



October 23, 2023

Donna M. Jennings
Wilentz Attorneys at Law
90 Woodbridge Center, Suite 900
Woodbridge, NJ 07095

Dear Attorney Jennings:

HBK Valuation Group, LLC ("HBKVG") has been engaged to perform a valuation engagement to provide our opinion of the fair market value of The Nar Group, Inc. ("Company") on a controlling, marketable basis as of September 30, 2023 ("Valuation Date").

This valuation engagement has been prepared in conformity with the American Institute of Certified Public Accountants' (AICPA) *Statements on Standards for Valuation Services* (VS section 100.21), which defines a valuation engagement as follows:

...an engagement [that] calls for the valuation analyst to estimate the value of a subject interest and the valuation analyst estimates the value and is free to apply the valuation approaches and methods he or she deems appropriate in the circumstances. The valuation analyst expresses the results of the valuation as a conclusion of value; the conclusion may be either a single amount or a range.

This valuation engagement is in accordance with the National Association of Certified Valuators and Analysts' (NACVA) *Professional Standards* (Section III.B.1).

The standard of value for this engagement is fair market value, which is defined in Internal Revenue Service's ("IRS") Revenue Ruling 59-60, 1959-1 CB 237 ("Rev. Ruling 59-60") as:

...the price, expressed in terms of cash equivalents, at which property would change hands between a hypothetical willing and able buyer and a hypothetical willing and able seller, acting at arm's length in an open and unrestricted market, when neither is under compulsion to buy or sell and when both have reasonable knowledge of the relevant facts.

The definition of fair market value includes the following assumptions: (a) the hypothetical buyer is prudent but without synergistic benefits that enhance business value; (b) the subject company will continue as a going concern and not be liquidated; (c) the hypothetical sale will be for cash; and (d) the hypothetical parties are financially capable as well as willing to transact.

The premise of value is going concern, which assumes the enterprise will continue operations into the future.

We valued the business as of two different dates. If the NAR Group, Inc. were able to operate as expected, sales would have begun in June 2023. If the NAR Group, Inc. were able to commence construction shortly, it

would be able to generate revenue in June 2024. Based on our analysis which is largely based on projections prepared by Company representatives, the fair market value of a 100% ownership interest, in The Nar Group, Inc., on a controlling, marketable basis would be as follows:

- If sales were to start in June 2023: \$105 million
- If sales were to start in June 2024: \$76 million

The Company is expected to have a loss in value of \$29 million due to the delayed commencement of business. This conclusion of value will be used by Company related to its potential litigation with the township of Lebanon, New Jersey and use is restricted to this purpose. This conclusion of value is subject to the Assumptions and Limiting Conditions and Representation in the appendices.

In addition to the decrease in value due to a year's sales being lost, there would be additional damages related to fees incurred related to this litigation.

Respectfully Submitted,

Stacey D. Udczil

Stacey D. Udczil, CPA/ABV/CFF, CVA
Principal
HBK Valuation Group LLC

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APPENDIX A - VALUATION SCHEDULES

VALUE OF THE NAR GROUP, INC. IF SALES BEGAN JUNE 2023

	2023	2024	2025	2026	Terminal Year	Total
Revenue	\$8,684,000	\$26,806,000	\$ 53,002,000	\$78,450,000		
Cost of Goods Sold						
Direct Costs	1,154,000	2,750,000	7,047,000	8,629,000		
Indirect Costs	254,000	499,075	776,000	847,000		
	1,408,000	3,249,075	7,823,000	9,476,000		
Gross Profit / (Loss)	7,276,000	23,656,925	45,179,000	68,974,000		
Sales, General and Administrative	384,000	665,000	1,259,000	3,537,000		
Pre Tax Income Before Depreciation and Amortization	6,892,000	22,891,925	43,920,000	67,437,000		
Provision for Income Tax, Distributions	(9,183,000)	(7,067,000)	(13,554,000)	(20,692,000)		
Net cash flow	4,709,000	15,824,925	30,366,000	46,745,000	48,147,350	
Terminal period cash flow					1.20	
Capitalization rate					57,595,984	
Terminal value					0.431	
Discount factors	1.0000	0.8273	0.6663	0.3876	133,633,375	
Present value of cash flows	4,709,000	13,091,960	17,196,266	18,118,362	51,796,296	104,911,884
Indicated value of The Nar Group, Inc.						\$105,000,000

VALUE OF THE NAR GROUP, INC. IF SALES BEGAN JUNE 2024

	2023	2024	2025	2026	2027	Terminal Year	Total
Revenue		\$53,308,000	\$25,054,000	\$47,938,000	\$70,958,210		
Cost of Goods Sold	2,287,000	6,322,000	7,760,000	8,873,026			
Direct Costs	499,075	776,000	847,000	889,657			
Indirect Costs	2,786,075	7,098,000	8,607,000	9,762,682			
Gross Profit / (Loss)	5,521,925	17,956,000	39,331,000	61,192,528			
Sales, General and Administrative	611,000	1,137,000	1,291,000	108,000			
Pro-Tax Income Before Depreciation and Amortization	4,880,925	16,819,000	38,040,000	61,084,528			
Proxy for Income Tax Distributions		(1,657,000)	(5,387,000)	(11,799,000)			
Net cash flow	4,880,925	15,162,000	32,653,000	49,285,528	50,764,094		
Terminal period cash flow,					1.20		
Capitalized at 12%					60,726,249		
Terminal value					0.431		
Discount factors	0.8273	0.5663	0.3876	0.2653	0.2653		
Present value of cash flows	0	4,037,989	8,586,241	12,656,303	13,075,451	37,379,753	75,735,736
							\$76,000,000

Indicated value of The Nar Group, Inc.

APPENDIX B - ASSUMPTIONS AND LIMITING CONDITIONS

This conclusion of value is subject to the following general assumptions and limiting conditions:

1. The conclusion of value arrived at herein is valid only for the stated purpose as of the date of the valuation and is subject to change.
2. This Report is not to be used with, circulated, quoted, or otherwise referred to in whole or in part for any other purpose and may not be provided to any other party for any purpose, without our express written consent.
3. Financial statements and other related information provided by The Nar Group, Inc. or its representatives, in the course of this engagement, have been accepted without any verification as fully and correctly reflecting the enterprise's business conditions and operating results for the respective periods, except as specifically noted herein. HBKVG has not audited, reviewed, or compiled the financial information provided to us and, accordingly, we express no audit opinion or any other form of assurance on this information. We do not assume responsibility for the effect on the valuation of using amounts that constitute the work product of others, to the extent we have reasonably relied upon that work product.
4. Except as noted, we have relied on the representations of the owners, management, and other third parties concerning the value and useful condition of all equipment, real estate, investments used in the business, and any other assets or liabilities, except as specifically stated to the contrary in this report. We have not attempted to confirm whether or not all assets of the business are free and clear of liens and encumbrances or that the entity has good title to all assets.
5. If prospective financial information approved by management has been used in our work, we have not examined or compiled the prospective financial information and therefore, do not express an audit opinion or any other form of assurance on the prospective financial information or the related assumptions. Events and circumstances frequently do not occur as expected, and there will usually be differences between prospective financial information and actual results, and those differences may be material.
6. Public information and industry and statistical information have been obtained from sources we believe to be reliable. However, we make no representation as to the accuracy or completeness of such information and have performed no procedures to corroborate the information.
7. We do not provide assurance on the achievability of the results forecasted by the Company because events and circumstances frequently do not occur as expected; differences between actual and expected results may be material; and achievement of the forecasted results is dependent on actions, plans, and assumptions of management.
8. The conclusion of value arrived at herein is based on the assumption that the current level of management expertise and effectiveness would continue to be maintained and that the character and integrity of the enterprise through any sale, reorganization, exchange, or diminution of the owners' participation would not be materially or significantly changed.
9. This report and the concluded value arrived at herein are for the exclusive use of our client for the sole and specific purposes as noted herein. They may not be used for any other purpose or by any other party for any purpose. Furthermore, the report and concluded value are not intended by the author and should not be construed by the reader to be investment advice in any manner whatsoever. The concluded value represents the considered opinion of HBKVG, based on information furnished to them by the Company and other sources.
10. Neither all nor any part of the contents of this report (especially the conclusion of value, the identity of

any valuation specialist(s), or the firm with which such valuation specialists are connected or any reference to any of their professional designations) should be disseminated to the public through advertising media, public relations, news media, sales media, mail, direct transmittal, or any other means of communication, including but not limited to the Securities and Exchange Commission or other governmental agency or regulatory body, without the prior written consent and approval of HBKVG.

11. Future services regarding the subject matter of this report, including, but not limited to testimony or attendance in court, shall not be required of HBKVG unless previous arrangements have been made in writing.
12. HBKVG is not an environmental consultant or auditor, and it takes no responsibility for any actual or potential environmental liabilities. Any person entitled to rely on this report, wishing to know whether such liabilities exist, or the scope and their effect on the value of the property, is encouraged to obtain a professional environmental assessment. We do not conduct or provide environmental assessments and has not performed one for the subject property.
13. HBKVG has not determined independently whether the Company is subject to any present or future liability relating to environmental matters (including, but not limited to CERCLA/Superfund liability) nor the scope of any such liabilities. Our valuation takes no such liabilities into account, except as they have been reported to us by the Company or by an environmental consultant working for the Company, and then only to the extent that the liability was reported to us in an actual or estimated dollar amount. Such matters, if any, are noted in the report. To the extent such information has been reported to us, HBKVG has relied on it without verification and offers no warranty or representation as to its accuracy or completeness.
14. HBKVG has not made a specific compliance survey or analysis of the subject property to determine whether it is subject to, or in compliance with, the American Disabilities Act of 1990, and this valuation does not consider the effect, if any, of noncompliance.
15. Unless otherwise stated, no effort has been made to determine the possible effect, if any, on the subject business due to future Federal, state, or local legislation, including any environmental or ecological matters or interpretations thereof.
16. HBKVG has no obligation to update the report or the conclusion of value for information that comes to his or her attention after the date of the report.
17. No change of any item in this report shall be made by anyone other than HBKVG, and we shall have no responsibility for any such unauthorized change.
18. Any dispute concerning this engagement will be subject to the following Dispute Resolution Procedures:
 If any dispute arises among the parties hereto, the parties agree to first try in good faith to settle the dispute by mediation administered by the American Arbitration Association under its applicable rules for resolving professional accounting and related services disputes before resorting to litigation. Costs of any mediation proceeding shall be shared equally by all parties. Client and HBK Valuation Group both agree that any dispute over fees charged by HBK Valuation Group to Client will be submitted for resolution by arbitration in accordance with the applicable rules for resolving professional accounting and related services disputes of the American Arbitration Association. Such arbitration shall be binding and final. IN AGREEING TO ARBITRATION, BOTH PARTIES ACKNOWLEDGE THAT, IN THE EVENT OF A DISPUTE OVER FEES CHARGED BY HBK VALUATION GROUP, EACH PARTY IS GIVING UP THE RIGHT TO HAVE THE DISPUTE DECIDED IN A COURT OF LAW BEFORE A JUDGE OR JURY AND INSTEAD EACH PARTY IS ACCEPTING THE USE OF ARBITRATION FOR RESOLUTION. The prevailing party shall be entitled to an award of reasonable attorneys' fees and costs incurred in connection with the

arbitration of the dispute in an amount to be determined by the arbitrator.

APPENDIX C - REPRESENTATION

I represent that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The analyses and conclusion of value included in this report are subject to the specified Assumptions and Limiting Conditions, and they are the personal analyses and estimations of the preparer, as signed below.
3. No one at HBK Valuation Group has any present or contemplated future interest in The NAR Group, Inc., any personal interest with respect to the parties involved, or any other interest that might prevent us from performing an unbiased valuation.
4. HBKVG has not provided any services related to the subject company within the three year period immediately preceding acceptance of this engagement.
5. Our compensation is fee-based and is not contingent on the outcome of the analyses.
6. The engagement was performed in accordance with the American Institute of Certified Public Accountants Statement on Standards for Valuation Services, and the National Association of Certified Valuators and Analysts' Professional Standards.
7. The preparer has not received professional assistance in the preparation of these calculations.

Stacey Udell

Stacey D. Udell, CPA, ABV, CFF, CVA

APPENDIX D - STATEMENT OF QUALIFICATIONS

STACEY D. UDELL, CPA/ABV/CFF, CVA

Stacey is Principal in the Mid-Atlantic Region of HBK Valuation Group, LLC and Regional Director of HBK CPAs and Consultants LLC's Cannabis Solutions Group. With over twenty (25) years of experience in business valuation, forensic accounting, compensation studies, economic damages, and litigation support services. In her prior role as a Partner in a full-service accounting firm, Ms. Udell provided accounting and tax services for closely-held and family businesses including financial statement preparation, business and personal income tax planning and compliance, estate and business succession planning.

Ms. Udell has provided litigation support services in business valuation and forensic matters related to dissolution of marriage, shareholder disputes, and criminal matters. She has been retained by both plaintiffs and defendants, or their counsel and testified in deposition and trial as an expert witness. Additionally, she has volunteered at the ABA/NITA Family Law Trial Advocacy program.

Employment History

2021 to Present	Principal -- HBK Valuation Group LLC
2016 to 2021	Director of Valuation and Litigation Services -- HBK Valuation Group LLC
2002 to 2017	Partner – Gold Gerstein Group, LLC
2001 to 2002	Jones, Jones, Davis and Associates, CPA, PC
1996 to 2001	Cherry Bekaert and Holland, LLP (currently known as Cherry Bekaert LLP)
1993 to 1996	Prudential Insurance and Financial Services

Professional Designations

CPA	Certified Public Accountant (CPA). Certification by the Accountancy Board of the Commonwealth of Pennsylvania and the State of New Jersey
ABV	Certified Public Accountant/ Accredited in Business Valuation (CPA/ABV). Designation awarded by the American Institute of Certified Public Accountants to CPAs who possess substantial experience in business valuation and pass a written exam
CFF	Certified in Financial Forensics (CFF). Designation awarded by the American Institute of Certified Public Accountants to CPAs who possess substantial experience in forensic accounting
CVA	Certified Valuation Analyst (CVA). Designation awarded by the National Association of Certified Valuation Analysts

Professional Memberships

American Institute of Certified Public Accountants (AICPA)
National Association of Certified Valuation Analysts (NACVA)
New Jersey NACVA
New Jersey Society of Certified Public Accountants (NJS CPA)
South Jersey Collaborative Divorce Professionals

College Education

1993	University of Delaware – Newark, Delaware
	Bachelor of Science in Accounting

LEBANON TOWNSHIP
APPLICATION FOR SITE PLAN REVIEW

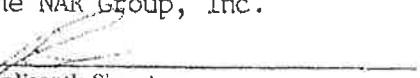
Preliminary: X
Final: X

Date: April 19, 2022
Fee Paid: _____

1. Applicant: The NAR Group, Inc.
Address: PO Box 4098, 2 Technology Drive, Warren, NJ 07059
Phone: ██████████
(If Corporation or Partnership, attach a list of names and addresses of all persons Having a 10% interest or more in the Corporation or Partnership)
2. Relationship of Applicant to property Owner: _____ Lessee: _____
Purchaser Under Contract: _____ Other (please specify): Affiliated entity
3. Owner's Name: Nitin Manglani Phone: ██████████
Address: 62 Anthony Road, Glen Gardner, NJ 08826
4. Attorney: Steven P. Gruenberg, Esq. Phone: (908)751-7181
Address: 151 Main Street, Flemington, NJ 08822
Fax: (908)751-7182 Email: stevenpgruenberg@gruenberglegal.com
Engineering & Design
5. Engineer: Edwin Caballero, P.E., Colliers/ Phone: (908)238-0900
Address: 53 Frontage Road, Ste. 110, Hampton, NJ 08827
Fax: _____ Email: edwin.caballero@colliersengineering.com
6. Name of Business or Activity: Medicinal cannabis cultivation facility
7. Block: 57 Lot: 23 Zone: RC Road: Anthony Road
8. Use of Property: Existing Use: Vacant Proposed Use: Medicinal cannabis cultivation
9. Acreage: 44.336 Road Frontage: 1,224.21'
SEE ADDENDUM ATTACHED HERETO.
10. Type of Proposal: New: Expansion: _____
Improved and/or Expanded Parking Area: X
Alteration of Structure: X Change of Use: X
Size of Structure: 16,665 SF Number of Parking Spaces: 22
Setbacks (existing or proposed) Front: 170.93' Rear: 197.82'
Sideyard: 278.24'

11. Are there deed restrictions that apply or are contemplated? Yes: _____ No: X
(If yes, please attach a copy)

The NAR Group, Inc.


Applicant's Signature
By:


Owner's Signature (if applicable)
Nitin Manglani

THE NAR GROUP, INC.

APPLICATION FOR PRELIMINARY AND FINAL
MAJOR SITE PLAN APPROVAL

Applicant: The NAR Group, Inc.
Owner: Nitin Manglani
Property Address: 62 Anthony Road (Block 57, Lot 23)
Zone: RC (Resource Conservation)

NARRATIVE STATEMENT

The Applicant, The NAR Group, Inc. is pleased to present this application for development of an existing site in the Township of Lebanon. Applicant proposes redeveloping the above identified property which is located in the RC (Resource Conservation) Zoning District for use as a medicinal cannabis cultivation facility. The lot, which is currently developed with abandoned structures, a two-story dwelling, concrete and stone drives and woodlands, has a lot area of 44.335 acres where 7.5 acres is required and is served by an on-site well and septic. The property was previously used for many years as an industrial use which previously had environmental contamination which has been remediated. Nevertheless, the existing site has been dormant and inactive for many years.

As part of its proposed redevelopment of the property, Applicant intends to renovate the existing 16,665 SF one-story building for use as a medicinal cannabis cultivation facility, widen the existing stone driveway, construct a proposed 8' x 8' security building, install security gates, lighting, and landscaping all as depicted on the preliminary and final major site plan drawings submitted herewith. This proposal brings an exciting opportunity for the Township to revitalize an existing dormant site and the proposed locations is particularly suited to this type of use.

On October 15, 2021, the Cannabis Regulatory Commission awarded Applicant a medical marijuana cultivation permit endorsement pursuant to the New Jersey Compassionate Use Medical Cannabis Act (N.J.S.A. 45:61-1, et seq.). Lebanon Township Committee Resolution #85-2021 confirmed that agricultural uses are permitted in the RC Zone pursuant to Lebanon Township Zoning Ordinance §400-9A. Although recreational cannabis uses are prohibited pursuant to Lebanon Township Ordinance 07-2021, said Ordinance does not prohibit the cultivation of medical cannabis.

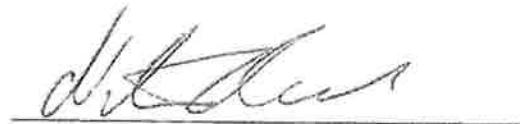
The proposed medical cannabis cultivation facility will operate 24 hours a day, seven days a week. Applicant anticipates hiring six employees during normal business hours and four employees for overnight shifts. Employees will be responsible for maintenance, horticulture, security, and lab testing/research. The medical cannabis will be cultivated from seed to flower, harvested, and processed for distribution to medical facilities via a van type vehicle. It is anticipated that distribution will occur five (5) times per year. There will be no on-site retail sales of the medical cannabis, and the traffic impact will be limited to that of employees and the distribution delivery vehicle(s).

The Applicant is excited to bring this unique opportunity to the Township of Lebanon and plans to continue to be a good neighbor for the Township.

The Applicant reserves the right to supplement this application and/or seek at the time of hearing such other approvals, interpretations, exceptions, variances and/or waivers as may be requested or required by the Applicant or the Board.

Consent of Owner

I, Nitin Mangani, owner(s) of Block 57, Lot 23, on the Lebanon Township Tax Map, hereby consent to the application of The NAR Group, Inc., for preliminary and final site plan approval and any waivers, exceptions, and/or variances for the purposes of developing the property as a medicinal cannabis cultivation facility.


Nitin Mangani, Owner

Subscribed and Sworn to:
Before me this 20th day:
Of April, 2022 :


Barbara A. Stubbins
Notary Public of New Jersey
My Commission Expires 11/5/2022

TOWNSHIP OF LEBANON

HUNTERDON COUNTY

Municipal Building
530 West Hill Road
Glen Gardner, N.J. 08826-6400



Telephone: 908-638-8523 Ext. 17
Fax 908-638-5957
Website: www.lebanontownship.net

June 1, 2022

Karen Unglab
 Colliers Engineering

Re: Block 57 Lot 23 – 62 Anthony Road

Dear Ms. Unglab,

SECTION 7. List of Property Owners Furnished. Pursuant to the provisions of ch. 40:55D-12C, the Administrative Officer of the Municipality shall, within 7 days after receipt of a request therefore and upon receipt of payment of a fee of \$10.00 per lot make and certify a list from the current tax duplicate of names and addresses of owners to whom the applicant is required to give notice pursuant to Article III - Section 6(b) of this Ordinance.

SECTION 7A. Failure of the applicant to give notice to anyone not on the list will not invalidate any hearing. If a name appears for more than one property, he/she only requires one notice. (The Certifying Officer cannot be held responsible for omissions as stated above.)

On the attached list are the properties that are within 200 feet of the above named property. In addition to these there are the standard Utility Companies, which appear below:

Comcast Cable Systems
 155 Port Murray Rd.
 Port Murray, NJ 07865

NJ Dept. of Transportation
 CN 600, 1075 Parkway Avenue
 Trenton, NJ 08625

Hunterdon County Planning Board
 PO Box 2900,
 Flemington, NJ 08822

Public Service Electric & Gas Co.
 80 Park Plaza, T6B
 Newark, NJ 07102

JCP&L c/o RE Service Tax Dept.
 PO Box 1911,
 Morristown NJ 07962-1911

Sprint United Telephone of NJ
 P.O. Box 1201
 Carlisle, Pa. 17013

Elizabethtown Gas Co.
 PO Box 3175
 Union, NJ 07083-3175.

State of New Jersey
 Highlands Water Protection & Planning Council
 100 North Road (Route 513)
 Chester, NJ 07930

This list has been supplied and certified by Erica J. Brandmaier, CTA, Assessor.

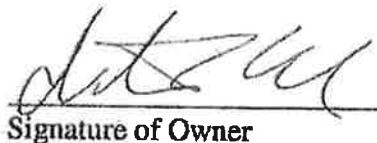
ADJACENT PROPERTY LISTING
TAXING DISTRICT 19 LEBANON TWP
PAGE 1
COUNTY 10 HUNTERDON

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
36 20	689 WOODGLEN ROAD	1	FERDINAND, WAYNE & NIEVES 34 CLOVERHILL DR CALIFON NJ 07830
36 21 Q0125	67 ANTHONY ROAD	3B	JACOBSON, JAMIE A REVOCABLE TRUST PO BOX 1352 PAONIA CO 81428.1352
36 21.01 Q0125	69 ANTHONY ROAD	3B	JACOBSON, JAMIE A REVOCABLE TRUST PO BOX 1352 PAONIA CO 81428.1352
36 22.03	71 ANTHONY ROAD	15F	PAULUS, JOHN L & ELAINE 71 ANTHONY ROAD GLEN GARDNER NJ 08826
49 1 Q0134	688 WOODGLEN ROAD	3B	WESTPHALEN, FRED J & RYANN BERNARD 688 WOODGLEN RD GLEN GARDNER NJ 08826
49 4.02	51-55 ANTHONY ROAD	15C	LEBANON TWP/NJ WATER SUPPLY AUTH 530 WEST HILL ROAD GLEN GARDNER NJ 08826
57 15	107 MT LEBANON ROAD	1	MONAGHAN, KATHERINE & JOHN 433 CHARLESTOWN RD HAMPTON NJ 08827
57 17.01	109 MT LEBANON ROAD	2	MONAGHAN, JOHN & KATHERINE 109 MOUNT LEBANON RD GLEN GARDNER NJ 08826
57 17.03	5 DIMITRA DRIVE	2	CONNELLY, LAUREN & A SHELLENBERGER 5 DIMITRA DR GLEN GARDNER NJ 08826
57 17.04	4 DIMITRA DRIVE	2	MELISI, GWEN M 4 DIMITRA DRIVE GLEN GARDNER NJ 08826
57 20.05	5 WINTERS DRIVE	2	FOREMAN, TOM&FRANCES; HAVILAND, M 5 WINTERS DR GLEN GARDNER NJ 08826
57 21	54 ANTHONY ROAD	2	PAPANTONIS, PERRY C & SIOBHAN QUINN 54 ANTHONY ROAD GLEN GARDNER NJ 08826
57 21.01 Q0164	5 BEECH BROOK LANE	3B	FISHER, RONALD K 5 BEECH BROOK LN GLEN GARDNER NJ 08826
57 21.02	52 ANTHONY ROAD	1	PAPANTONIS, PERRY C & SIOBHAN 54 ANTHONY ROAD GLEN GARDNER NJ 08826

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
57 21.03	3 BEECH BROOK LANE	2	DILELLO, RUSSELL V & KATHLEEN A 3 BEECH BROOK LANE GLEN GARDNER NJ 08826
57 22	56 ANTHONY ROAD	2	MCVICAR, JAMIE MARIE TULLO- 10 STILLWATTERS WAY GLEN GARDNER NJ 08826
57 23	62 ANTHONY ROAD	2	MANGLANI, RAMESH 2306 HARMON COVE TOWERS SECAUCUS NJ 07094
57 24	68 ANTHONY ROAD	2	BAUMGARTNER, JOSEPH T 68 ANTHONY ROAD GLEN GARDNER NJ 08826
57 25	70 ANTHONY ROAD	2	SEIDNER, MATTHEW E & JACLYN M MUSUM 70 ANTHONY RD GLEN GARDNER NJ 08826
57 26 Q0125	72 ANTHONY ROAD	3B	JACOBSON, ANITA PO BOX 1352 PAONIA CO 81428
57 26.01 Q0125	2 STILLWATTERS WAY	3B	JACOBSON, JAMIE A REVOCABLE TRUST PO BOX 1352 PAONIA CO 81428
57 27 Q0165	10 STILLWATTERS WAY	3B	TULLO, DAVID J & SUSAN J 10 STILLWATERS WAY GLEN GARDNER NJ 08826
57 28.01	76 ANTHONY ROAD	2	LARSON, MARLENE K 76 ANTHONY ROAD GLEN GARDNER NJ 08826
57 28.03	74 ANTHONY ROAD	2	HARTMAN, JOEL 74 ANTHONY RD GLEN GARDNER NJ 08826

Affidavit of Ownership

I hereby certify that I am the record owner of the property located in
Glen Gardner, Lebanon Township (Town, Township, Borough), New Jersey and
designated as Block(s) 57, Lot(s) 23 on the Tax Map of that
Town/Township/Borough. As owner of the property shown on this plan, permission is
hereby granted to Edwin Caballero (Name of person making application)
to file an Application for Soil Erosion and Sediment Control Plan Certification and any and
all action with respect to this application.


Signature of Owner06/01/22
Date

Print name and mailing address of person signing above:

Nitin R. Manglani
2 technology drive PObox 4098
Warren, NJ 07059

Hunterdon County Recording Data Page Honorable Mary H. Melfi Hunterdon County Clerk	<i>Official Use Only - Barcode</i>  20180402000065540 1/6 04/02/2018 09:22:18 AM D Bk:2431 Pg:945 Mary H. Melfi Hunterdon County, NJ
<i>Official Use Only - Realty Transfer Fee</i>	Record and Return Address: Vesta Land Transfer Corp 111 Woodcrest Road, Suite 102 Cherry Hill, NJ 08003
Date of Document: 2018-03-26	Type of Document: DEED
First Party Name: Fannie Mae	Second Party Name: Mangani, Ramesh
Additional Parties: Federal National Mortgage Association	

THE FOLLOWING SECTION IS REQUIRED (DEEDS MANDATED)	
Block: 57	Lot: 23
Municipality Lebanon Township	
Consideration: 220000.00	
Mailing Address of Grantee: 2306 Harmon Cove Towers Secaucus, NJ 07094	

THE FOLLOWING SECTION IS FOR MARGINAL NOTATIONS THAT PERTAIN TO THE ORIGINAL FILED/RECORDED DOCUMENT	
Original Book and Page:	Original Instrument Number:

HUNTERDON 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.	

Record & Return to
VESTA LAND TRANSFER
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD
CHERRY HILL, NJ 08003
18-123725

Deed

This Deed is made on the 26th day of March, 2018.

Between

Fannie Mae a/k/a Federal National Mortgage Association, by its Attorney-In-Fact Udren Law Offices, P.C., (Power of Attorney recorded August 14, 2017 Book 2411, Page 48), whose post office address is : PO Box 650043, Dallas TX 75265-0043

referred to as the Grantor,

and

Ramesh Mangani
whose post office address is :

2306 Harmon Cove Towers, Secaucus, NJ. 07094

referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

1. Transfer of Ownership. The grantor grants and conveys (transfers ownership of) **62 Anthony Road, Glen Gardner, NJ 08826** (called the "Property") described below to the Grantee. This Transfer is made for the sum of **Two Hundred Twenty Thousand Dollars** (\$220,000.00). The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:15:1.1) Township of Lebanon, Block 57, Lot 23

3. Property. The Property consists of the land and all the buildings and structures on the land in the Township of Lebanon, Hunterdon County and State of New Jersey. The legal description is:

Please see attached Legal Description annexed hereto and made a part hereof.

TITLE TO SAID PREMISES VESTED IN Federal National Mortgage Association, by Limited Warranty Deed from Generation Mortgage Company, dated February 22, 2013 and recorded December 2, 2013, Book 2322, Page 264 in the Hunterdon County, NJ Clerk's Office.

The street address of the Property is: **62 Anthony Road, Glen Gardner, NJ 08826**

4. 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).

(For Recorder's Use Only)

Prepared by: Udren Law Offices, P.C., Mark J. Udren, Esquire

ALL THAT CERTAIN LOT, PARCEL OR TRACT OF LAND, SITUATE AND LYING IN THE TOWNSHIP OF LEBANON, COUNTY OF HUNTERDON, STATE OF NEW JERSEY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTERLINE OF ANTHONY ROAD (ALSO KNOWN AS THE ROAD FROM CHANGEWATER TO ANTHONY) WHERE SAID CENTERLINE IS INTERSECTED BY THE WESTERLY OUTSIDE LINE OF THE WHOLE TRACT OF WHICH THIS IS A PART; SAID WHOLE TRACT BEING PROPERTY CONVEYED BY W. READING GEBHARDT, SINGLE, TO CHRISTINE GOEGER AND CHARLES GOEGER, BY DEED DATED SEPTEMBER 24, 1926, AND RECORDED IN BOOK 364 OF DEEDS, AT PAGE 473, IN HUNTERDON COUNTY CLERK'S OFFICE AND RUNNING THENCE (1) ALONG THE SAID OUTSIDE LINE NORTH 17 DEGREES 47 MINUTES 28 SECONDS WEST 869.62 FEET TO A POINT IN A STONE ROW; THENCE (2) ALONG SAID STONE ROW NORTH 79 DEGREES 40 MINUTES 03 SECONDS EAST 270.10 FEET TO AN IRON PIN; THENCE (3) STILL ALONG A STONE ROW NORTH 76 DEGREES 43 MINUTES 38 SECONDS EAST 273.42 FEET TO A STONE HEAP; THENCE (4) STILL ALONG A STONE ROW, NORTH 81 DEGREES 55 MINUTES 28 SECONDS EAST 300.88 FEET TO AN IRON PIN; THENCE (5) LEAVING SAID STONE ROW, NORTH 08 DEGREES 42 MINUTES 08 SECONDS WEST 50.33 FEET TO AN IRON PIN; THENCE (6) NORTH 81 DEGREES 29 MINUTES 11 SECONDS EAST 63.02 FEET TO AN IRON PIN IN A STONE ROW; THENCE (7) ALONG A STONE ROW NORTH 03 DEGREES 00 MINUTES 17 SECONDS WEST 476.58 FEET TO AN IRON PIN; THENCE (8) LEAVING SAID STONE ROW NORTH 67 DEGREES 25 MINUTES 23 SECONDS EAST 501.59 FEET TO AN IRON PIN EAST OF A BROOK; THENCE FOR THE FOLLOWING 8 COURSES DOWN THE BROOK (A BRANCH OF THE SPRUCE RUN) (9) SOUTH 15 DEGREES 54 MINUTES 37 SECONDS EAST 81.70 FEET TO A POINT; THENCE (10) SOUTH 45 DEGREES 03 MINUTES 21 SECONDS EAST 280.18 FEET TO A FORK IN THE BROOK; (11) SOUTH 22 DEGREES 31 MINUTES 26 SECONDS EAST 201.01 FEET TO A POINT NEAR AN ASH TREE; (12) SOUTH 02 DEGREES 55 MINUTES 23 SECONDS WEST 386.00 FEET TO A POINT; (13) SOUTH 14 DEGREES 25 MINUTES 23 SECONDS WEST 218.00 FEET TO A POINT; (14) SOUTH 00 DEGREES 19 MINUTES 37 SECONDS EAST 311.00 FEET TO A POINT; (15) SOUTH 15 DEGREES 49 MINUTES 37 SECONDS EAST 167.00 FEET TO A POINT; (16) SOUTH 05 DEGREES 02 MINUTES 54 SECONDS WEST 172.62 FEET TO A POINT (17) LEAVING THE BROOK SOUTH 80 DEGREES 16 MINUTES 01 SECONDS WEST 192.55 FEET TO AN IRON PIPE IN A STONE ROW; (18) ALONG A STONE ROW SOUTH 07 DEGREES 57 MINUTES 59 SECONDS EAST 303.54 FEET TO A POINT IN THE CENTERLINE OF ANTHONY ROAD; THENCE ALONG THE CENTERLINE OF ANTHONY ROAD THE FOLLOWING COURSES AND DISTANCES; (19) SOUTH 89 DEGREES 45 MINUTES 09 SECONDS WEST 95.32 FEET TO A POINT; (20) NORTH 85 DEGRESS 46 MINUTES 23 SECONDS WEST 171.78 FEET TO A POINT; (21) NORTH 74 DEGREES 47 MINUTES 43 SECONDS WEST 160.22 FEET TO A POINT; (22) NORTH 70 DEGREES 23 MINUTES 14 SECONDS WEST 342.09 FEET TO A POINT; (23) NORTH 66 DEGREES 04 MINUTES 32 SECONDS WEST 200.35 FEET TO A POINT; (24) NORTH 72 DEGREES 17 MINUTES 21 SECONDS WEST 250.20 FEET TO THE POINT AND PLACE OF BEGINNING.

EXCEPTING AND RESERVING FROM THE ABOVE TRACT THE FOLLOWING DESCRIBED PARCEL; BEGINNING AT AN IRON BOLT, SAID IRON BOLT BEING DISTANT ON A COURSE OF SOUTH 36 DEGREES 23 MINUTES 59 SECONDS EAST 30.55 FEET FROM THE 4TH CORNER OF THE HEREINBEFORE DESCRIBED TRACT AND RUNNING THENCE (1) NORTH 81 DEGREES 48 MINUTES 11 SECONDS EAST 330.02 FEET TO AN IRON BOLT; (2) SOUTH 15 DEGREES 56 MINUTES 25 SECONDS EAST 283.77 FEET TO AN IRON PIPE; (3) SOUTH 70 DEGREES 35 MINUTES 09 SECONDS WEST 327.73 FEET TO A POINT (4) NORTH 15 DEGREES 56 MINUTES 35 SECONDS WEST 350.00 FEET TO THE POINT AND PLACE OF BEGINNING.

TOGETHER WITH AND SUBJECT TO ALL OF THE RIGHTS OF WAY, EASEMENTS, CONDITIONS AND RESERVATIONS IN THE FOLLOWING INSTRUMENTS:

- (1) EASEMENT TO NEW JERSEY POWER & LIGHT COMPANY IN BOOK 409 OF DEEDS, PG. 149;
- (2) EASEMENT TO ERNEST WINKLER FOR A POLE LINE ACROSS SAID LANDS IN BOOK 423 OF DEEDS, PAGE 189;
- (3) EASEMENT TO NEW JERSEY POWER & LIGHT COMPANY IN BOOK 587 OF DEEDS, PG. 272;
- (4) EASEMENT TO N.J. POWER & LIGHT CO., IN BOOK 600 DEEDS, PG. 147;
- (5) EASEMENT FOR A 50 FT. RIGHT OF WAY TO BENJAMIN J. DONTZIN AND WIFE IN BOOK 725 OF DEEDS, PAGE 301;
- (6) SUBJECT TO THE RIGHTS OF THE PUBLIC OF, IN AND TO ANTHONY ROAD AND TO THE EASEMENT FOR RIGHT OF WAY AND SPRINGS, AND TOGETHER WITH RIGHT OF MAINTAINING A PIPE LINE FROM THE SPRING TO THE GRANTORS HEREIN IN BOOK 404 OF DEEDS, PAGE 73.

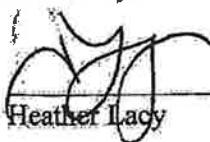
THE ABOVE BEING IN ACCORDANCE WITH A SURVEY BY ROBERT C. EDWARDS ASSOCIATES, INC., DATED NOVEMBER 17, 1971.

FOR INFORMATIONAL PURPOSES ONLY: ALSO KNOWN AS LOT 23 IN BLOCK 57 ON THE TOWNSHIP OF LEBANON TAX MAP.

BEING PROPERTY ADDRESS 62 ANTHONY ROAD, GLEN GARDNER, NJ 08826

5. **Signatures.** The Grantor signs this Deed as of the date at the top of the first page. If the Grantor is a corporation, this Deed is signed and attested to by its proper corporate officers and its corporate seal is affixed. (Print name below each signature).

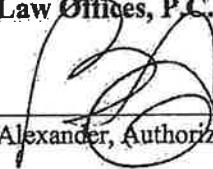
Attested by:



Heather Lacy

Fannie Mae a/k/a Federal National Mortgage Association, by its Attorney-In-Fact Udren Law Offices, P.C.

By:



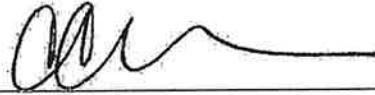
Bethany Alexander, Authorized Signer

STATE OF NEW JERSEY, COUNTY OF CAMDEN

I CERTIFY that on this 26th day of March, 2018, Bethany Alexander, Authorized Signer of Udren Law Offices, P.C. personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) was the maker of the attached instrument;
- (b) was authorized and did execute this instrument as authorized signer of Udren Law Offices, P.C., who is the Attorney In Fact for Fannie Mae a/k/a Federal National Mortgage Association, the entity named in this instrument;
- (c) executed this instrument as the act of entity named in this instrument; and the corporation named in this document; and
- (d) made this Deed for \$220,000.00 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).

Carman M Cruz Notary Public New Jersey My Commission Expires 7-15-2018 No. 2436236
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Notary Public:
My Commission expires:

RECORD AND RETURN TO: VESTA LAND TRANSFER
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD
CHERRY HILL, NJ 08003

Hunterdon County Recording Data Page Honorable Mary H. Melfi Hunterdon County Clerk	Official Use Only - Barcode  20230413000061220 1/7 04/13/2023 03:56:32 PM D Bk:2590 Pg:734 Mary H. Melfi Hunterdon County, NJ
Official Use Only - Realty Transfer Fee	Record and Return Address: ALL-PRO TITLE GROUP, LLC 65 MADISON AVE STE 440 MORRISTOWN, NJ 07960-7307
Date of Document: 2023-04-05	Type of Document: DEED
First Party Name: Ramesh Mangani, Married	Second Party Name: The Nar Group Inc., A New Jersey Corporation
Additional Parties:	

THE FOLLOWING SECTION IS REQUIRED (DEEDS MANDATED)	
Block: 57	Lot: 23
Municipality Lebanon Township	
Consideration: 1.00	
Mailing Address of Grantee: 62 Anthony Road Glen Gardner, NJ 08826	

THE FOLLOWING SECTION IS FOR MARGINAL NOTATIONS THAT PERTAIN TO THE ORIGINAL FILED/RECORDED DOCUMENT	
Original Book and Page:	Original Instrument Number:

HUNTERDON 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.
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BARGAIN AND SALE (Covenants as to Grantor's Acts)

Prepared by: Angelo Bagnara, ESO.
Preparer Signature no longer required
N.J.S.A. 46:26A-3

DEED

This Deed is made on April 5, 2023

BETWEEN Ramesh Manglani, married,
whose address is: 2036 Harmon Cove Towers, Secaucus, New Jersey 07094,
referred to as the Grantor.

AND The Nar Group Inc., a New Jersey corporation,
whose address is about to be: 62 Anthony Road, Glen Gardner, New Jersey 08826,
referred to as the
Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

TRANSFER OF TITLE. The grantor does hereby grant and convey the property described below to the
Grantee.

CONSIDERATION This transfer of ownership is made for the sum and consideration of One and
NO/100 (\$ 1.00) Dollars. The Grantor acknowledges receipt of this money.

TAX MAP REFERENCE. (N.J.S.A. 46:15-2.1) Municipality of the Township of Lebanon
Block No. 57 Lot No. 23: Qualifier No.: 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 on the land in the
Township of Lebanon, County of Hunterdon and State of New Jersey. The legal description is:

Please see attached Legal Description annexed hereto and made a part hereof. (Check Box if
Applicable)

BEING THE SAME LAND AND PREMISES which became vested in Grantor herein by
Deed from Fannie Mae a/k/a Federal National Mortgage Association, by its attorney- in-fact Urden Law
Offices, P.C. (Power of Attorney recorded August 14, 2017 Book 2411 Page 48) dated March 26, 2018,
recorded April 2, 2018 in the Hunterdon County Clerk/Register's Office in Deed Book 2431 Page 945.

ALL THAT CERTAIN LOT, PARCEL OR TRACT OF LAND, SITUATE AND LYING IN THE TOWNSHIP OF LEBANON, COUNTY OF HUNTERDON, STATE OF NEW JERSEY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTERLINE OF ANTHONY ROAD (ALSO KNOWN AS THE ROAD FROM CHANGEWATER TO ANTHONY) WHERE SAID CENTERLINE IS INTERSECTED BY THE WESTERLY OUTSIDE LINE OF THE WHOLE TRACT OF WHICH THIS IS A PART; SAID WHOLE TRACT BEING PROPERTY CONVEYED BY W. READING GEBHARDT, SINGLE, TO CHRISTINE GOEGER AND CHARLES GOEGER, BY DBED DATED SEPTEMBER 24, 1926, AND RECORDED IN BOOK 364 OF DEEDS, AT PAGE 473, IN HUNTERDON COUNTY CLERK'S OFFICE AND RUNNING THENCE (1) ALONG THE SAID OUTSIDE LINE NORTH 17 DEGREES 47 MINUTES 28 SECONDS WEST 869.62 FEET TO A POINT IN A STONE ROW; THENCE (2) ALONG SAID STONE ROW NORTH 79 DEGREES 40 MINUTES 03 SECONDS EAST 270.10 FEET TO AN IRON PIN; THENCE (3) STILL ALONG A STONE ROW NORTH 76 DEGREES 43 MINUTES 38 SECONDS EAST 273.42 FEET TO A STONE HEAP; THENCE (4) STILL ALONG A STONE ROW, NORTH 81 DEGREES 55 MINUTES 28 SECONDS EAST 300.88 FEET TO AN IRON PIN; THENCE (5) LEAVING SAID STONE ROW, NORTH 08 DEGREES 42 MINUTES 08 SECONDS WEST 50.33 FEET TO AN IRON PIN; THENCE (6) NORTH 81 DEGREES 29 MINUTES 11 SECONDS EAST 63.02 FEET TO AN IRON PIN IN A STONE ROW; THENCE (7) ALONG A STONE ROW NORTH 03 DEGREES 00 MINUTES 17 SECONDS WEST 476.58 FEET TO AN IRON PIN; THENCE (8) LEAVING SAID STONE ROW NORTH 67 DEGREES 25 MINUTES 23 SECONDS EAST 501.59 FEET TO AN IRON PIN EAST OF A BROOK; THENCE FOR THE FOLLOWING 8 COURSES DOWN THE BROOK (A BRANCH OF THE SPRUCE RUN) (9) SOUTH 15 DEGREES 54 MINUTES 37 SECONDS EAST 81.70 FEET TO A POINT; THENCE (10) SOUTH 45 DEGREES 03 MINUTES 21 SECONDS EAST 280.18 FEET TO A FORK IN THE BROOK; (11) SOUTH 22 DEGREES 31 MINUTES 26 SECONDS EAST 201.01 FEET TO A POINT NEAR AN ASH TREE; (12) SOUTH 02 DEGREES 55 MINUTES 23 SECONDS WEST 386.00 FEET TO A POINT; (13) SOUTH 14 DEGREES 25 MINUTES 23 SECONDS WEST 218.00 FEET TO A POINT; (14) SOUTH 00 DEGREES 19 MINUTES 37 SECONDS EAST 311.00 FEET TO A POINT; (15) SOUTH 15 DEGREES 49 MINUTES 37 SECONDS EAST 167.00 FEET TO A POINT; (16) SOUTH 05 DEGREES 02 MINUTES 54 SECONDS WEST 172.62 FEET TO A POINT (17) LEAVING THE BROOK SOUTH 80 DEGREES 16 MINUTES 01 SECONDS WEST 192.55 FEET TO AN IRON PIPE IN A STONE ROW; (18) ALONG A STONE ROW SOUTH 07 DEGREES 57 MINUTES 59 SECONDS EAST .303.54 FEET TO A POINT IN THE CENTERLINE OF ANTHONY ROAD; THENCE ALONG THE CENTERLINE OF ANTHONY ROAD THE FOLLOWING COURSES AND DISTANCES; (19) SOUTH 89 DEGREES 45 MINUTES 09 SECONDS WEST 95.32 FEET TO A POINT; (20) NORTH 85 DEGREES 46 MINUTES 23 SECONDS WEST 171.78 FEET TO A POINT; (21) NORTH 74 DEGREES 47 MINUTES 43 SECONDS WEST 160.22 FEET TO A POINT; (22) NORTH 70 DEGREES 23 MINUTES 14 SECONDS WEST 342.09 FEET TO A POINT; (23) NORTH 66 DEGREES 04 MINUTES 32 SECONDS WEST 200.35 FEET TO A POINT; (24) NORTH 72 DEGREES 17 MINUTES 21 SECONDS WEST 250.20 FEET TO THE POINT AND PLACE OF BEGINNING.

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THE ABOVE BEING IN ACCORDANCE WITH A SURVEY BY ROBERT C. EDWARDS ASSOCIATES, INC., DATED NOVEMBER 17, 1971.

FOR INFORMATIONAL PURPOSES ONLY: ALSO KNOWN AS LOT 23 IN BLOCK 57 ON THE TOWNSHIP OF LEBANON TAX MAP.

BEING PROPERTY ADDRESS 62 ANTHONY ROAD, GLEN GARDNER, NJ 08826

RTF-1 (Rev. 3/2/22)
MUST SUBMIT IN DUPLICATE

STATE OF NEW JERSEY

AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L.1988, as amended through Chapter 33, P.L. 2000) (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

COUNTY

HUNTERDON

} SS. County Municipal Code
1019

FOR RECORDER'S USE ONLY

Consideration \$ _____
RTF paid by seller \$ _____
Date _____ By _____

MUNICIPALITY OF PROPERTY LOCATION Lebanon

*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, Ramesh Manglani being duly sworn according to law upon his/her oath.

(Name)

deposes and says that he/she is the GrantorIn a deed dated April 5, 2023 transferring

(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

real property identified as Block number 57 Lot number 23 located at

62 Anthony Road, Glen Gardner _____ 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. 1988, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.
(a) for consideration less than \$100.00

(5) PARTIAL EXEMPTION FROM FEE (See 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. 170, P.L. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

SENIOR CITIZEN Grantor(s) 62 years of age or over. * (Instruction #8 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 TENANT(S) 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.

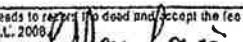
(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #10, #14 on reverse side) IF APPLIES ALL BOXES MUST BE CHECKED.

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 NUID 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. 1988, as amended through Chapter 33, P.L. 2000.

Subscribed and sworn to before me
 this 5 day of April, 2023


 Signature of Deponent
 62 Anthony Road
 Glen Gardner, NJ

Ramesh Manglani

Grantor Name

62 Anthony Road

Glen Gardner, NJ

Deponent Address

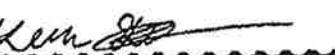
Grantor Address at Time of Sale

XXX-XX-X586

All-Pro Title Group, LLC

Last three digits of Grantor's Social Security Number

Name/Company of Settlement Officer


 KEVIN GIRALDO
 Notary Public, State of New Jersey
 My Commission Expires Nov 10, 2025

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

County recording offices 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:

<https://www.state.nj.us/treasury/taxation/rtf/rtf.html>

GIT/REP-3
(2-21)
(Print or Type)State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s)
Ramesh ManglaniCurrent Street Address
62 Anthony Road

City, Town, Post Office

Glen Gardner

State

NJ

ZIP Code

08826

Property Information

Block(s)
57

Lot(s)

Owner(s)

Street Address
62 Anthony Road

State

NJ

ZIP Code

08826

City, Town, Post Office

Glen Gardner

Seller's Percentage of Ownership

100

Total Consideration

\$1.00

Owner's Share of Consideration

\$1.00

Closing Date

April 5, 2023

Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 apply to Residents and Nonresidents)

- 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.
- The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
- 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.
- 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.
- Seller is not an individual, estate, or trust and is not required to make an estimated Gross Income Tax payment.
- The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated Income Tax payment.
- 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.
- 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.
- 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.
- The deed is dated prior to August 1, 2004, and was not previously recorded.
- 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.
- 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.
- The property transferred is a cemetery plot.
- 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.
- 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.
- 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.

4/5/2023

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

BARGAIN AND SALE (Covenants as to Grantor's Acts)

PROMISES BY GRANTOR. The Grantor promises and warrants that Grantor, by acts of the Grantor, has not encumbered the property. This promise means that the Grantor has not allowed anyone else to obtain any legal right which would affect the property being transferred (such as a mortgage or entering a judgment against the Grantor).

SIGNATURES. The Grantor signs this Deed as of date first above written. This Deed may be executed in counterparts.



Ramesh Manglani

Witnessed By:



Matthew J. Kirnan

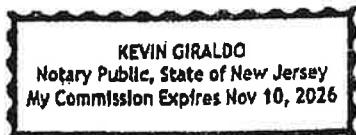
STATE OF New Jersey:

ss:

COUNTY OF Bergen:

I CERTIFY that on April 5, 2023, Ramesh Manglani, married, 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/her act and deed; and
- (c) the full and actual consideration paid or to be paid for the transfer of title as defined by N.J.S.A.46:15-5, is \$ 1.00.



BARGAIN AND SALE (Covenants as to Grantor's Acts)

DEED	DATED <u>April 5, 2023</u> <i>Record and return to:</i>
Ramesh Mangani, married ,	ALL-PRO TITLE GROUP, LLC 65 MADISON AVE., STE. 440 MORRISTOWN, NJ 07960
<i>Grantor,</i> TO The Nar Group Inc., a New Jersey corporation,	
<i>Grantee</i>	

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04/13/2023 03:56:32 PM D
Recording Fee: \$100.00
Tax Fee: \$.00
Consideration: \$1.00
Buyers Fee: \$.00
MAS1

Q-Q

§ 400-4. Definitions.

APPLICANT

A developer submitting an application for development.