**AFFIDAVIT OF TITLE**

**STATE OF NEW JERSEY:**

 **SS:**

**COUNTY OF MORRIS:**

**BRIDGE EQUITIY 6, LLC**, (“**Seller**”) a New Jersey limited liability company New Jersey, with a mailing address at 3006 Avenue M, Brooklyn, NY 11210 say(s) under oath:

***1. Representations.*** The statements in this affidavit are true to the best of our knowledge, information and belief.

***2. Property.*** The subject of this affidavit is that certain real property commonly known as 96 Troy Hills Road, Tax Lot: 23, Tax Block 7007; in the Township of Hanover, County of Morris, State of New Jersey (the “Real Property”)

***3. Shareholder/Director.*** The undersigned is the managing member of the Seller, I am a citizen of the United States, at least 18 years old and fully familiar with the business of the Company. I have never changed my name or used any other names. After today, I will live at: 128 Beaufort Avenue, Livingston NJ 07039

1. Zvi Schiff, Managing Member/Guarantor having an address 3006 Avenue M, Brooklyn, NY 11210

***4. Corporate Authority.*** The Sellerentered into a Contract of Sale in the amount of Three Hundred and Five Thousand Dollars ($305,000.00) (“Consideration”) with Joanne Cocuzza managing member of C & H DEVELOPMENT LLC having an office at 128 Beaufort Avenue, Livingstone, NJ 07039

This action and the making of this affidavit of title have been duly authorized by the Seller. True copy of the Certificate of Resolution is in full force and effect, are attached and made a part of this affidavit*.* The Seller is legally authorized to transact business in New Jersey. It is not restrained from doing business, nor has any legal action been taken for that purpose. It has never changed its name or used any other name.

***5. Ownership and Possession.*** After todaythe Seller will continue to be only owner of the Real Property. No one has questioned the Seller's right to own or have possession of the Real Property.

[X ] The Seller will have possession of the Property. There will be no tenants or other occupants.

[ ] There will be tenants or other occupants of the Property.

Except for its agreements with the Buyer, the Seller has not signed any contracts to re-sell or encumber the Real Property. It has not given anyone else any rights concerning the purchase or right of possession in the Real Property.

***6. Improvements.*** To the best of our knowledge: No additions, alterations or improvements are now being made or have been made to the Real Property. No building, addition, extension or alteration on the Real Property has been made or worked on within the past four months. The Seller is not aware that anyone has filed or intends to file a mechanic’s lien or building contract relating to the Property. No one has notified the Seller that money is due or owing for construction, alteration or repair work on the Property.

***7. Liens or Encumbrances.*** The Seller has not allowed any interests (legal rights) to be created that will affect its ownership or use of the Property. Other than the Seller, no other persons have legal rights in the Real Property, except the rights of utility companies to use the Property along the road or for the purpose of serving the Real Property. The Seller is not a party to any pending lawsuit, judgment or other legal obligation that may be enforced against the Real Property. It does not owe any disability, unemployment, social security, municipal or alcoholic beverage tax payments. No bankruptcy or insolvency proceedings have been started by or against the Seller, nor has it ever been declared bankrupt. To the best of our knowledge, no one has any security interest in any personal property or fixtures included in this transaction.

***8. Exceptions and Additions.*** We hereby certify that there are no recognizances filed against the Seller or any member thereof as either principal or surety on the Real Property that is the subject of this transaction. There are no unpaid fines or surcharges levied against the Seller by the Division of Motor Vehicles.

***9. Reliance.*** We make this Affidavit in order to induce the Buyer to accept our Deed. We are aware that the Buyer(s) and their Mortgage lender rely on our truthfulness and the statements made in this Affidavit.

 **IN WITNESS WHEREOF,** the undersigned have executed this instrument as of this \_\_\_\_\_\_ day of April, 2018.

Witness: **Bridge Equitiy 6, LLC**

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ By: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Natela Lolaev, Esq. Zvi Schiff, Managing Member

**ACKNOWLEDGMENT**

**STATE OF NEW JERSEY:**

 **SS:**

**COUNTY OF** :

I CERTIFY that on \_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_, 2018, Zvi Schiff, personally came before me and stated to my satisfaction that this person:

(a) was the maker of the attached instrument;

(b) was authorized to and did execute this instrument as of the date set forth above on behalf of the entity named in this instrument; and,

(c) executed this instrument as the act of the entity named in this instrument.

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