

Deed

This Deed is made on **Nov 10, 2015**
BETWEEN SHAHZAD QURESHI

Delivered on **November 19, 2015**
SAMINA SHAHZAD

whose post office address is **10 ELM COURT**
BAYONNE, NJ 07002



20151202010113730 1/4
12/02/2015 10:39 44 AM DEED
Bk 9083 Pg 586
Pamela E Gardner
Hudson County Register of Deeds
Receipt No. 1075267

referred to as the Grantor,
AND ABRAR A. SOLATCH, married

whose post office address is **ABOUT TO BE 10 ELM COURT**
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 (called the "Property") described below to the Grantee. This transfer is made for the sum of **\$340,000.00**

Three Hundred Forty Thousand Dollars and No Cents

The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:26A-3) Municipality of **BAYONNE**

Block No. **473.02** , Lot No. **10** , Qualifier No. _____ and Account No. _____

No lot and block or account 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:

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

BEING THE SAME PREMISES CONVEYED TO SHAHZAD QURESHI AND SAMINA SHAHZAD, HUSBAND AND WIFE, BY DEED, FROM SHAHZAD QURESHI, DATED SEPTEMBER 25, 2003 AND RECORDED JANUARY 21, 2004 IN THE HUDSON COUNTY REGISTER'S OFFICE IN DEED BOOK 7198 PAGE 98. TITLE ORIGINALLY VESTED IN SHAHZAD A. QURESHI AND SAMINA SHAHZAD, BY DEED, FROM SUMO COMPANIES, INC., DATED JANUARY 17, 2002 AND RECORDED FEBRUARY 26, 2002 IN DEED BOOK 5942 PAGE 239 AND RE-RECORDED JUNE 6, 2002 IN DEED BOOK 5997 PAGE 50. TITLE FURTHER VESTED IN SHAHZAD QURESHI, BY DEED, FROM SHAHZAD QURESHI AND SAMINA SHAHZAD, DATED JANUARY 17, 2002 AND RECORDED FEBRUARY 26, 2002 IN DEED BOOK 5942 PAGE 235 AND RE-RECORDED JUNE 6, 2002 IN DEED BOOK 5997 PAGE 55.

A COPY OF THIS DEED ³
WAS RECD SENT TO ASSESSOR'S OFFICE

20151202010113730
12/2/2015 10:39 00 AM
Consideration: \$340,000.00
Exempt Code: Regular
County: \$340.00 State: \$850.00
NJAHTF: \$285.00 PHPF: \$170.00
EAR: \$382.00 General: \$.00
Buyer's Fee: \$.00
Total RTF: \$2,027.00

Prepared by:

LINDA J. HOCKSTEIN, ESQ.

(For Recorder's Use Only)

SCHEDULE A-4

LEGAL DESCRIPTION

ALL that tract or parcel of land and premises, situate, lying and being in the City of Bayonne, County of Hudson and State of New Jersey, more particularly described as follows:

Being known and designated as Lot 10 in Block 473.02 on a certain Map entitled: "MAJOR SUBDIVISION OF LOT 1, BLOCK 473.02, GREEN ACRE GARDENS, INC., CITY OF BAYONNE, HUDSON COUNTY, N.J." filed in the Hudson County Register's Office as Map 3596.

Beginning at a point on the northeasterly street line of Elm Court (50 feet wide), which point is distant 220.06 feet along the same from its intersection with the northeasterly street line of Oak Street (60 feet wide); thence from said Point of Beginning:

- 1) Along the northeasterly street line of Elm Court on the arc of a curve bearing to the left having a radius of 158.00 feet, an arc distance of 30.00 feet in a generally northwesterly direction, to a point; thence
- 2) North 26 degrees 33 minutes 14 degrees East, 86.50 feet to a point; thence
- 3) Along an arc of a curve bearing to the right having a radius of 335.00 feet, an arc distance of 47.57 feet in a generally southeasterly direction, to a point; thence
- 4) South 37 degrees 25 minutes 58 seconds West, 93.50 feet to a northeasterly street line of Elm Court and to the Point or Place of Beginning.

Note for Information: Being known and designated as Tax Lot-10 in Block 473.02 on the Tax Map of the City of Bayonne, County of Hudson, State of New Jersey.

Note for Information: Being commonly known as 10 Elm Court, Bayonne, New Jersey.

A COPY OF THIS DEED
HAS BEEN FILED IN APPROPRIATE OFFICE



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
(9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s) Shahzad Qureshi and Samina Shahzad, Husband and Wife
 Current Street Address 10 Elm Court
 City, Town, Post Office Box Bayonne State NJ Zip Code 07002

PROPERTY INFORMATION

Block(s) 473.02 Lot(s) 10 Qualifier _____
 Street Address 10 Elm Court
 City, Town, Post Office Box Bayonne State NJ Zip Code 07002
 Seller's Percentage of Ownership 100% Total Consideration \$340,000.00 Owner's Share of Consideration \$340,000.00 Closing Date 11/15/15

SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 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.

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.

11/12/15
Date
11/12/15
Date

[Signature]
Signature
(Seller) Please indicate if Power of Attorney or Attorney in Fact
[Signature]
Signature
(Seller) Please indicate if Power of Attorney or Attorney in Fact

UNRECORDED

FILED
20151202010113730
12/02/2015 10 39 44 AM
DEED
NUMBER OF PAGES : 4
KGRISALES

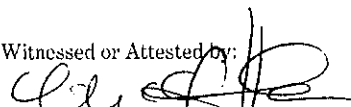
The street address of the Property is:
**10 ELM COURT
BAYONNE, NJ 07002**

A COPY OF THIS DEED
WAS FILED IN THE COUNTY OF HUDSON ON 12/02/2015

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).


5. **Signatures.** The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature.)

Witnessed or Attested by:


LINDA J. HOCKSTEIN, ESQ.


SHAHZAD QURESHI (Seal)


LINDA J. HOCKSTEIN, ESQ.


SAMINA SHAHZAD (Seal)

STATE OF NEW JERSEY, COUNTY OF
I CERTIFY that on 11-12-15
SHAHZAD QURESHI

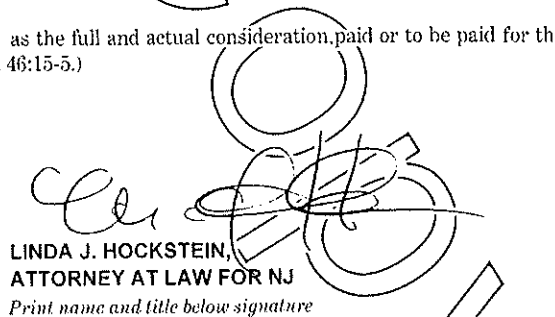
Hudson SS:
SAMINA SHAHZAD

personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of this Deed; and,
- (b) executed this Deed as his or her own act; and
- (c) made this Deed for \$ 340,000.00

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.)

RECORD AND RETURN TO:
RECORD & RETURN TO:
LT NATIONAL TITLE SERVICES
2 Hudson Place, 5th Floor
Hoboken, NJ 07030
(201) 610-9455 13519


LINDA J. HOCKSTEIN,
ATTORNEY AT LAW FOR NJ
Print name and title below signature