


Hudson County Recording Data Page Jeffrey Dublin Hudson County Register 		Official Use Only - Barcode 20230919010066150 1/5 09/19/2023 10:21 AM DEED Bk: 9772 Pg: 136 JEFFREY DUBLIN Hudson County, Register of Deeds Receipt No. 265176	
Official Use Only - Realty Transfer Fee 20230919010066150 09/19/2023 10:21:44 am Consideration: \$650000.00 Exempt Code: Regular County: \$650.00 State: \$1625.00 NJAHTF: \$750.00 PHPF: \$325.00 EAR: \$1095.00 General: \$1270.00 Buyer's Fee: \$0.00 Total RTF: \$5715.00			
Date of Document: 2023-05-18		Type of Document: DEED (Select all Deed Doc Types)	
First Party Name: Adam Development Corp., a New Jersey Domestic Profit Corporation;		Second Party Name: KKC18 LLC;	
Additional Parties:			

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
Block: 320	Lot: 10.01
Municipality: Bayonne	
Consideration: 650000.00	
Mailing Address of Grantee: 67 West 17th Street Bayonne, NJ 07002	
THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY	
Original Book:	Original Page:
HUDSON 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.	

DISCLAIMER
 A recording officer shall not be liable for differences between the cover sheet or the electronic synopsis and the document. If discrepancies are found, the entire document will be rejected.

A COPY OF THIS DEED HAS BEEN SENT TO ASSESSOR'S OFFICE

AKA 41365-5

Prepared by:

Shokry G. Abdelsayed, Esq.

BARGAIN AND SALE DEED

This Deed is made on May 15, 2023, delivered July 20, 2023

BETWEEN Adam Development Corp, a New Jersey Domestic Profit Corporation

whose address is 69 Humphrey Ave., Bayonne, NJ 07002,

referred to as the **Grantor**,

AND KKC18 LLC

whose address is 67 West 17th Street, Bayonne, NJ 07002

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) the property described below to the Grantee. This transfer is made for the sum of **Six Hundred and Fifty Thousand Dollars (\$650,000.00) and no cents**

The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Bayonne
Block No. 320 Lot No. 10.01 Qual. Account No.

No property tax identification number is available on the date of this Deed. (Check box if applicable.)

3. **Property.** The property consists of the land and all the buildings and structures on the land in the City of Bayonne County of Hudson and State of New Jersey. The legal description is:

See Attached Schedule A.

Commonly known as 57-59 Evergreen Street, Bayonne, NJ 07002

Adam Development Corp., a NJ Domestic Profit Corporation by deed from Diane M. Sadowski, Executrix of the Estate of Anne C. Leahey, dated January 13, 2023, recorded March 01, 2023, in the Register's Office of the County of Hudson, New Jersey, in Deed Book 9730 Page 983.


BEING the same premises which Diane M. Sadowski, Executrix of the Estate of Anne C. Leahey, by Deed dated 01/13/2023 and recorded 03/01/2023 in the Hudson County Clerk's Office in Deed Book 9730, Page 983, granted and conveyed unto Adam Development Corp., a NJ Domestic Profit Corporation.

Subject to Statutory and municipal regulations and requirements and to covenants and restrictions of record.

5. **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 making a mortgage or allowing a judgment to be entered against the Grantor).

6 Signatures. The Grantor signs this Deed as of the date at the top of the first page.


Witnessed by


George Abdelmalak, President
of Adam Development Corp, Seller

STATE OF NEW JERSEY
COUNTY OF HUDSON SS:

I CERTIFY that on *May 18*, 2023, **George Abdelmalak, President of Adam Development Corp, Seller**, personally came before me, and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) this person is the President of the corporation named in this Deed;
- (b) this person is the attesting witness to the signing of this Deed by the proper corporate officer, George Abdelmalak, who is the President of the corporation;
- (c) this Deed was signed and delivered by the corporation as its voluntary act duly authorized by George Abdelmalak, President of the corporation, via proper resolution of its Board of Directors;
- (d) this person knows the proper seal of the corporation which was affixed to this Deed;
- (e) this person signed this proof to attest to the truth of these facts; and
- (f) this person made this Deed for **Six Hundred and Fifty Thousand Dollars (\$650,000.00) and no cents** as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)


Notary Public
My commission expires: *11/12/2026*

Record and Return to:

AGlobal Title Agency LLC
1818 Old Cuthbert Rd.
Cherry Hill, NJ 08034

HAYDEE V. SORIANO
Notary Public, State of New Jersey
Commission # 50177766
My Commission Expires November 12, 2026

Copy

GIT/REP:3
(2-21)
(Print or Type)

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

Seller's Information

Name(s) Adam Development Corp, a New Jersey Corporation Domestic Profit Corporation.
 Current Street Address 69 Humphrey Ave
 City, Town, Post Office Bayonne State NJ ZIP Code 07002

Property Information

Block(s) 320 Lot(s) 10.01 Qualifier _____
 Street Address 57-59 Evergreen Street
 City, Town, Post Office Bayonne State NJ ZIP Code 07002

Seller's Percentage of Ownership	Total Consideration	Owner's Share of Consideration	Closing Date
<u>100</u>	<u>\$650,000.00</u>	<u>\$650,000.00</u>	<u>7/20/23</u>

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.
8. Seller did not receive non-like kind property.
9. 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.
10. 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.
11. The deed is dated prior to August 1, 2004, and was not previously recorded.
12. 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.
13. 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.
14. The property transferred is a cemetery plot.
15. 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.
16. 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.
17. 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.

5/18/23 Date
George Abdelmalak, President of Adam Dev Signature (Seller) Indicate if Power of Attorney or Attorney in Fact
Adam Development Corp, New Jersey Domestic Profit Corp.

A COPY OF THIS DEED HAS BEEN
SENT TO ASSESSOR'S OFFICE

FILED
20230919010066150
09/19/2023 10:21 AM
DEED
NUMBER OF PAGES : 5
LHIGHSMITH

Schedule C

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF HUDSON, STATE OF NEW JERSEY AND IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Bayonne, in the County of Hudson, State of New Jersey;

BEGINNING at a point in the Northeastly sideline of Evergreen Street, 50.00 feet wide, said point being distant 225.00 feet Southeastly from the intersection formed by said sideline and the Southeastly sideline of Orient Street, and running, thence;

1. Leaving the Northeastly sideline of Evergreen Street and at right angles to the same, North 43 degrees 32 minutes 00 seconds East, a distance of 100.00 feet to a point, thence;
2. South 46 degrees 28 minutes 00 seconds East, a distance of 50.00 feet to a point, thence;
3. South 43 degrees 32 minutes 00 seconds West, a distance of 100.00 feet to a point in the aforementioned Northeastly sideline of Evergreen Street, thence;
4. Along the same, North 46 degrees 28 minutes 00 seconds West, a distance of 50.00 feet to the point and place of BEGINNING.

Note: For Informational Purposes Only: BEING Lot 10.01 Block 320 on a Tax Map of the City of Bayonne, County of Hudson.

BEING the same premises which Diane M. Sadowski, Executrix of the Estate of Anne C. Leahey, by Deed dated 01/13/2023 and recorded 03/01/2023 in the Hudson County Clerk's Office in Deed Book 9730, Page 983, granted and conveyed unto Adam Development Corp., a NJ Domestic Profit Corporation.

