



SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

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Property Address: 58 MERRYWOOD LANE SHORT HILLS, NJ 07078

Seller: JACIR, NABIL NASRI & VALENTINA P.

The purpose of this Disclosure Statement is to disclose, to the best of Seller's knowledge, the condition of the Property, as of the date set forth below. The Seller is aware that he or she is under an obligation to disclose any known material defects in the Property even if not addressed in this printed form. Seller alone is the source of all information contained in this form. All prospective buyers of the Property are cautioned to carefully inspect the Property and to carefully inspect the surrounding area for any off-site conditions that may adversely affect the Property. Moreover, this Disclosure Statement is not intended to be a substitute for prospective buyer's hiring of qualified experts to inspect the Property.

If your property consists of multiple units, systems and/or features, please provide complete answers on all such units, systems and/or features even if the question is phrased in the singular, such as if a duplex has multiple furnaces, water heaters and fireplaces.

OCCUPANCY

Yes No Unknown

X || ||

1. Age of House, if known 1968

X ||

2. Does the Seller currently occupy this property? If not, how long has it been since Seller occupied the property?

X ||

3. What year did the seller buy the property? 1998
3a. Do you have in your possession the original or a copy of the deed evidencing your ownership of the property? If "yes," please attach a copy of it to this form.

ROOF

Yes No Unknown

X || ||

4. Age of roof 9-10 YEARS OLD

X ||

5. Has roof been replaced or repaired since seller bought the property?

|| X

6. Are you aware of any roof leaks?

|| X

7. Explain any "yes" answers that you give in this section: FULL ROOF REPLACEMENT 2011-2012

ATTIC, BASEMENTS AND CRAWL SPACES (Complete only if applicable)

Yes No Unknown

X || ||

8. Does the property have one or more sump pumps?

|| X

8a. Are there any problems with the operation of any sump pump?

|| X

9. Are you aware of any water leakage, accumulation or dampness within the basement or crawl spaces or any other areas within any of the structures on the property?

|| X

9a. Are you aware of the presence of any mold or similar natural substance within the basement or crawl spaces or any other areas within any of the structures on the property?

X ||

10. Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space? If "yes," describe the location, nature and date of the repairs: DEHUMIDIFIER & SUMP PUMPS, ONE INSTALLED 3/2019

|| X

11. Are you aware of any cracks or bulges in the basement floor or foundation walls? If "yes," specify location.

|| X



- 51 || X 12. Are you aware of any restrictions on how the attic may be used as a result of the manner in which
- 52 the attic or roof was constructed?
- 53 X || 13. Is the attic or house ventilated by: a whole house fan? an attic fan?
- 54 || X 13a. Are you aware of any problems with the operation of such a fan?
- 55
- 56 staircase pull down stairs crawl space with aid of ladder or other device
- 57 other _____
- 58 15. Explain any "yes" answers that you give in this section:
- 59 HOUSE HAS ATTIC FAN
- 60 _____
- 61 _____

TERMITES/WOOD DESTROYING INSECTS, DRY ROT, PESTS

- | 63 | Yes | No | Unknown | |
|----|-----|----|---------|---|
| 64 | | X | | 16. Are you aware of any termites/wood destroying insects, dry rot, or pests affecting the property? |
| 65 | | X | | 17. Are you aware of any damage to the property caused by termites/wood destroying insects, dry rot, or pests? |
| 66 | | | | |
| 67 | | | | 18. If "yes," has work been performed to repair the damage? |
| 68 | X | | | 19. Is your property under contract by a licensed pest control company? If "yes," state the name and address of the licensed pest control company: <u>VIKING PEST CONTROL</u> |
| 69 | | | | <u>1110 SPRINGFIELD ROAD, UNION, NJ</u> |
| 70 | | | | |
| 71 | X | | | 20. Are you aware of any termite/pest control inspections or treatments performed on the property in the past? |
| 72 | | | | |
| 73 | | | | 21. Explain any "yes" answers that you give in this section: |
| 74 | | | | <u>IN THE EARLY YEARS OF OWNERSHIP, WE SAW CARPENTER ANTS ON OUTSIDE</u> |
| 75 | | | | <u>DECK AREA. WE HAD ALL DRY ROT REMOVED AND CONTRACTED WITH</u> |
| 76 | | | | <u>VIKING PEST CONTROL TO KEEP AWAY ANTS.</u> |

STRUCTURAL ITEMS

- | 78 | Yes | No | Unknown | |
|----|-----|----|---------|--|
| 79 | | X | | 22. Are you aware of any movement, shifting, or other problems with walls, floors, or foundations, including any restrictions on how any space, other than the attic or roof, may be used as a result of the manner in which it was constructed? |
| 80 | | | | |
| 81 | | | | |
| 82 | | X | | 23. Are you aware if the property or any of the structures on it have ever been damaged by fire, smoke, wind or flood? |
| 83 | | | | |
| 84 | | X | | 24. Are you aware of any fire retardant plywood used in the construction? |
| 85 | | X | | 25. Are you aware of any current or past problems with driveways, walkways, patios, sinkholes, or retaining walls on the property? |
| 86 | | | | |
| 87 | | X | | 26. Are you aware of any present or past efforts made to repair any problems with the items in this section? |
| 88 | | | | |
| 89 | | | | 27. Explain any "yes" answers that you give in this section. Please describe the location and nature of the problem. |
| 90 | | | | _____ |
| 91 | | | | _____ |
| 92 | | | | _____ |
| 93 | | | | _____ |

ADDITIONS/REMODELS

- | 95 | Yes | No | Unknown | |
|-----|-----|----|---------|---|
| 96 | | X | | 28. Are you aware of any additions, structural changes or other alterations to the structures on the property made by any present or past owners? |
| 97 | | | | |
| 98 | | | X | 29. Were the proper building permits and approvals obtained? Explain any "yes" answers you give in this section: |
| 99 | | | | _____ |
| 100 | | | | _____ |
| 101 | | | | _____ |
| 102 | | | | _____ |

PLUMBING, WATER AND SEWAGE

- | 104 | Yes | No | Unknown | |
|-----|-----|----|---------|---|
| 105 | | | | 30. What is the source of your drinking water? |
| 106 | | | | <input checked="" type="checkbox"/> Public <input type="checkbox"/> Community System <input type="checkbox"/> Well on Property <input type="checkbox"/> Other explain _____ |
| 107 | | | | 31. If your drinking water source is not public, have you performed any tests on the water? If so, when? _____ |
| 108 | | | | _____ |
| 109 | | | | Attach a copy of or describe the results. |
| 110 | | | | _____ |

- 111 || || 32. Does the wastewater from any clothes washer, dishwasher, or other appliance discharge to any
- 112 || || location other than the sewer, septic, or other system that services the rest of the property?
- 113 || || 33. When was well installed? _____
- 114 || || Location of well? _____
- 115 || || 34. Do you have a softener, filter, or other water purification system? Leased Owned
- 116 || || 35. What is the type of sewage system?
- 117 || || Public Sewer Private Sewer Septic System Cesspool Other (explain: _____)
- 118 || || 36. If you answered "septic system," have you ever had the system inspected to confirm that it is a true
- 119 || || septic system and not a cesspool?
- 120 || || 37. If Septic System, when was it installed? _____
- 121 || || Location? _____
- 122 || || 38. When was the Septic System or Cesspool last cleaned and/or serviced? _____
- 123 || || 39. Are you aware of any abandoned Septic Systems or Cesspools on your property?
- 124 || || 39a. If "yes," is the closure in accordance with the municipality's ordinance? (explain: _____)
- 125 || || _____
- 126 || || 40. Are you aware of any leaks, backups, or other problems relating to any of the plumbing systems and
- 127 || || fixtures including pipes, sinks, tubs and showers, or of any other water or sewage related problems?
- 128 || || If "yes," explain: _____
- 129 || || _____
- 130 || || 41. Are you aware of any shut off, disconnected, or abandoned wells, underground water or sewage
- 131 || || tanks, or dry wells on the property?
- 132 || || 42. Is either the private water or sewage system shared? If "yes," explain: NA
- 133 || || _____
- 134 || || 43. Water Heater: Electric Fuel Oil Gas
- 135 || || Age of Water Heater INSTALLED APRIL 2021
- 136 || || 43a. Are you aware of any problems with the water heater?
- 137 || || 44. Explain any "yes" answers that you give in this section:
- 138 || || #34 WATER SOFTENER INSTALLED 2021 - OWNED
- 139 || || _____
- 140 || || _____

HEATING AND AIR CONDITIONING

Yes No Unknown

- 142 || || 15. Type of Air Conditioning:
- 143 || || Central one zone Central multiple zone Wall/Window Unit None
- 144 || || 16. List any areas of the house that are not air conditioned: _____
- 145 || || _____
- 146 || || _____
- 147 || || 17. What is the age of Air Conditioning System? _____
- 148 || || 18. Type of heat: Electric Fuel Oil Natural Gas Propane Unheated Other
- 149 || || 19. What is the type of heating system? for example, forced air, hot water or base board, radiator, steam
- 150 || || heat: FORCED AIR
- 151 || || 20. If it is a centralized heating system, is it one zone or multiple zones?
- 152 || || MULTIPLE ZONES
- 153 || || 21. Age of furnace 6 YEARS Date of last service: BIANNUAL
- 154 || || 22. List any areas of the house that are not heated: _____
- 155 || || _____
- 156 || || 23. Are you aware of any tanks on the property, either above or underground, used to store fuel or other
- 157 || || substances?
- 158 || || 24. If tank is not in use, do you have a closure certificate?
- 159 || || 25. Are you aware of any problems with any items in this section? If "yes," explain:
- 160 || || _____
- 161 || || _____

WOODBURNING STOVE OR FIREPLACE

Yes No Unknown

- 163 || || 56. Do you have wood burning stove? fireplace? insert? other
- 164 || || 56a. Is it presently usable?
- 165 || || 57. If you have a fireplace, when was the flue last cleaned? _____
- 166 || || 57a. Was the flue cleaned by a professional or non-professional? _____
- 167 || || 58. Have you obtained any required permits for any such item?
- 168 || || 59. Are you aware of any problems with any of these items? If "yes," please explain: SELLER IS
- 169 || || UNWARE OF DEFECTS. FIREPLACE IS IN AS-IS CONDITION.
- 170 || || _____

171 ELECTRICAL SYSTEM
172 Yes No Unknown

- 173 60. What type of wiring is in this structure? Copper Aluminum Other Unknown
- 174 61. What amp service does the property have? 60 100 150 200 Other Unknown
- 175 62. Does it have 240 volt service? Which are present Circuit Breakers, Fuses or Both?
- 176 63. Are you aware of any additions to the original service?
177 If "yes," were the additions done by a licensed electrician? Name and address:
178 _____
179 _____
- 180 64. If "yes," were proper building permits and approvals obtained?
- 181 65. Are you aware of any wall switches, light fixtures or electrical outlets in need of repair?
- 182 66. Explain any "yes" answers you give in this section:
183 _____
184 _____
185 _____

186 LAND (SOILS, DRAINAGE AND BOUNDARIES)

- 187 Yes No Unknown
- 188 67. Are you aware of any fill or expansive soil on the property?
- 189 68. Are you aware of any past or present mining operations in the area in which the property is located?
- 190 69. Is the property located in a flood hazard zone?
- 191 70. Are you aware of any drainage or flood problems affecting the property?
- 192 71. Are there any areas on the property which are designated as protected wetlands?
- 193 72. Are you aware of any encroachments, utility easements, boundary line disputes, or drainage or
194 other easements affecting the property?
- 195 73. Are there any water retention basins on the property or the adjacent properties?
- 196 74. Are you aware if any part of the property is being claimed by the State of New Jersey as land
197 presently or formerly covered by tidal water Riparian claim or lease grant? Explain:
198 _____
199 _____
- 200 75. Are you aware of any shared or common areas (for example, driveways, bridges, docks, walls,
201 bulkheads, etc.) or maintenance agreements regarding the property?
- 202 76. Explain any "yes" answers to the preceding questions in this section:
203 #72 TOWN DRAINAGE EASEMENT FOR DRAIN IN BACKYARD
204 #72 NEIGHBOR HAS EASEMENT TO USE SOME LAND FOR DRIVEWAY
- 205 77. Do you have a survey of the property?

207 ENVIRONMENTAL HAZARDS

- 208 Yes No Unknown
- 209 78. Have you received any written notification from any public agency or private concern informing you that
210 the property is adversely affected, or may be adversely affected, by a condition that exists on a property in
211 the vicinity of this property? If "yes," attach a copy of any such notice currently in your possession.
- 212 78a. Are you aware of any condition that exists on any property in the vicinity which adversely affects,
213 or has been identified as possibly adversely affecting, the quality or safety of the air, soil, water, and/
214 or physical structures present on this property? If "yes," explain:
215 _____
216 _____
- 217 79. Are you aware of any underground storage tanks (UST) or toxic substances now or previously
218 present on this property or adjacent property (structure or soil), such as polychlorinated biphenyl
219 (PCB), solvents, hydraulic fluid, petro-chemicals, hazardous wastes, pesticides, chromium, thorium,
220 lead or other hazardous substances in the soil? If "yes," explain:
221 _____
222 _____
- 223 80. Are you aware if any underground storage tank has been tested?
224 (Attach a copy of each test report or closure certificate if available).
- 225 81. Are you aware if the property has been tested for the presence of any other toxic substances, such
226 as lead-based paint, urea-formaldehyde foam insulation, asbestos-containing materials, or others?
227 (Attach copy of each test report if available).
- 228 82. If "yes" to any of the above, explain:
229 _____
230 _____

231 82a. If "yes" to any of the above, were any actions taken to correct the problem? Explain:
 232 _____
 233 _____

234 83. Is the property in a designated Airport Safety Zone?
 235 _____

236 **DEED RESTRICTIONS, SPECIAL DESIGNATIONS, HOMEOWNERS ASSOCIATION/CONDOMINIUMS**
 237 **AND CO-OPS**

238	Yes	No	Unknown	
239	<input type="checkbox"/>	<input checked="" type="checkbox"/>		84. Are you aware if the property is subject to any deed restrictions or other limitations on how it may be used due to its being situated within a designated historic district, or a protected area like the New Jersey Pinelands, or its being subject to similar legal authorities other than typical local zoning ordinances?
240				
241				
242				
243	<input type="checkbox"/>	<input checked="" type="checkbox"/>		85. Is the property part of a condominium or other common interest ownership plan?
244	<input type="checkbox"/>	<input type="checkbox"/>		85a. If so, is the property subject to any covenants, conditions, or restrictions as a result of its being part of a condominium or other form of common interest ownership?
245				
246	<input type="checkbox"/>	<input checked="" type="checkbox"/>		86. As the owner of the property, are you required to belong to a condominium association or homeowners association, or other similar organization or property owners?
247				
248	<input type="checkbox"/>	<input type="checkbox"/>		86a. If so, what is the Association's name and telephone number? _____
249				
250	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	86b. If so, are there any dues or assessments involved? If "yes," how much? _____
251				
252	<input type="checkbox"/>	<input type="checkbox"/>		87. Are you aware of any defect, damage, or problem with any common elements or common areas that materially affects the property?
253				
254	<input type="checkbox"/>	<input type="checkbox"/>		88. Are you aware of any condition or claim which may result in an increase in assessments or fees?
255	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	89. Since you purchased the property, have there been any changes to the rules or by-laws of the Association that impact the property?
256				
257				90. Explain any "yes" answers you give in this section: _____ _____
258				
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261 **MISCELLANEOUS**

262	Yes	No	Unknown	
263	<input type="checkbox"/>	<input checked="" type="checkbox"/>		91. Are you aware of any existing or threatened legal action affecting the property or any condominium or homeowners association to which you, as an owner, belong?
264				
265	<input type="checkbox"/>	<input checked="" type="checkbox"/>		92. Are you aware of any violations of Federal, State or local laws or regulations relating to this property?
266	<input type="checkbox"/>	<input checked="" type="checkbox"/>		93. Are you aware of any zoning violations, encroachments on adjacent properties, non-conforming uses, or set-back violations relating to this property? If so, please state whether the condition is pre-existing non-conformance to present day zoning or a violation to zoning and/or land use laws. _____ _____
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271	<input type="checkbox"/>	<input checked="" type="checkbox"/>		94. Are you aware of any public improvement, condominium or homeowner association assessments against the property that remain unpaid? Are you aware of any violations of zoning, housing, building, safety or fire ordinances that remain uncorrected?
272				
273				
274	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	95. Are there mortgages, encumbrances or liens on this property?
275	<input type="checkbox"/>	<input checked="" type="checkbox"/>		95a. Are you aware of any reason, including a defect in title, that would prevent you from conveying clear title?
276				
277	<input type="checkbox"/>	<input checked="" type="checkbox"/>		96. Are you aware of any material defects to the property, dwelling, or fixtures which are not disclosed elsewhere on this form? A defect is "material," if a reasonable person would attach importance to its existence or non-existence in deciding whether or how to proceed in the transaction. If "yes," explain: _____ _____
278				
279				
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282	<input type="checkbox"/>	<input checked="" type="checkbox"/>		97. Other than water and sewer charges, utility and cable tv fees, your local property taxes, any special assessments and any association dues or membership fees, are there any other fees that you pay on an ongoing basis with respect to this property, such as garbage collection fees?
283				
284				
285				98. Explain any other "yes" answers you give in this section: _____ _____
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RADON GAS Instructions to Owners

By law (N.J.S.A. 26:2D-73), a property owner who has had his or her property tested or treated for radon gas may require that information about such testing and treatment be kept confidential until the time that the owner and a buyer enter into a contract of sale, at which time a copy of the test results and evidence of any subsequent mitigation or treatment shall be provided to the buyer. The law also provides that owners may waive, in writing, this right of confidentiality. As the owner(s) of this property, do you wish to waive this right?

Yes No
Initials: NNJ CRJ

If you responded "yes," answer the following questions. If you responded "no," proceed to the next section.

Yes No Unknown 99. Are you aware if the property has been tested for radon gas? (Attach a copy of each test report if available.)
Yes No 100. Are you aware if the property has been treated in an effort to mitigate the presence of radon gas? (If "yes," attach a copy of any evidence of such mitigation or treatment.)
Yes No 101. Is radon remediation equipment now present in the property?
Yes No 101a. If "yes," is such equipment in good working order?

MAJOR APPLIANCES AND OTHER ITEMS

The terms of any final contract executed by the seller shall be controlling as to what appliances or other items, if any, shall be included in the sale of the property. Which of the following items are present in the property? (For items that are not present, indicate "not applicable.")

Yes No Unknown N/A
102. Electric Garage Door Opener
102a. If "yes," are they reversible? Number of Transmitters 2
103. Smoke Detectors
 Battery Electric Both How many 10
 Carbon Monoxide Detectors How many PER TOWN REQUIREMENT
Location _____
104. With regard to the above items, are you aware that any item is not in working order?
104a. If "yes," identify each item that is not in working order or defective and explain the nature of the problem: _____
105. In-ground pool Above-ground pool Pool Heater Spa/Hot Tub
105a. Were proper permits and approvals obtained?
105b. Are you aware of any leaks or other defects with the filter or the walls or other structural or mechanical components of the pool or spa/hot tub?
105c. If an in-ground pool, are you aware of any water seeping behind the walls of the pool?
106. Indicate which of the following may be included in the sale? Indicate Y for yes N for no:
 Refrigerator
 Range
 Microwave Oven
 Dishwasher
 Trash Compactor
 Garbage Disposal
 In-Ground Sprinkler System
 Central Vacuum System
 Security System
 Washer
 Dryer
 Intercom
 Other WARMING DRAWER
107. Of those that may be included, is each in working order?
If "no," identify each item not in working order, explain the nature of the problem:
 INTERCOM NOT FUNCTIONING, LEFT FRONT BURNER WON'T STAY ON

SOLAR PANEL SYSTEMS

By completing this section, Seller is acknowledging that the Property is serviced by a Solar Panel System, which means a system of solar panels designed to absorb the sunlight as a source of energy for generating electricity or heating, any and all inverters, net meter, wiring, roof supports and any other equipment pertaining to the Solar Panels (collectively, the "Solar Panel System"). This information may be used, among other purposes, to prepare a Solar Panel Addendum to be affixed to and made a part of a contract of sale for the Property.

Yes No Unknown

- 108. When was the Solar Panel System Installed? NA
- 109. Are SRECs available from the Solar Panel System?
- 109a. If SRECs are available, when will the SRECs expire? _____
- 110. Is there any storage capacity on your Property for the Solar Panel System?
- 111. Are you aware of any defects in or damage to any component of the Solar Panel System? If yes, explain: _____

112. Choose one of the following three options:

- 112a. The Solar Panel System is financed under a power purchase agreement or other type of financing arrangement which requires me/us to make periodic payments to a Solar Panel System provider in order to acquire ownership of the Solar Panel System ("PPA")? If yes, proceed to **Section A** below.
- 112b. The Solar Panel System is the subject of a lease agreement. If yes, proceed to **Section B** below.
- 112c. I/we own the Solar Panel System outright. If yes, you do not have to answer any further questions.

SECTION A - THE SOLAR PANEL SYSTEM IS SUBJECT TO A PPA

- 113. What is the current periodic payment amount? \$ _____
- 114. What is the frequency of the periodic payments (check one)? Monthly Quarterly
- 115. What is the expiration date of the PPA, which is when you will become the owner of the Solar Panel System? _____ ("PPA Expiration Date")
- 116. Is there a balloon payment that will become due on or before the PPA Expiration Date?
- 117. If there is a balloon payment, what is the amount? \$ _____

118. Choose one of the following three options:

- 118a. Buyer will assume my/our obligations under the PPA at Closing.
- 118b. I/we will pay off or otherwise obtain cancellation of the PPA as of the Closing so that the Solar Panel System can be included in the sale free and clear.
- 118c. I/we will remove the Solar Panel System from the Property and pay off or otherwise obtain cancellation of the PPA as of the Closing.

SECTION B - THE SOLAR PANEL SYSTEM IS SUBJECT TO A LEASE

- 119. What is the current periodic lease payment amount? \$ _____
- 120. What is the frequency of the periodic lease payments (check one)? Monthly Quarterly
- 121. What is the expiration date of the lease? _____

122. Choose one of the following two options:

- 122a. Buyer will assume our obligations under the lease at Closing.
- 122b. I/we will obtain an early termination of the lease and will remove the Solar Panel System prior to Closing.

ACKNOWLEDGMENT OF SELLER

The undersigned Seller affirms that the information set forth in this Disclosure Statement is accurate and complete to the best of Seller's knowledge, but is not a warranty as to the condition of the Property. Seller hereby authorizes the real estate brokerage firm representing or assisting the seller to provide this Disclosure Statement to all prospective buyers of the Property, and to other real estate agents. Seller alone is the source of all information contained in this statement. If the Seller relied upon any credible representations of another, the Seller should state the name(s) of the person(s) who made the representation(s) and describe the information that was relied upon.

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Nalvi N. Javi
SELLER

9/7/2021
DATE

Valentina Parin Jovic
SELLER

9/7/2021
DATE

SELLER

DATE

SELLER

DATE

EXECUTOR, ADMINISTRATOR, TRUSTEE

If applicable: The undersigned has never occupied the property and lacks the personal knowledge necessary to complete this Disclosure Statement.

DATE

DATE

RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER

The undersigned Prospective Buyer acknowledges receipt of this Disclosure Statement prior to signing a Contract of Sale pertaining to this Property. Prospective Buyer acknowledges that this Disclosure Statement is not a warranty by Seller and that it is Prospective Buyer's responsibility to satisfy himself or herself as to the condition of the Property. Prospective Buyer acknowledges that the Property may be inspected by qualified professionals, at Prospective Buyer's expense, to determine the actual condition of the Property. Prospective Buyer further acknowledges that this form is intended to provide information relating to the condition of the land, structures, major systems and amenities, if any, included in the sale. This form does not address local conditions which may affect a purchaser's use and enjoyment of the property such as noise, odors, traffic volume, etc. Prospective Buyer acknowledges that they may independently investigate such local conditions before entering into a binding contract to purchase the property. Prospective Buyer acknowledges that he or she understands that the visual inspection performed by the Seller's real estate broker/broker-salesperson/salesperson does not constitute a professional home inspection as performed by a licensed home inspector.

PROSPECTIVE BUYER

DATE

PROSPECTIVE BUYER

DATE

PROSPECTIVE BUYER

DATE

PROSPECTIVE BUYER

DATE

DocuSign Envelope ID: 02CE387D-F373-4422-B76C-9404C951BAE8

471 **ACKNOWLEDGMENT OF REAL ESTATE BROKER/BROKER-SALESPERSON/SALESPERSON**
 472 The undersigned Seller's real estate broker/broker-salesperson/salesperson acknowledges receipt of the Property Disclosure Statement
 473 form and that the information contained in the form was provided by the Seller.
 474 The Seller's real estate broker/broker-salesperson/salesperson also confirms that he or she visually inspected the property with reasonable
 475 diligence to ascertain the accuracy of the information disclosed by the seller, prior to providing a copy of the property disclosure statement
 476 to the buyer.
 477 The Prospective Buyer's real estate broker/broker-salesperson/salesperson also acknowledges receipt of the Property Disclosure Statement
 478 form for the purpose of providing it to the Prospective Buyer.

DocuSigned by
Sue Altier

481 SELLER'S REAL ESTATE BROKER/ DATE
 482 BROKER-SALESPERSON/SALESPERSON:

486 PROSPECTIVE BUYER'S REAL ESTATE BROKER/ DATE
 487 BROKER-SALESPERSON/SALESPERSON:

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ADDITIONAL DISCLOSURE re: 58 Merrywood Ln., Short Hills, NJ 07078

The following items are to be INCLUDED in the sale:

EXISTING TOUCH UP PAINT CORRESPONDING TO PAINT ON WALLS, TRIM, FLOORS
TWO BLACK CAST IRON PLANTING URNS, ONE ON EITHER SIDE OF FRONT STAIRS
GARAGE SHELVING.
EXTRA ROOF SHINGLES FROM CURRENT ROOF
EXTRA BASEMENT CEILING TILES
EXTRA BATHROOM TILES

The following items are to be EXCLUDED from the sale:

N/A

The following items are to convey in strictly AS-IS condition:

ALL BASEMENT FLOORING TREATMENTS (VINYL, CARPET, PAINTED)
ALL BASEMENT WINDOWS
ALL WOOD AND METAL BLINDS
REFRIGERATOR GLASS DOOR
LEFT FRONT BURNER - RANGE
JETTED SOAKING TUB
INTERCOM

Acknowledged by:

Seller: Nalini T. Jain Buyer: _____

Seller: [Signature] Buyer: _____

KELLER WILLIAMS

This Indenture,

Made the ^{6th} day of September 19 67,
Between BRADLEY-LOREN CO.,

a corporation existing under and by virtue of the laws of the State of New Jersey,
having its principal office at 16 Midwood Drive,
in the Borough of Florham Park in the County of
Morris and State of New Jersey, herein designated as the Grantor,
And JOAN I. MUSCIANISI

residing or located at 7601 Narrows Avenue,
in the Borough of Brooklyn in the County of
Kings and State of New York, herein designated as the Grantees;

Witnesseth, that the Grantor, for and in consideration of ONE (\$1.00) DOLLAR and
other good and valuable consideration-----

lawful money of the United States of America, to it in hand well and truly paid by the Grantees, at or
before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, and the
Grantor being therewith fully satisfied, does by these presents grant, bargain, sell and convey unto the
Grantees forever,

TOGETHER WITH THE BUILDING AND IMPROVEMENTS THEREON ERECTED,
All that tract or parcel of land and premises, situate, lying and being in the
Township of Millburn in the
County of Essex and State of New Jersey, more particularly described as follows:

KNOWN and designated as Lot #6 Block 328 as shown on a certain map
entitled "Map of Jackson Hill, Township of Millburn, Essex County,
New Jersey," filed in the Essex County Register's Office September
1, 1965, in Case No. 2854.

TOGETHER WITH the exclusive right, privilege, authority and easement,
which shall run with the land, to install, lay, construct, reconstruct,
pave and re-pave, operate, maintain, inspect, repair, operate, remove
and replace an automobile driveway and to use such automobile driveway
for ingress, egress, access and automobile parking, in, over, under,
along, through, across and upon the lands of the Grantor situate, lying
and being in the Township of Millburn, County of Essex and State of
New Jersey, and more particularly described as follows:

~~BEING and intended to be a part of Lot 6 Block 328 as shown on a
certain map entitled "Map of Jackson Hill, Township of Millburn, Essex
County, New Jersey," filed in the Essex County Register's Office
September 1, 1965, in Case No. 2854~~

~~BEING and intended to a part of lands and premises conveyed to
Bradley-Loren Co., a corporation of the State of New Jersey, by deed
of David H. Jackson and Sarah Jackson, his wife, dated May 20,
1965 and recorded in the office of the Register of Essex County on
May 21, 1965 in Book 4093 of Deeds for said County, page 2143~~

Beginning at a point in the cul de sac at the westerly end of Merrywood Lane where
the same is intersected by the ^{DIVIDING} line between Lot 5 and Lot 6 in Block 328 as
shown on Map of Jackson Hill dated April 14, 1965 and filed in case #2854; said
beginning point also being distant westerly 225.38 feet as measured along the
southerly line of Merrywood Lane from the intersection thereof produced with the
westerly line of Featherbed Lane and running thence (1) along said dividing line
north 31 degrees 53 minutes 20 seconds west 94.80 feet to the northerly line of the
whole tract; thence (2) through said Lot 5 south 41 degrees 04 minutes east 98.60
feet to a point in the cul de sac; thence (3) along the same in a westerly direction
curving to the left on a radius of 50 feet for an arc distance of 16.0 feet to the
point of beginning;

RECEIVED & RECORDED
REGISTER'S OFFICE
ESSEX COUNTY, N.J.

SEP 11 11 27 AM '67

Millburn
REGISTER

01790

1RS
100.40

[Handwritten signature]

X

[Handwritten signature]

Being and intended to ^{8c} a part of Lot 5 Block 328 as shown on a certain map entitled "Map of Jackson Hill, Township of Millburn, Essex County, New Jersey," filed in the Essex County Register's Office September 1, 1965, in Case No. 2854, conveyed to Bradley-Loren Co., a corporation of the State of New Jersey, by Deed of David H. Jackson and Sarah L. Jackson, his wife, dated May 20, 1965 and recorded in the office of the Register of Essex County on May 21, 1965 in Book 4093 of Deeds for said County page 214&c.



Together with all and singular the buildings, improvements, ways, woods, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances to the same belonging or in anywise appertaining; and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and of every part and parcel thereof; And also all the estate, right, title, interest, use, possession, property, claim and demand whatsoever, of the Grantor both in law and in equity, of, in and to the premises herein described, and every part and parcel thereof, with the appurtenances. To Have and to Hold all and singular, the premises herein described, together with the appurtenances, unto the Grantees and to Grantees' proper use and benefit forever.

And the Grantor covenants that it has not done or executed, or knowingly suffered to be done or executed, any act, deed or thing whatsoever whereby or by means whereof the premises conveyed herein, or any part thereof, now are or at any time hereafter, will or may be charged or encumbered in any manner or way whatsoever.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

Wherever in this instrument any party shall be designated or referred to by name or general reference, such designation is intended to and shall have the same effect as if the words "heirs, executors, administrators, personal or legal representatives, successors and assigns" had been inserted after each and every such designation.

In Witness Whereof, the Grantor has caused these presents to be signed and attested by its proper corporate officers and its corporate seal to be hereto affixed the day and year first above written.

ATTEST:

Charlotte J. Schroth
CHARLOTTE J. SCHROTH, Secretary

BRADLEY-LOREN CO.

By *Karl R. Schroth*
KARL R. SCHROTH, President

State of New Jersey, County of ESSEX

ss.:

Be it Remembered, that on this 6th day of September 1967, before me, the subscriber, a Notary Public of New Jersey

personally appeared Charlotte J. Schroth who, being by me duly sworn on her oath, deposes and makes proof to my satisfaction, that she is the Secretary of Bradley-Loren Co. the Corporation named in the within Instrument;

that Karl R. Schroth is the President of said Corporation; that the execution, as well as the making of this Instrument, has been duly authorized by a proper resolution of the Board of Directors of the said Corporation; that deponent well knows the corporate seal of said Corporation; and that the seal affixed to said Instrument is the proper corporate seal and was thereto affixed and said Instrument signed and delivered by said President as and for the voluntary act and deed of said Corporation, in presence of deponent, who thereupon subscribed her name thereto as attesting witness.

Sworn to and subscribed before me, the undersigned.

DESS E. MARR
DESS E. MARR
NOTARY PUBLIC OF NEW JERSEY
My Commission expires FEBRUARY 1971

Charlotte J. Schroth
CHARLOTTE J. SCHROTH