

Aaron I. Karp  
Associate Counsel - Regulatory

Law Department  
PSEG Services Corporation  
80 Park Plaza – T10  
Newark, NJ 07102-4194  
T: 973-430-8970  
Email: [aaron.karp@pseg.com](mailto:aaron.karp@pseg.com)

The logo for PSEG Services Corporation, featuring a stylized orange sunburst icon to the left of the text "PSEG" in a bold, sans-serif font, with "Services Corporation" in a smaller, italicized font below it.

March 12, 2024

**Via Electronic Mail**

Sherri L. Golden, Secretary  
Board of Public Utilities  
44 South Clinton Ave., 1<sup>st</sup> Floor  
Trenton, New Jersey 08625  
[Board.Secretary@bpu.nj.gov](mailto:Board.Secretary@bpu.nj.gov)

**Re: Notice of Sale of Real Estate, Public Service Electric and Gas Company  
Address: 1323 Broad Street Cinnaminson, NJ 08077, Block 404, Lot 1.01  
BPU Docket No. EM23030138**

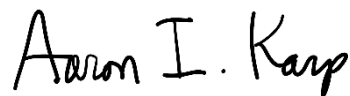
Dear Secretary Golden:

This letter serves to notify the New Jersey Board of Public Utilities (“Board”) that Public Service Electric and Gas Company (“PSE&G”) has consummated and closed on the sale of the above-captioned real estate transaction. As such, attached please find copies of the following documentation for the Board’s records:

1. Copy of Deed from PSE&G to contract assignee, Paul A. Walsh, Bernadette M. Walsh, and James A. Walsh
2. Copy of Seller’s Settlement Statement.
3. Proof of journal entry.

Thank you for your kind cooperation and attention to this matter. Please do not hesitate to contact me with any questions.

Very truly yours,

A handwritten signature in black ink that reads "Aaron I. Karp".

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Aaron I. Karp

cc: Service List

# ATTACHMENT 1

**RECORD & RETURN TO:**

Prepared by: Lucrezia White, Sr. Conveyancer-Srvs.

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**DEED**

This Deed is made on December 15<sup>th</sup>, 2023 and delivered on December \_\_\_\_, 2023,

**BETWEEN**

**PUBLIC SERVICE ELECTRIC AND GAS COMPANY, a corporation of the State of New Jersey,** whose address is 80 Park Plaza, Newark, T20, NJ 07102, referred to as the **Grantor and/or Seller,**

**AND**

**PAUL A. WALSH AND BERNADETTE M. WALSH, husband and wife, and JAMES A. WALSH,** whose address is 1315 Broad Street, Cinnaminson, NJ 08077, collectively referred to as the **Grantee and/or Buyer.**

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

**TRANSFER OF OWNERSHIP.** The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. The transfer is made for the sum of THIRTY-SEVEN THOUSAND TWENTY-FIVE (\$37,025.00) DOLLARS AND 00/100. The Grantor acknowledges receipt of this money.

**TAX MAP REFERENCE.** The Property is located in the Township of Cinnaminson, in Block 404, Lot 1.01.

**PROPERTY DESCRIPTION.** The Property consists of land in the Township of Cinnaminson, County of Burlington and State of New Jersey, and described as follows:

See attached Exhibit "A" attached hereto and made a part hereof.

Being the same premises conveyed to the Grantor herein by the following Deeds from:

**TRACT 1:**

The Holland Company, a corporation of the State of New Jersey, dated March 10, 1925, recorded March 25, 1925 in the Burlington County Clerk/Register's Office in Deed Book 647, Page 241, which happens to cover the Property with other lands; and

**TRACT 2:**

The Holland Company, a corporation of the State of New Jersey, dated March 10, 1925, recorded March 25, 1925 in the Burlington County Clerk/Register's Office in Deed Book 647, Page 243.

As a material inducement and consideration for the transfer hereunder, Buyer, for itself and its affiliates, successors, heirs and assigns, does hereby agree to release, defend, indemnify, hold harmless and forever

discharge Seller, its affiliates, successors and assigns, from all actions, causes of action, obligations, expenses, liabilities, losses, penalties, fines, fees (including counsel fees and costs of investigations and defense) or costs (including monitoring, clean-up, compliance and/or litigation costs), claims, lawsuits, damages (including personal injury, death, property and natural resource damages) and violation of any federal, state or local law, statute, rule, regulation or ordinance, including but not limited to Environmental Laws, of any kind or character, whether known or unknown, hidden or concealed (collectively "Claims"), which Seller or Buyer may, at any time and from time to time, incur, pay out, be exposed to and/or be responsible for which arises from or is related to the Property, including without limitation as a result of the presence of any Regulated Substances, Environmental Condition and/or violation or of noncompliance with any Environmental Law, regardless of whether the conduct or condition took place or existed prior to or after the Closing. This shall be included in the Deed transferring the Property to the Buyer and Buyer hereby agrees to include it in all future deeds regarding this Property.

Buyer acknowledges that it is aware that factual matters now unknown to it may have given or may hereafter give rise to Claims that are currently unknown, unanticipated and unsuspected, and it further agrees that the release, indemnity, defend and hold harmless provisions herein have been negotiated in light of that awareness and nevertheless Buyer hereby intends to release, indemnify, defend and hold harmless the Seller and Seller's affiliates, successors and assigns. Buyer shall include notice of this release of Claims in any future deed relating to the Property or any portion of the Property.

Sale of the Property is:

- A. Subject to any and all easements, rights, privileges, licenses or grants of whatever nature heretofore given by Grantor or otherwise created, which now exist and which affect the lands to be conveyed, such as but not limited to drainage rights, streets, roadways, telephone lines, underground conduits, sewers, manholes, pipes or rights-of-way.
- B. Subject to site, surface and subsurface conditions affecting the land herein described not disclosed by any instrument recorded in the Offices of the Clerk of Burlington County.
- C. Subject to such state of facts as an accurate survey and a thorough inspection of the property may disclose.
- D. Subject to any judgment or judgments against Grantor that may be a lien or liens against the lands, which Grantor will protect, indemnify, defend and save harmless Grantee and its successors and assigns from being required to pay said judgments, or any of them, or any part thereof, to the date of delivery of this Deed.
- E. Subject to the condition that the sale of the Property will result in a complete transfer of rights and liabilities, including, but not limited to, any and all liability or obligation for any environmental condition or contamination which may exist on the Property. Buyer accepts full responsibility for any present, future or additional environmental clean-up, remediation or other action, which may be required or undertaken.
- F. An Unrestricted Use Response Action Outcome issued for the Property on August 12, 2019.



Grantor reserves the following for itself, its affiliates, successors and assigns:


- A. If applicable, Ownership of its existing electric and/or gas facilities, together with an easement and right to construct, reconstruct, inspect, operate and maintain its existing electric and/or gas facilities in substantially their present location in, on, over, under, along, through and across the lands herein described, to alter, replace, relocate any additional electric, telecommunication and/or gas facilities together with all necessary towers, conductors, poles, conduits, wires, cables, pipes, fittings and appurtenances, and gas mains, as the needs of the business of Grantor, its affiliates, successors and assigns, may dictate, together with the right to remove all buildings and other obstructions within the lands herein described, and to trim, cut down and remove, at any time and without prior notice, any and all trees or excessive growth which, in the judgment of the duly authorized representative of Grantor, its affiliates, successors and assigns, interfere with or endanger the construction, reconstruction, inspection, operation and maintenance of said electric, telecommunication and/or gas facilities; as they presently exist or shall exist at the time of future emplacement, together with the right of access at any time and without prior notice, for any of the aforesaid purposes, and together with the absolute right, liberty and sole authority of Grantor its affiliates, successors and assigns, to assign the whole or any part of said personalty, easement, or the use thereof, independent of or together or in conjunction with Grantor.

**PROMISES BY GRANTOR.** The Grantor promises and warrants that Grantor, by act of the Grantor, has done no act to encumber the Property except as noted herein. This conveyance is made subject to any judgment or judgments against Grantor, which may be a lien or liens against the lands of Grantor. Grantor covenants that Grantor will protect, indemnify and save harmless Grantee and its heirs, successors and assigns from being required to pay said judgments, or any of them or any part thereof.

**SIGNATURES.** The Grantor signs this Deed as of the date first above written.

**PUBLIC SERVICE ELECTRIC AND GAS  
COMPANY, GRANTOR**

By: PSEG Services Corporation, Agent

By:   
Roger J. Trudeau  
Manager Corporate Real Estate Transactions

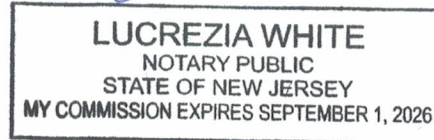
*Notary acknowledgement follows.*

COUNTY OF Monmouth

I CERTIFY that on December 15, 2023, ROGER J. TRUDEAU, personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- a) was the maker of the attached Deed.
- b) was authorized to and did execute this Deed as the Manager Corporate Real Estate Transactions of PSEG Services Corporation, Agent to Public Service Electric and Gas Company, the entity named in this Deed;
- c) made this Deed for \$37,025.00 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; and
- d) executed this Deed as the act of the entity.

## Notary



## EXHIBIT A

### EXHIBIT "A"

#### LEGAL DESCRIPTION

File No: 161903TT-01

ALL THAT CERTAIN tract or parcel of land and premises lying, being and situate in Cinnaminson Township, Burlington County, and State of New Jersey being more particularly described as follows:

#### TRACT 1

**BEGINNING** at a point in the Northerly line of Broad Street, said point being fifty feet West of the Westerly line of North Road Avenue; extending thence Westwardly along the Northerly line of said Broad Street, fifty feet in front or breadth, to the Southeast corner of Lot No. 72 in Section No. 6 as marked on Charles E. Price's map of Riverton Extension; thence extending Northwardly of that frontage between parallel lines at right angles to said Broad Street, thirty feet to the building line for said Broad Street, then continuing on in the same direction a further distance of one hundred and twenty feet, to a point in the Southerly line of Lot No. 2 in Section No. 6.

**BEING** Lots number Sixty-eight and Seventy (68-70) fronting on Broad Street as marked on plan aforesaid.

#### TRACT 2

**BEGINNING** in the Northerly line of Broad Street and in the Westerly line of North Road Avenue at the Northwest corner thereof; then extending along the Northerly line of said Broad Street in a Westerly direction twenty feet to the building line for North Road Avenue; then continuing on in the same direction thirty feet more to the Southeast corner of Lot #68; then extending Northwardly of that frontage between parallel lines at right angles to said Broad Street, thirty feet to the building line for Broad Street; then continuing on, one hundred and twenty feet more to the Southerly line of Lot #2. Containing within said bounds a rectangular lot of land fifty feet front by one hundred and fifty feet deep and numbered as Sixty-six (66) in Block No. Six (6) of Charles E. Price's plan or map of Riverton Extension.

**FOR INFORMATIONAL PURPOSES ONLY:**

**BEING** premises No. 1323 Broad Street.

**BEING** Tax Block: 404, Tax Lot: 1.01

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

State of New Jersey  
Seller's Residency Certification/Exemption

**Seller's Information**

Name(s)

Public Service Electric and Gas Company

Current Street Address

80 Park Plaza, T20

City, Town, Post Office

Newark

State

NJ

ZIP Code

07102

**Property Information**

Block(s)

404

Lot(s)

1.01

Qualifier

Street Address

1323 Broad Street

City, Town, Post Office

Cinnaminson

State

NJ

ZIP Code

08077

Seller's Percentage of Ownership

100

Total Consideration

\$37,025.00

Owner's Share of Consideration

\$37,025.00

Closing Date

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

1. ☐ Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident Gross Income Tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. ☐ The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. ☐ Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. ☐ Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. ☒ Seller is not an individual, estate, or trust and is not required to make an estimated Gross Income Tax payment.
6. ☐ The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated Income Tax payment.
7. ☐ The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey Income Tax return for the year of the sale and report the recognized gain.  
☐ Seller did not receive non-like kind property.
8. ☐ The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
9. ☐ The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10. ☐ The deed is dated prior to August 1, 2004, and was not previously recorded.
11. ☐ The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
12. ☐ The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
13. ☐ The property transferred is a cemetery plot.
14. ☐ The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.
15. ☐ The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
16. ☐ The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

**Seller's Declaration**

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box ☐ I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

PSE&G by PSEG Services Corporation

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

By: Roger J. Trudeau, Mgr. CRE Transactions

Indicate if Power of Attorney or Attorney in Fact



# ATTACHMENT 2

# A. Settlement Statement

U.S. Department of Housing  
and Urban Development

OMB No. 2502-0265

## B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input type="checkbox"/> Conv Unins	6. File Number 161903T1-01	7. Loan Number	8. Mortgage Ins Case Number
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv Ins.	6. <input type="checkbox"/> Seller Finance			
7. <input type="checkbox"/> Cash Sale.					

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name & Address of Borrower Paul A Walsh and Bernadette M Walsh, husband and wife 1315 Broad Street Cinnaminson, NJ 08077 See Addendum	E. Name & Address of Seller Public Service Electric and Gas Company 80 Park Plaza Newark, NJ 07102	F. Name & Address of Lender Cash Deal
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G. Property Location  Block 404, Lot 1.01, Cinnaminson Township, in Burlington County, NJ 1323 Broad Street Cinnaminson, NJ 08077	H. Settlement Agent Name Surety Title Company, LLC 1 East Main Street Moorestown, NJ 08057 Tax ID: 22-3154895 Underwritten By: Old Republic	I. Settlement Date 12/22/2023 Fund: 12/22/2023
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## J. Summary of Borrower's Transaction

### 100. Gross Amount Due from Borrower

101. Contract Sales Price	\$37,025.00
102. Personal Property	
103. Settlement Charges to borrower	\$2,796.90
104.	
105.	
Adjustments for items paid by seller in advance	
106. City/town taxes 12/23/23 thru 12/31/23	\$41.24
107. Water	
108. Sewer	
109. CCMUA	
110. Association	
111.	
112.	
113.	
114.	
115.	
116.	
120. Gross Amount Due From Borrower	\$39,863.14

### 200. Amounts Paid By Or in Behalf Of Borrower

201. Deposit or earnest money	\$6,202.50
202. Principal amount of new loan(s)	
203. Existing loan(s) taken subject to	
204. Loan Amount 2nd Lien	
205.	
206.	
207.	
208.	
209.	
Adjustments for items unpaid by seller	
210. City/town taxes	
211. Water	
212. Sewer	
213. CCMUA	
214. Association	
215.	
216.	
217.	
218.	
219.	
220. Total Paid By/For Borrower	\$6,202.50

### 300. Cash At Settlement From/To Borrower

301. Gross Amount due from borrower (line 120)	\$39,863.14
302. Less amounts paid by/for borrower (line 220)	\$6,202.50
303. Cash From Borrower	\$33,660.64

Section 5 of the Real Estate Settlement Procedures Act (RESPA) requires the following: • HUD must develop a Special Information Booklet to help persons borrowing money to finance the purchase of residential real estate to better understand the nature and costs of real estate settlement services; • Each lender must provide the booklet to all applicants from whom it receives or for whom it prepares a written application to borrow money to finance the purchase of residential real estate; • Lenders must prepare and distribute with the Booklet a Good Faith Estimate of the settlement costs that the borrower is likely to incur in connection with the settlement. These disclosures are mandatory.

## K. Summary of Seller's Transaction

### 400. Gross Amount Due to Seller

401. Contract Sales Price	\$37,025.00
402.	
403.	
404.	
405.	
Adjustments for items paid by seller in advance	
406. City/town taxes 12/23/23 thru 12/31/23	\$41.24
407. Water	
408. Sewer	
409. CCMUA	
410. Association	
411.	
412.	
413.	
414.	
415.	
416.	
420. Gross Amount Due to Seller	\$37,066.24

### 500. Reductions in Amount Due to Seller

501. Excess Deposit	\$3,702.50
502. Settlement Charges to Seller (line 1400)	\$435.50
503. Existing Loan(s) Taken Subject to	
504. Payoff of first mortgage loan to	
505. Payoff of second mortgage loan to	
506.	
507.	
508.	
509.	
Adjustments for items unpaid by seller	
510. City/town taxes	
511. Water	
512. Sewer	
513. CCMUA	
514. Association	
515.	
516.	
517.	
518.	
519.	
520. Total Reduction Amount Due Seller	\$4,138.00

### 600. Cash At Settlement To/From Seller

601. Gross Amount due to seller (line 420)	\$37,066.24
602. Less reductions in amt. due seller (line 520)	\$4,138.00
603. Cash To Seller	\$32,928.24

Section 4(a) of RESPA mandates that HUD develop and prescribe this standard form to be used at the time of loan settlement to provide full disclosure of all charges imposed upon the borrower and seller. These are third party disclosures that are designed to provide the borrower with pertinent information during the settlement process in order to be a better shopper.

The Public Reporting Burden for this collection of information is estimated to average one hour per response, including the time for reviewing instructions searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

The information requested does not lend itself to confidentiality.

Handwritten calculations:  
\$32,928.24 + \$3,702.50 = \$36,630.74  
(Line 501) +  
Total Net to Seller

Broker's Commission based on price		\$37,025.00	@ % = \$0.00	Paid From	Paid From
Division of Commission (line 700) as follows:				Borrower's	Seller's
				Funds at	Funds at
				Settlement	Settlement
702. Commission Paid at Settlement				\$0.00	\$0.00
800. Items Payable in Connection with Loan					
801. Loan Origination Fee	%	to			
802. Loan Discount	%	to			
803. Appraisal Fee		to			
804. Credit Report		to			
805.		to			
806.		to			
807.		to			
808.		to			
809.		to			
900. Items Required by Lender To Be Paid in Advance					
901. Interest from	12/22/2023	to	1/1/2024 @ \$0/day		
902. for months		to			
903. Hazard Insurance Premium for years		to			
904.		to			
1000. Reserves Deposited With Lender					
1001. Hazard Insurance	months @		per month	\$0.00	
1002. Mortgage Insurance	months @		per month	\$0.00	
1003. City Property Taxes	months @		per month	\$0.00	
1004. County taxes	months @		per month	\$0.00	
1005. School Taxes	months @		per month	\$0.00	
1006.	months @		per month	\$0.00	
1007.	months @		per month	\$0.00	
1008.	months @		per month	\$0.00	
1011. Aggregate Adjustment					
1100. Title Charges					
1101. Settlement or Closing Fee		to		\$200.00	\$200.00
1102. Abstract or Title Search		to			
1103. Title Examination		to			
1104. Title Insurance Binder		to			
1105. Document Preparation		to			
1106. Notary Fees		to			
1107. Attorney's Fees		to			
(includes above items numbers: )					
1108. Title Insurance		to	Surety Title Company, LLC - Trust	\$2,446.90	
(includes above items numbers: )					
1109. Lender's coverage		\$0.00/\$0.00			
1110. Owner's coverage		\$37,025.00/\$2,446.90			
1111. Escrow Service		to			
1112. Courier/Messenger Service		to	Surety Title Company, LLC - Trust		\$10.50
1113. Outgoing Wire		to			
1114. Release Service Charge		to			
1200. Government Recording and Transfer Charges					
1201. Recording Fees	Deed \$150.00 ; Mortgage ; Rel		to	\$150.00	
1202. Realty Transfer Tax	Deed \$150.00 ; Mortgage		to		\$150.00
1203. State Tax/Stamp	Deed ; Mortgage		to		
1204. Recording Release		to	Surety Title Company, LLC - Recording		\$75.00
1205.		to			
1300. Additional Settlement Charges					
1301.		to			
1302.		to			
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)				\$2,796.90	\$435.50

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a completed copy of pages 1, 2 and 3 of this HUD-1 Settlement Statement.

Paul A Walsh

Bernadette M Walsh

Public Service Electric and Gas Company  
By: PSEG Services Corp., Agent

By: Roger J. Trudeau  
Manager Corporate Real Estate Transactions

#### SETTLEMENT AGENT CERTIFICATION

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused the funds to be disbursed in accordance with this statement.

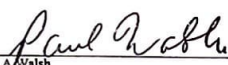
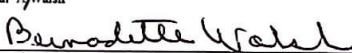
Roger J. Trudeau 12/27/2023  
Settlement Agent Date

Warning: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.



Total Sales/Broker's Commission based on price		\$37,025.00	@ % = \$0.00	Paid From	Paid From
Division of Commission (line 700) as follows:				Borrower's Funds at Settlement	Seller's Funds at Settlement
701.	to				
702.	to				
703. Commission Paid at Settlement					
800. Items Payable in Connection with Loan				\$0.00	\$0.00
801.	Loan Origination Fee %	to			
802.	Loan Discount %	to			
803.	Appraisal Fee	to			
804.	Credit Report	to			
805.		to			
806.		to			
807.		to			
808.		to			
809.		to			
900. Items Required by Lender To Be Paid in Advance					
901.	Interest from 12/22/2023 to 1/1/2024 @ \$0/day				
902.	for months	to			
903.	Hazard Insurance Premium for years	to			
904.		to			
1000. Reserves Deposited With Lender					
1001.	Hazard Insurance	months @	per month		
1002.	Mortgage Insurance	months @	per month	\$0.00	
1003.	City Property Taxes	months @	per month	\$0.00	
1004.	County taxes	months @	per month	\$0.00	
1005.	School Taxes	months @	per month	\$0.00	
1006.		months @	per month	\$0.00	
1007.		months @	per month	\$0.00	
1008.		months @	per month	\$0.00	
1011.	Aggregate Adjustment			\$0.00	
1100. Title Charges					
1101.	Settlement or Closing Fee	to			
1102.	Abstract or Title Search	to		\$200.00	\$200.00
1103.	Title Examination	to			
1104.	Title Insurance Binder	to			
1105.	Document Preparation	to			
1106.	Notary Fees	to			
1107.	Attorney's Fees	to			
(includes above items numbers:					
1108.	Title Insurance	to Surety Title Company, LLC - Trust		\$2,446.90	
(includes above items numbers:					
1109.	Lender's coverage	\$0.00/\$0.00			
1110.	Owner's coverage	\$37,025.00/\$2,446.90			
1111.	Escrow Service	to			
1112.	Courier/Messenger Service	to Surety Title Company, LLC - Trust			\$10.50
1113.	Outgoing Wire	to			
1114.	Release Service Charge	to			
1200. Government Recording and Transfer Charges					
1201.	Recording Fees	Deed \$150.00; Mortgage; Rel to		\$150.00	
1202.	Realty Transfer Tax	Deed \$150.00; Mortgage to			\$150.00
1203.	State Tax/Stamps	Deed; Mortgage to			
1204.	Recording Release	to Surety Title Company, LLC - Recording			\$75.00
1205.		to			
1300. Additional Settlement Charges					
1301.		to			
1302.		to			
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)				\$2,796.90	\$435.50

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a completed copy of pages 1, 2 and 3 of this HUD-1 Settlement Statement.

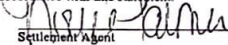
  
 Paul A. Walsh  
  
 Bernadette M. Walsh

Public Service Electric and Gas Company

By \_\_\_\_\_

#### SETTLEMENT AGENT CERTIFICATION

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused the funds to be disbursed in accordance with this statement.

 12/22/2023  
 Settlement Agent Date

**Warning:** It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

**Additional Buyers/Borrowers & Sellers**

I have carefully reviewed the HUD-1 Settlement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a completed copy of pages 1, 2 and 3 of this HUD-1 Settlement Statement.

**Section D - Additional Buyers/Borrowers**

James A. Walsh  
1215 Broad Street  
Cincinnati, OH 45207

  
James A. Walsh

**Section E - Additional Sellers**

# ATTACHMENT 3



Sale of 1323 Broad St., Cinnaminson, NJ

The property at 1323 Broad St., Cinnaminson was sold for a gross price of \$37,025. PSE&G incurred \$394 in actual selling expenses related settlement costs, for a net proceed amount of \$36,630.74. The book value of the land was \$1,4232. Based on that information, the net gain on the sale of the property was as as follows:

Gross proceeds	\$37,025
Less: Selling expenses	<u>____(394)</u>
Net proceeds	\$36,631
Less: Book cost of land	<u>\$(1,432)</u>
Gain on sale of land	<u>\$ 35,199</u>

The accounting entry was as follows:

DR	Acct 131	Cash	\$ 36,631	
CR	Acct 101	Land		\$ 1,432
CR	Acct 421.1	Gain on Disposition of Property		\$35,199

NOTICE OF SALE OF REAL ESTATE PUBLIC SERVICE ELECTRIC AND GAS COMPANY  
PROPERTY ADDRESS: 1323 BROAD STREET, CINNAMINSON - DOCKET NO. EM23030138

SERVICE LIST

**New Jersey Division of Rate Counsel**

140 East Front Street, 4<sup>th</sup> Floor  
Post Office Box 003  
Trenton, NJ 08625-0003

Brian O. Lipman, Esq., Director  
[blipman@rpa.nj.gov](mailto:blipman@rpa.nj.gov)

David Wand, Managing Attorney  
[dwand@rpa.nj.gov](mailto:dwand@rpa.nj.gov)

Brian Weeks  
[bweeks@rpa.nj.gov](mailto:bweeks@rpa.nj.gov)

Debora Layugan  
[dlayugan@rpa.nj.gov](mailto:dlayugan@rpa.nj.gov)

Annette Cardec  
[acardec@rpa.nj.gov](mailto:acardec@rpa.nj.gov)

**PSE&G:**

PSEG Services Corporation  
80 Park Plaza, T5  
P.O. Box 570  
Newark, NJ 07102

Bernard Smalls  
[Bernard.Smalls@pseg.com](mailto:Bernard.Smalls@pseg.com)

Aaron I. Karp, Esq.  
[aaron.karp@pseg.com](mailto:aaron.karp@pseg.com)

Caitlyn White  
[caitlyn.white@pseg.com](mailto:caitlyn.white@pseg.com)

**Board of Public Utilities**

44 South Clinton Avenue, 1<sup>st</sup> Floor  
Post Office Box 350  
Trenton, NJ 08625-0350

Sherri Golden, Board Secretary  
[board.secretary@bpu.nj.gov](mailto:board.secretary@bpu.nj.gov)

Stacy Peterson, Deputy Executive Director  
[stacy.peterson@bpu.nj.gov](mailto:stacy.peterson@bpu.nj.gov)

Division of Water and Energy

Mike Kammer, Director  
[mike.kammer@bpu.nj.gov](mailto:mike.kammer@bpu.nj.gov)

Malike Cummings, Deputy Director  
[malike.cummings@bpu.nj.gov](mailto:malike.cummings@bpu.nj.gov)

Dean Taklif  
[dean.taklif@bpu.nj.gov](mailto:dean.taklif@bpu.nj.gov)

Christopher Oprysk  
[christopher.oprysk@bpu.nj.gov](mailto:christopher.oprysk@bpu.nj.gov)

Counsel's Office

Michael Beck, General Counsel  
[michael.beck@bpu.nj.gov](mailto:michael.beck@bpu.nj.gov)

Heather Weisband, Senior Counsel  
[heather.weisband@bpu.nj.gov](mailto:heather.weisband@bpu.nj.gov)

**New Jersey Division of Law**

Richard J. Hughes Justice Complex  
Public Utilities Section  
25 Market Street, P.O. Box 112  
Trenton, NJ 08625

Terel Klein, DAG  
[terel.klein@law.njoag.gov](mailto:terel.klein@law.njoag.gov)

Matko Ilic, DAG  
[matko.ilic@law.njoag.gov](mailto:matko.ilic@law.njoag.gov)

Pamela Owen, DAG  
Assistant Section Chief  
[pamela.owen@law.njoag.gov](mailto:pamela.owen@law.njoag.gov)