

**Mercer County
Document Summary Sheet**

MERCER COUNTY CLERK

MERCER COUNTY COURTHOUSE

209 SOUTH BROAD STREET

TRENTON NJ 08650

INSTR # 2019010546

D BK 6360 PG 1204

RECORDED 03/13/2019 11:02:23 AM

PAULA SOLLAMI COVELLO, COUNTY CLERK

MERCER COUNTY, NEW JERSEY

RTF TOTAL TAX 4,655.00

Official Use Only

Transaction Identification Number

3762670

3297380

Submission Date (mm/dd/yyyy)

03/12/2019

No. of Pages (excluding Summary Sheet)

4

Recording Fee (excluding transfer tax)

\$75.00

(Convenience Charge of \$5.00 included)

Realty Transfer Tax

\$4,655.00

Total Amount

\$4,730.00

Document Type

DEED - REGULAR

Municipal Codes

WEST WINDSOR TOWNSHIP

WET

Batch Type

L2 - LEVEL 2 (WITH IMAGES)

196873

Return Address (for recorded documents)

CERTIFIED ABSTRACT CO., INC.

500 OFFICE CENTER DRIVE

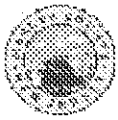
SUITE 400

FORT WASHINGTON, PA 19034

Additional Information (Official Use Only)

*** DO NOT REMOVE THIS PAGE.**

**COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF MERCER COUNTY FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.**



**Mercer County
Document Summary Sheet**

DEED - REGULAR	Type		DEED - REGULAR		
	Consideration		\$550,000.00		
	Submitted By		SIMPLIFILE, LLC. (SIMPLIFILE)		
	Document Date		03/08/2019		
	Reference Info				
	Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date
	GRANTOR		Name		Address
			VALERY RAFALSKY		930 ALEXANDER ROAD, PRINCETON, NJ 08540
			IRYNA SMELNYTSKA		930 ALEXANDER ROAD, PRINCETON, NJ 08540
	GRANTEE		Name		Address
		VANARA PROPERTIES LLC			
Parcel Info					
Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
	WE	39	5		WET

* DO NOT REMOVE THIS PAGE.
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Prepared by: Robert N. Ridolfi, Esquire
Robert N. Ridolfi, Esquire

DEED

THIS DEED made on this 11th day of March, 2019,

BETWEEN: Valery Rafalsky and Iryna Smelnytska, His Wife, whose address is 930 Alexander Road, Princeton, NJ 08540, referred to as the Grantor

AND: Vanara Properties, LLC, whose address is 103 Carnegie Center, Suite 345, Princeton, NJ 08540, 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) his interest in the property described below to the Grantee. This transfer is made for the sum of FIVE HUNDRED FIFTY THOUSAND DOLLARS (\$550,000.00) and all other valuable consideration. The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of West Windsor Township, Mercer County, Block 39, Lot No. 5. Also known as 262 Washington Road, West Windsor, NJ

Property. The property consists of the land and all the buildings and structures on the land in the Township of West Windsor, County of Mercer and State of New Jersey. The legal description is:

In accordance with Schedule "A" attached hereto.


Subject to covenants, easements and restrictions of record, which restrictions the Grantor herein does not pro-actively impose.

BEING THE SAME LANDS AND PREMISES previously conveyed to Valery Rafalsky, by Deed from Gerard J. Fennelly, an individual, dated April 22, 2005, recorded May 14, 2005 in Deed Book 5045, Page 175 in the Office of the Mercer County Clerk.

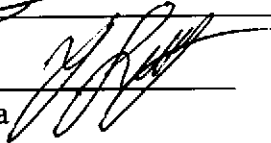
The said Iryna Smelnytska joins in the execution of this instrument in order to extinguish she may have in the subject premises by virtue of her marriage to Valery Rafalsky.

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.

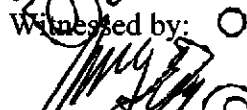


Valery Rafalsky



Iryna Smelnytska

Witnessed by:



Robert M. Ridolfi, Esquire
An Attorney at Law of the State
of New Jersey

STATE OF NEW JERSEY :
S.S.
COUNTY OF MERCER

I CERTIFY that on March 8, 2019, Valery Rafalsky and Iryna Smelnytska, His Wife 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 \$550,000.00 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.)



ROBERT M. RIDOLFI
ATTORNEY AT LAW OF
NEW JERSEY

RECORD & RETURN TO:
Certified Abstract Company, Inc.
500 Office Center Drive
Suite 400
Ft. Washington, PA 19034



First American Title™

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

Schedule C

Commitment No.: 190112741CERNJF

The Land referred to herein below is situated in the County of Mercer, State of New Jersey, and is described as follows:

ALL THAT CERTAIN Lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of West Windsor, County of Mercer, State of New Jersey:

BEGINNING at a point in the Westerly line of Washington Road distant 70.42 feet Southeasterly along Washington Road from the Easterly end of a site line that connects to the Southerly line of US Route 1 and running; thence

- 1) South 35 degrees 05 minutes East, along Washington Road, 29.47 feet to a point; thence
- 2) South 53 degrees 29 minutes West, along Lots 7 and 16, 225.46 feet to a point; thence
- 3) North 35 degrees 05 minutes West, along Lot 4, 89.16 feet to a point; thence
- 4) North 54 degrees 55 minutes East, along Lot 27, 66.05 feet to a point; thence
- 5) North 73 degrees 39 minutes 15 seconds East, still along Lot 27, 168.26 feet to the point and place of BEGINNING.

Note: For Informational Purposes Only: BEING Lot 5 Block 39 on a Tax Map of the Township of West Windsor County of Mercer.

BEING the same premises which Gerard J. Fennelly, an individual, by Deed dated 04/22/2005 and recorded 05/14/2005 in the Mercer County Clerk's Office in Deed Book 5045, Page 175, granted and conveyed unto Valery Rafalsky.



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
 (9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

Valery Rafalsky AND IRYNA SMELNYTSKA

Current Street Address

930 Alexander Road

City/Town Post Office Box

Princeton

State

NJ

Zip Code

08540

PROPERTY INFORMATION

Block(s)

39

Lot(s)

5

Qualifier

Street Address

262 Washington Road

City, Town, Post Office Box

West Windsor

State

NJ

Zip Code

08558

Seller's Percentage of Ownership

100

Total Consideration

550,000.00

Owner's Share of Consideration

550,000.00

Closing Date

03/11/2019

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 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.

3/8/19
 Date

3/8/19
 Date

[Signature]
 Signature

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

[Signature]
 Signature

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