pribish - Reiss LLP  
116 Village Boulevard, Suite 200  
Princeton, NJ 08540

# NOTICE OF SETTLEMENT

## SCHEDULE A Legal Description

File #: ZT-1527

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

Known as and designated as Unit Nos. 101, 102, 103, 104, 105, 106, 107, 108, 109, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312 and 313 situated in The Waxwood, a condominium, established in accordance with the N.J.S.A. 46:8b-1, et seq., together with an undivided 100% interest in the General Common elements of said condominium appurtenant to the aforesaid unit in accordance with and subject to the terms, conditions, covenants, restrictions, reservations easements, lien as for assessments, and other provisions as set forth in the current Master Deed of The Waxwood, a Condominium, dated August 12, 2004 and recorded August 13, 2004 in Deed Book 4819, Page 57, as same may now or hereafter be lawfully amended.

NOTE FOR INFORMATION ONLY: The metes and bounds of the condominium is set forth as follows:

BEGINNING at a point in the southerly line of MacLean Street (40 foot right-of-way per tax map) corner to Lot 73 and being distant 126.29 feet easterly from the intersection of the easterly line of John Street with the said southerly line of MacLean Street, and runs; thence

- 1) Along the southerly line of MacLean Street, North 80 degrees, 01 minutes, 45 seconds East, a distance of 114.41 feet to an iron pipe corner to Lot 116; thence
- 2) Along the westerly line of Lot 116, South 40 degrees, 46 minutes, 23 seconds East, a distance of 209.83 feet to a point corner to same; thence
- 3) Along the southerly line of Lot 116, North 78 degrees, 46 minutes, 45 seconds East, a distance of 13.79 feet to an iron pipe corner to Lot 91; thence
- 4) Along the westerly line of Lot 91, South 10 degrees, 21 minutes, 15 seconds East, a distance of 209.31 feet to an iron pipe in the northerly line of Quarry Street (45 foot right-of-way); thence
- 5) Along the northerly line of Quarry Street, South 79 degrees, 58 minutes, 30 seconds West, a distance of 185.14 feet to a point corner to Lot 94; thence
- 6) Along the easterly line of Lots 94, 66, 101, 67 & 68, North 10 degrees, 06 minutes, 00 seconds West, a distance of 199.90 feet to a point in the southerly line of Lot 69; thence
- 7) Along the southerly line of Lot 69, North 79 degrees, 05 minutes, 00 seconds East, a distance of 54.63 feet to a point corner to same; thence
- 8) Along the easterly line of Lot 69, 70, 96, 95, 71, 72 and 73, North 10 degrees, 23 minutes, 00 seconds West, a distance of 218.19 feet to the point and place of beginning.

FOR INFORMATION PURPOSES ONLY: BEING known as 35 Quarry, Tax Lot 93, Tax Block 17.03 on the Official Tax Map of Borough of Princeton, NJ.



State of New Jersey  
**SELLER'S RESIDENCY CERTIFICATION/EXEMPTION**

GIT/REP-3  
 (9-2015)

(Please Print or Type)

**SELLER'S INFORMATION**

Name(s)  
 The Waxwood, LLC  
 Current Street Address  
 190 Witherspoon Street  
 City, Town, Post Office Box  
 Princeton  
 State  
 NJ  
 Zip Code  
 08542

**PROPERTY INFORMATION**

Block(s)  
 17.03  
 Lot(s)  
 93  
 Qualifier  
 Street Address  
 35 Quarry Street  
 City, Town, Post Office Box  
 Princeton  
 State  
 NJ  
 Zip Code  
 08542  
 Seller's Percentage of Ownership  
 100%  
 Total Consideration  
 \$11,600,000.00  
 Owner's Share of Consideration  
 \$11,600,000.00  
 Closing Date  
 8/8/16

**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.  
 Seller did not receive non-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.

**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 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.

8-8-16  
 \_\_\_\_\_  
 Date

\_\_\_\_\_  
 J. Robert Hillier, Signature  
 Manager (Seller) Please indicate if Power of Attorney or Attorney in Fact

\_\_\_\_\_  
 Date

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

MUST SUBMIT IN DUPLICATE

**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

FOR RECORDER'S USE ONLY

COUNTY Mercer } SS. County Municipal Code 1114

Consideration \$ \_\_\_\_\_  
RTF paid by buyer \$ \_\_\_\_\_  
Date \_\_\_\_\_ By \_\_\_\_\_

MUNICIPALITY OF PROPERTY LOCATION Princeton

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side) XXX-XX-X 240  
Last three digits in grantee's Social Security Number  
Deponent, Avner Neter being duly sworn according to law upon his/her oath,  
(Name)  
deposes and says that he/she is the Corporate Officer in a deed dated 8/8/16 transferring  
(Grantee, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)  
real property identified as Block number 17.03 Lot number 93 located at  
35 Quarry Street, Princeton, NJ 08542 and annexed thereto.  
(Street Address, Town)

(2) CONSIDERATION \$ 11,600,000.00 (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.**

(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

Property Class <u>4C</u>	\$ <u>4,833,500.00</u>	+ <u>89%</u>	= \$ <u>5,393,929.25</u>
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 8<sup>th</sup> day of August, 2016.

[Signature]  
Signature of Deponent  
160 S. Livingston Ave 085  
Livingston, NJ 07039  
Deponent Address

Robinhood Plaza, Inc.  
Grantee Name  
160 S. Livingston Ave, Street  
Livingston, NJ 07039  
Grantee Address at Time of Sale

Zwirer Title Agency, Inc.  
Name/Company of Settlement Officer

[Signature]  
Paulam Zvirer  
Attorney at Law  
State of NJ

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](http://www.state.nj.us/treasury/taxation/lpt/localtax.shtml).