

**TOWNSHIP OF BYRAM
SUSSEX COUNTY, NEW JERSEY**

ORDINANCE NO: 009 - 2024

**AN ORDINANCE OF THE COUNCIL OF THE TOWNSHIP OF
BYRAM ACCEPTING DEDICATIONS OF PORTIONS OF
CARPENTER ROAD**

Purpose Statement: The purpose of this Ordinance is to accept portions of the street known as Carpenter Road.

WHEREAS, the Council intends by the Ordinance to accept the dedication of portions of Carpenter Road in accordance with the conditions of a minor subdivision approved by the Byram Township Planning Board in the Resolution in Case #Z26-2023 adopted on February 15, 2024, and deeds by Alex Rubenstein; and

WHEREAS, the Township Council of the Township of Byram hereby intends to accept the dedication of portions of Carpenter Road as described in the proposed Deeds of Dedication attached hereto as Schedule A.

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Byram as follows:

Section 1. Portions of Streets to Be Accepted. The Township of Byram hereby accepts the Deeds of Dedication of rights-of-way to the Township of those portions of Carpenter Road rights-of-way described in the proposed Deeds of Dedication in Schedule A attached hereto.

Section 2. Recording. Within sixty (60) days of the effective date of this Ordinance the Township Clerk shall file a copy, certified by her under seal of the Township to be a true copy, together with proof of publication thereof, in the Office of the Sussex County Clerk in accordance with N.J.S.A. 40:67-21.

Section 3. Severability. If any part of this Ordinance is for any reason held to be invalid such decision shall not affect the validity of the remaining portion of the Ordinance. Any ordinance or portion thereof that may be inconsistent with the ordinance is hereby repealed to the extent of the inconsistency.

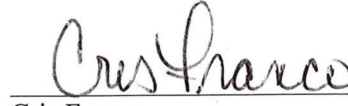
Section 4. Repealer. All existing Ordinances and/or parts thereof which are inconsistent with the terms of this Ordinance are, to the extent of such inconsistency, repealed.

Section 5. Effect. This Ordinance shall take effect twenty (20) days after publication in accordance with law.

BY ORDER OF THE MAYOR AND COUNCIL OF THE TOWSHIP OF BYRAM.

Introduced: May 21, 2024 Adopted: June 5, 2024


 Cynthia Church, RMC
 Township Clerk


 Cris Franco
 Deputy Mayor

BYRAM TOWNSHIP COUNCIL

	Councilwoman Franco	Councilman Gallagher	Councilman Proctor	Councilman Roseff	Mayor Rubenstein
Motion		✓			
2nd			✓		
Yes	✓	✓	✓	✓	
No					
Abstain					skip down
Absent					

NOTICE OF ADOPTION

NOTICE is hereby given that Ordinance 009-2024 was introduced and passed first reading at a meeting of the Township Council of the Township of Byram, held at the Byram Township Municipal Building, Mansfield Drive, Byram Township, New Jersey, on the 21st day of May 2024. The said ordinance was further considered for final adoption at a meeting of the Township Council of The Township of Byram, held at the Byram Municipal Building, 10 Mansfield Drive, Byram Township, New Jersey, on the 5th day of June at 7:30 p.m. at which time all persons were given the opportunity to be heard. It was finally passed and adopted and will be in full force in the Township according to law.


 Cynthia Church, RMC
 Township Clerk

SCHEDULE A

Deed of Dedication of Carpenter Road
Being Dedicated to the Township of Byram

Prepared by:

James M. McCreedy, Esq.

DEED OF DEDICATION

This Deed is made on May __, 2024

BETWEEN:

Alexander Rubenstein

Whose address is 3 Partridge Lane, Stanhope, New Jersey 07874

Referred to as the Grantor,

AND:

Township of Byram,

Whose address is 10 Mansfield Drive, Stanhope, New Jersey 07874

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 ONE AND NO/100 -----
-----DOLLARS (\$1.00). The Grantor acknowledges receipt of this money.

Tax map Reference. (N.J.S.A. 46:15-2.1) Municipality of Township of Byram,
Block No. 237 Lot No. 522 Account No.
_____ No property tax identification number is available on the date of this Deed. (Check if applicable).

Property. The property consists of land in the Township of Byram, County of Sussex and State of New Jersey. The legal description is:

See description attached hereto as Schedule A.

The within deed is being executed to comply with the terms of the Township Ordinance Accepting Dedications of Portions of Carpenter Road, Ordinance No: _____-2024 adopted on _____. This Deed intends to convey and show a right-of-way dedication measured 7.5 feet from the edge of pavement of Carpenter Road.

BEING the part of the same premises conveyed to Alexander Rubenstein by Deed from Gary Quinn and Tami, Quinn, aka Tamara K. Quinn, husband and wife dated December 29, 2021 and recorded in the Sussex County Clerk's Office in Deed Book 3622, Page 187.

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 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:

_____ (seal)
Alexander Rubenstein

STATE OF NEW JERSEY, COUNTY OF _____ SS:

I CERTIFY that on _____, 2024, Alexander Rubenstein, 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 \$0.00 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 of the State of New Jersey

Record and return to:

James M. McCreedy, Esq.
Wiley Malehorn Sirota & Raynes
250 Madison Avenue
Morristown, New Jersey 07960

SCHEDULE A

Deed of Dedication of Carpenter Road
Being Dedicated to the Township of Byram

DARMSTATTER INC.

Legal Description Parcel 6

DEDICATION TO CARPENTER RD. RIGHT-OF-WAY FROM LOT
522
(7.5' FROM EDGE OF PAVEMENT)

Beginning at a the point being the intersection of the southeasterly sideline of Partridge Road (30' Wide) with the southeasterly sideline of Carpenter Road (30' Wide). As shown on a map entitled "Property of The Lackawanna Country Club, Inc. Byram Township, Sussex County, New Jersey" Filed in the Sussex County register's office as Map No. 6A

1) South 46 degrees 15 minutes 16 seconds East, a distance of 14.29 feet, thence;

2) South 37 degrees 35 minutes 29 seconds West, a distance of 23.27 feet, thence;

3) North 07 degrees 47 minutes 35 seconds East, a distance of 28.58, to the point and place of beginning.

Coinciding with a map entitled "Subdivision Plan for Rubenstein" prepared by Darmstatter Inc. dated 10/04/2023, revised March 11, 2024.

Containing 165+-SF or 0.004+-Acres

GIT/REP-3
 (11-23)
 (Print or Type)

**State of New Jersey
 Seller's Residency Certification/Exemption**

Seller's Information

Name(s)
 Alexander Rubenstein

Current Street Address
 3 Partridge Lane

City, Town, Post Office	State	ZIP Code
Stanhope	NJ	07874

Property Information

Block(s)	Lot(s)	Qualifier
237	522	

Street Address
 2 Carpenter Road

City, Town, Post Office	State	ZIP Code
Byram	NJ	07874

Seller's Percentage of Ownership	Total Consideration	Owner's Share of Consideration	Closing Date
100	1.00	1.00	

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.
 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.
15. 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.
16. 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.

Date	Signature (Seller)	Indicate if Power of Attorney or Attorney in Fact

Date	Signature (Seller)	Indicate if Power of Attorney or Attorney in Fact

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER
(Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)
BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

FOR RECORDER'S USE ONLY
Consideration \$ _____
RTF paid by seller \$ _____
Date _____ By _____

COUNTY Sussex } SS. County Municipal Code
1904

MUNICIPALITY OF PROPERTY LOCATION Byram

*Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)

Deponent, Alexander Rubenstein, being duly sworn according to law upon his/her oath,
(Name)
deposes and says that he/she is the Grantor in a deed dated _____ transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)
real property identified as Block number 237 Lot number 522 located at
2 Carpenter Road, Byram and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION \$ 1.00 (Instructions #1 and #5 on reverse side) no prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS:
(See Instructions #5A and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation
\$ _____ + _____ % = \$ _____

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL 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 C. 66, P.L. 2004, for the following reason(s). Merely reference to exemption symbol is insufficient. Explain in detail.
For consideration of less than \$100

(5) PARTIAL EXEMPTION FROM FEE (Instruction #9 on reverse side)
NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

- A. SENIOR CITIZEN Grantor(s) 62 years of age or over. * (Instruction #9 on reverse side for A or B)
 - B. BLIND PERSON Grantor(s) legally blind or; *
 - DISABLED PERSON Grantor(s) permanently and totally disabled receiving disability payments not gainfully employed*
- Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:
 Owned and occupied by grantor(s) at time of sale. Resident of State of New Jersey.
 One or two-family residential premises. Owners as joint tenants must all qualify.

*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY

C. LOW AND MODERATE INCOME HOUSING (Instruction #9 on reverse side) IF APPLIES ALL BOXES MUST BE CHECKED.
 Affordable according to H.U.D. standards. Reserved for occupancy.
 Meets income requirements of region. Subject to resale controls.

(6) NEW CONSTRUCTION (Instructions #2, #10 and #12 on reverse side) IF APPLIES ALL BOXES MUST BE CHECKED.
 Entirely new improvement Not previously occupied.
 Not previously used for any purpose "NEW CONSTRUCTION" printed clearly at top of first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side) IF APPLIES ALL BOXES MUST BE CHECKED.
 No prior mortgage assumed or to which property is subject at time of sale.
 No contributions to capital by either grantor or grantee legal entity.
 No stock or money exchanged by or between grantor or grantee legal entities.

(8) INTERCOMPANY TRANSFER IF APPLIES ALL BOXES MUST BE CHECKED. (Instruction #15 on reverse side)
 Intercompany transfer between combined group members as part of the unitary business
 Combined group NU ID number (Required) _____

(9) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this _____ day of _____, 20____

Signature of Deponent: Alexander Rubenstein
Grantor Name: Alexander Rubenstein

3 Partridge Ln, Stanhope, NJ
Deponent Address

3 Partridge Ln, Stanhope, NJ
Grantor Address at Time of Sale

Last three digits in Grantor's Social Security Number

Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY
Instrument Number _____ County _____
Deed Number _____ Book _____ Page _____
Deed Dated _____ Date Recorded _____

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to: STATE OF NEW JERSEY
PO BOX 251
TRENTON, NJ 08695-0251
ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at: www.state.nj.us/treasury/taxation/tpufocsitax.htm

Prepared by:

James M. McCreedy, Esq.

DEED OF DEDICATION

This Deed is made on May __, 2024

BETWEEN:

Alexander Rubenstein

Whose address is 3 Partridge Lane, Stanhope, New Jersey 07874

Referred to as the Grantor,

AND:

Township of Byram,

Whose address is 10 Mansfield Drive, Stanhope, New Jersey 07874

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 ONE AND NO/100 -----DOLLARS (\$1.00). The Grantor acknowledges receipt of this money.

Tax map Reference. (N.J.S.A. 46:15-2.1) Municipality of Township of Byram,
Block No. 237 Lot No. 521 Account No.
____ No property tax identification number is available on the date of this Deed. (Check if applicable).

Property. The property consists of land in the Township of Byram, County of Sussex and State of New Jersey. The legal description is:

See description attached hereto as Schedule A.

The within deed is being executed to comply with the terms of the Township Ordinance Accepting Dedications of Portions of Carpenter Road, Ordinance No:-____-2024 adopted on _____. This Deed intends to convey and show a right-of-way dedication measured 7.5 feet from the edge of pavement of Carpenter Road.

BEING the part of the same premises conveyed to Alexander Rubenstein by Deed from Graciela Penaranda and Alejandro Salinas, as Tenants in Common dated February 1, 2023 and recorded February 14, 2023 in the Sussex County Clerk's Office in Deed Book 10231, Page 1692.

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 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:

_____ (seal)
Alexander Rubenstein

STATE OF NEW JERSEY, COUNTY OF _____ SS:

I CERTIFY that on _____, 2024, Alexander Rubenstein, 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 \$1.00 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 of the State of New Jersey

Record and return to:

James M. McCreedy, Esq.
Wiley Malehorn Sirota & Raynes
250 Madison Avenue
Morristown, New Jersey 07960

DARMSTATTER INC.

Legal Description Parcel 7

DEDICATION TO CARPENTER RD. RIGHT-OF-WAY LOT 521 (7.5' FROM EDGE OF PAVEMENT)

Beginning at a the point being the following course from the intersection of the southeasterly sideline of Partridge Road (30' Wide) with the southeasterly sideline of Carpenter Road (30' Wide). As shown on a map entitled "Property of The Lackawanna Country Club, Inc. Byram Township, Sussex County, New Jersey" Filed in the Sussex County register's office as Map No. 6A

- 1) North 73 degrees 54 minutes 35 seconds East, a distance of 58.84 feet, thence;
- 2) South 70 degrees 24 minutes 43 seconds West, a distance of 15.56 feet, thence;
- 3) Along a curve to the left having a radius of 102.93 feet and an arch length of 32.75 feet, who's chord is South 57 degrees 53 minutes 18 seconds West, a distance of 32.61 feet, thence;
- 4) South 47 degrees 16 minutes 54 seconds West, a distance of 5.36 feet, thence;
- 5) North 46 degrees 15 minutes 16 seconds West, a distance of 14.29 feet to the point and place of beginning.

Coinciding with a map entitled "Subdivision Plan for Rubenstein" prepared by Darmstatter Inc. dated 10/04/2023, revised March 11, 2024.

Containing 248+-SF or 0.006+-Acres

State of New Jersey Seller's Residency Certification/Exemption

Seller's Information

Name(s)
Alexander Rubenstein

Current Street Address
3 Partridge Lane

City, Town, Post Office Stanhope	State NJ	ZIP Code 07874
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Property Information

Block(s) 237	Lot(s) 521	
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Street Address
4 Carpenter Road

City, Town, Post Office Byram	State NJ	ZIP Code 07874
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Seller's Percentage of Ownership 100	Total Consideration 1.00	Owner's Share of Consideration 1.00	
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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.
 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.
15. 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.
16. 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.

Date	Signature (Seller)	Indicate if Power of Attorney or Attorney in Fact
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Date	Signature (Seller)	Indicate if Power of Attorney or Attorney in Fact
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STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER
(Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)
BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

FOR RECORDER'S USE ONLY	
Consideration	\$ _____
RTF paid by seller	\$ _____
Date	By _____

COUNTY Sussex } SS. County Municipal Code
1904

*Use symbol "C" to indicate that fee is exclusively for county use.

MUNICIPALITY OF PROPERTY LOCATION Byram

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)

Deponent, Alexander Rubenstein, being duly sworn according to law upon his/her oath,
(Name)
deposes and says that he/she is the Grantor in a deed dated _____ transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)
real property identified as Block number 237 Lot number 521 located at
4 Carpenter Road, Byram and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION \$ 1.00 (Instructions #1 and #5 on reverse side) no prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS:
(See Instructions #5A and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation

\$ _____ + _____ % = \$ _____

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (See Instruction #8 on reverse side)

Deponent state that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.
For consideration of less than \$100

(5) PARTIAL EXEMPTION FROM FEE (Instruction #9 on reverse side)

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

- A. SENIOR CITIZEN Grantor(s) 62 years of age or over. * (Instruction #9 on reverse side for A or B)
- B. { BLIND PERSON Grantor(s) legally blind or; *
- DISABLED PERSON Grantor(s) permanently and totally disabled receiving disability payments not gainfully employed*

Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:
 Owned and occupied by grantor(s) at time of sale. Resident of State of New Jersey.
 One or two-family residential premises. Owners as joint tenants must all qualify.

*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY

C. LOW AND MODERATE INCOME HOUSING (Instruction #9 on reverse side) IF APPLIES ALL BOXES MUST BE CHECKED.

- Affordable according to H.U.D. standards. Reserved for occupancy.
- Meets income requirements of region. Subject to resale controls.

(6) NEW CONSTRUCTION (Instructions #2, #10 and #12 on reverse side) IF APPLIES ALL BOXES MUST BE CHECKED.

- Entirely new improvement Not previously occupied
- Not previously used for any purpose. "NEW CONSTRUCTION" printed clearly at top of first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side) IF APPLIES ALL BOXES MUST BE CHECKED.

- No prior mortgage assumed or to which property is subject at time of sale.
- No contributions to capital by either grantor or grantee legal entity.
- No stock or money exchanged by or between grantor or grantee legal entities.

(8) INTERCOMPANY TRANSFER IF APPLIES ALL BOXES MUST BE CHECKED. (Instruction #15 on reverse side)

- Intercompany transfer between combined group members as part of the unitary business
- Combined group NU ID number (Required) _____

(9) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me
this _____ day of _____ 20____

Signature of Deponent _____
Alexander Rubenstein
3 Partridge Ln, Stanhope, NJ
Deponent Address

Grantor Name
Alexander Rubenstein
3 Partridge Ln, Stanhope, NJ
Grantor Address at Time of Sale

_____-_____-_____
Last three digits in Grantor's Social Security Number Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY	
Instrument Number	County _____
Deed Number	Book _____ Page _____
Deed Dated	Date Recorded _____

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to: STATE OF NEW JERSEY
PO BOX 251
TRENTON, NJ 08695-0251
ATTENTION: REALTY TRANSFER FEE UNIT

Prepared by:

James M. McCreedy, Esq.

DEED OF DEDICATION

This Deed is made on May __, 2024

BETWEEN:

Alexander Rubenstein and Jeannine Rubenstein, husband and wife

Whose address is 3 Partridge Lane, Stanhope, New Jersey 07874

Referred to as the Grantor,

AND:

Township of Byram,

Whose address is 10 Mansfield Drive, Stanhope, New Jersey 07874

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 ONE AND NO/100 -----
---DOLLARS (\$1.00). The Grantor acknowledges receipt of this money.

Tax map Reference. (N.J.S.A. 46:15-2.1) Municipality of Township of Byram,
Block No. 237 Lot No. 519 Account No.
_____ No property tax identification number is available on the date of this Deed. (Check if applicable).

Property. The property consists of land in the Township of Byram, County of Sussex and State of New Jersey. The legal description is:

See description attached hereto as Schedule A.

The within deed is being executed to comply with the terms of the Township Ordinance Accepting Dedications of Portions of Carpenter Road, Ordinance No:-_____-2024 adopted on _____. This Deed intends to convey and show a right-of-way dedication measured 16.5 feet from the centerline of Carpenter Road.

BEING the part of the same premises conveyed to Alex Rubenstein by Deed from Breslauer Building Contractors, L.L.C., a New Jersey Limited Liability Company dated August 6, 2015 and recorded August 10, 2015 in the Sussex County Clerk's Office in Deed Book 3369, Page 320. Further conveyed to Alexander Rubenstein and Jeannine Rubenstein, husband and wife, dated December 10, 2020 and recorded February 11, 2021 in the Sussex County Clerk's Office in Deed Book 3579, Page 75.

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 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:

_____ (seal)
Alexander Rubenstein

_____ (seal)
Jeannine Rubenstein

STATE OF NEW JERSEY, COUNTY OF _____ SS:

I CERTIFY that on _____, 2024, Alexander Rubenstein and Jeanine Rubenstein, 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 \$1.00 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 of the State of New Jersey

Record and return to:

James M. McCreedy, Esq.
Wiley Malehorn Sirota & Raynes
250 Madison Avenue
Morristown, New Jersey 07960

DARMSTATTER INC.

Legal Description Parcel 8

DEDICATION TO CARPENTER RD. RIGHT-OF-WAY FROM LOT 519 (16.5' FROM CENTERLINE)

Beginning at a the point being the following course from the intersection of the southeasterly sideline of Partridge Road (30' Wide) with the southeasterly sideline of Carpenter Road (30' Wide). As shown on a map entitled "Property of The Lackawanna Country Club, Inc. Byram Township, Sussex County, New Jersey" Filed in the Sussex County register's office as Map No. 6A

A) North 73 degrees 54 minutes 35 seconds East, a distance of 141.53 feet to the point and place of beginning, thence;

1) North 30 degrees 20 minutes 35 seconds East, a distance of 129.68 feet, thence;

2) North 79 degrees 57 minutes 35 seconds East, a distance of 63.82 feet, thence;

3) South 74 degrees 46 minutes 38 seconds West, a distance of 17.29 feet, thence;

4) Along a curve to the left having a radius of 111.62 feet and an arch length of 71.00 feet, who's chord is South 52 degrees 02 minutes 12 seconds West, a distance of 69.82 feet, thence;

5) South 36 degrees 06 minutes 28 seconds West, a distance of 23.66 feet, thence;

6) South 36 degrees 59 minutes 37 seconds West, a distance of 20.67 feet, thence;

7) South 37 degrees 09 minutes 22 seconds West, a distance of 50.10 feet, to the point and place of beginning;

Coinciding with a map entitled "Subdivision Plan for Rubenstein" prepared by Darmstatter Inc. dated 10/04/2023, revised March 11, 2024.

Containing 1,309+-SF or 0.030+-Acres

**State of New Jersey
 Seller's Residency Certification/Exemption**

Seller's Information

Name(s)
 Alexander Rubenstein and Jeannine Rubensteing, Husband and Wife

Current Street Address
 3 Partridge Lane

City, Town, Post Office State ZIP Code
 Stanhope NJ 07874

Property Information

Block(s) Lot(s) Qualifier
 237 519

Street Address
 8 Carpenter Road

City, Town, Post Office State ZIP Code
 Byram NJ 07874

Seller's Percentage of Ownership	Total Consideration	Owner's Share of Consideration	Closing Date
100	1.00	1.00	

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.
 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.
15. 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.
16. 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.

Date	Signature (Seller)	Indicate if Power of Attorney or Attorney in Fact
Date	Signature (Seller)	Indicate if Power of Attorney or Attorney in Fact

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L.1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

FOR RECORDER'S USE ONLY	
Consideration	\$ _____
RTF paid by seller	\$ _____
Date	By _____

COUNTY

Sussex

SS. County Municipal Code
1904

MUNICIPALITY OF PROPERTY LOCATION Byram

*Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)

Deponent, Alexander Rubenstein, being duly sworn according to law upon his/her oath,
(Name)
deposes and says that he/she is the Grantor in a deed dated _____ transferring
(Grantor, Legal Representative, Corporate Officer, Officer of This Company, Lending Institution, etc.)
real property identified as Block number 237 Lot number 519 located at
8 Carpenter Road, Byram and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION \$ 1.00 (Instructions #1 and #5 on reverse side) no prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS:

(See Instructions #5A and #7 on reverse side)

Total / assessed Valuation + Director's Ratio = Equalized Assessed Valuation

\$ _____ + _____ % = \$ _____

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL 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 C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.
For consideration of less than \$100

(5) PARTIAL EXEMPTION FROM FEE (Instruction #9 on reverse side)

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

- A. SENIOR CITIZEN Grantor(s) 62 years of age or over. * (Instruction #9 on reverse side for A or B)
- B. { BLIND PERSON Grantor(s) legally blind or, *
- DISABLED PERSON Grantor(s) permanently and totally disabled receiving disability payments not gainfully employed*

Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:
 Owned and occupied by grantor(s) at time of sale. Resident of State of New Jersey.
 One or two-family residential premises. Owners as joint tenants must all qualify.

*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY

C. LOW AND MODERATE INCOME HOUSING (Instruction #9 on reverse side) IF APPLIES ALL BOXES MUST BE CHECKED.

- Affordable according to H.U.D. standards. Reserved for occupancy.
- Meets income requirements of region. Subject to resale controls.

(6) NEW CONSTRUCTION (Instructions #2, #10 and #12 on reverse side) IF APPLIES ALL BOXES MUST BE CHECKED.

- Entirely new improvement Not previously occupied.
- Not previously used for any purpose. "NEW CONSTRUCTION" printed clearly at top of first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side) IF APPLIES ALL BOXES MUST BE CHECKED.

- No prior mortgage assumed or to which property is subject at time of sale
- No contributions to capital by either grantor or grantee legal entity.
- No stock or money exchanged by or between grantor or grantee legal entities.

(8) INTERCOMPANY TRANSFER IF APPLIES ALL BOXES MUST BE CHECKED. (Instruction #15 on reverse side)

- Intercompany transfer between combined group members as part of the unitary business
- Combined group NU ID number (Required) _____

(9) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me
this _____ day of _____, 20____

Signature of Deponent

Alexander Rubenstein
Grantor Name

3 Partridge Ln, Stanhope, NJ
Deponent Address

3 Partridge Ln, Stanhope, NJ
Grantor Address at Time of Sale

XXX-XX-X
Last three digits in Grantor's Social Security Number Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY	
Instrument Number	County
Deed Number	Book Page
Deed Dated	Date Recorded

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to:

STATE OF NEW JERSEY
PO BOX 251
TRENTON, NJ 08693-0251

ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at:

www.state.nj.us/treasury/taxation/tp/localtax.htm