

20130510010039070
5/10/2013 11:37:00 AM
Consideration: \$329,000.00
Exempt Code Regular
County \$329.00 State \$822.50
NJDMF \$268.50 PHPF \$164.80
ESD \$356.70 General \$ 00
Buyer's Fee \$ 00
Total RTF \$1,981.20

2
HKS ECEX

Prepared By:
Maggi Khalil
Maggi S. Khalil, Esq.

20130510010039070 1/5
05/10/2013 11:37:46 AM DEED
Bk 8908 Pg 495
Pamela E Gardner
Hudson County Register of Deeds
Receipt No 793257

DEED

This Deed is made on **May 1, 2013**,

BETWEEN Shawki Khalil, married, whose address is 12 Colonial Drive, Bayonne, New Jersey and **Wael Makar**, married, whose address is 293 Avenue B, Bayonne, New Jersey, referred to as the Grantor,

AND Kellie Dugan, Single and **Lauren Dugan**, Single, whose post office address is about to be 38 East 5th Street, Bayonne, New Jersey, referred to as the Grantee.

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 described below to the Grantee. This transfer is made for the sum of Three Hundred and Twenty Nine (\$329,000.00). The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-1.1) City of Bayonne
Block No.: 342 Lot No.: 19 No property tax identification number is available on the date of this Deed. (Check box if applicable).

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:

BEING as shown on Schedule A attached hereto and made a part hereof.

SUBJECT to easements, restrictions of record, if any, zoning ordinances and such state of facts as an accurate survey may disclose.

BEING the same premises conveyed to Shawki-Khalil and Wael Makar, both married by Deed from Rolando Garcia and Vanessa Garcia, His wife dated May 2012, recorded on June 4, 2012 in the Hudson County Clerk's /Register's Office in Book 8852, Page 163.

This property has never been occupied as the principal matrimonial residence of any of us. The street address of the property is: **38 East 5th Street, Bayonne, New Jersey**

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).

H-116-13
L-2-5-3
5-11-13

Copy

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

SCHEDULE A
(Continued)

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

File No. SDL-018833

LEGAL DESCRIPTION

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

BEGINNING at a point in the southerly line of East Fifth Street, distant 88.50 feet westerly from the intersection formed by the westerly line of Lexington Avenue with the southerly line of East Fifth Street and running thence:

- (1) S-9°-00'-W a distance of 104.39 feet to a point, thence
- (2) N-81°-25'-E, a distance of 24.88 feet to a point, thence
- (3) N-8°-59'-E a distance of 104.27 feet to a point in the southerly line of East Fifth Street, thence
- (4) S-81°-38'-46"-E and along the southerly line of East Fifth Street a distance of 24.91 feet to a point, said point being the point of place of beginning.

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot 19 in Block 342 on the City of Bayonne Tax Map.

ALTA Commitment 2006
Schedule A (Continued)

All Jersey Title, LLC
325 Bloomfield Avenue Caldwell, NJ 07008 Phone (973)618-0566 Fax (973)618-0577

NJRB 3 07
EN 2/15/07

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

Witnessed by:

Maggi Khalil
Maggi S. Khalil, Esq.

Shawki Khalil (Seal)
Shawki Khalil

Maggi Khalil
Maggi S. Khalil, Esq.

Wael Makar (Seal)
Wael Makar

STATE OF NEW JERSEY SS.:
COUNTY OF HUDSON

I CERTIFY that on May 1, 2013,

SHAWKI KHALIL and Wael MAKAR, personally came before me and stated to my satisfaction that each person:

- (a) was the maker of the Deed;
- (b) executed this Deed as his own act, and,
- (c) made this Deed for \$329,000.00 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.)

Maggi Khalil
Maggi S. Khalil, Esq.
An Attorney at Law
of the State of New Jersey

DEED

Dated: May 1, 2013

SHAWKI KHALIL, married
And
Wael MAKAR, married
Grantor,

Record and return to:

Drew Pratkanis, Esq.
Crescent Law Firm, LLC
830 Avenue A
Bayonne, NJ 07002

TO

KELLIE DUGAN, single and
LAUREN DUGAN, single
Grantee.

Record and Return
All Jersey Title, LLC
325 Bloomfield Avenue
Caldwell, NJ 07006
973-618-3566

018733



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION
(C.55, P.L. 2004)

(Please Print or Type)

SELLER(S) INFORMATION (See Instructions, Page 2)

Name(s)
Wael Makar

Current Resident Address:

Street: 293 Avenue B

City, Town, Post Office
Bayonne

State
NJ

Zip Code
07002

PROPERTY INFORMATION (Brief Property Description)

Block(s)
342

Lot(s)
19

Qualifier

Street Address:

38 East 5th Street

City, Town, Post Office
Bayonne

State
NJ

Zip Code
07002

Seller's Percentage of Ownership
50% (50% of \$329,000.00)

Consideration
\$329,000.00

Closing Date
5/1/2013

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to NON-residents)

1. I am a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
2. The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121
3. I am 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 as such not required to make an estimated payment pursuant to N.J.S.A. 54A:1-1 et seq.
6. The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1:1 et seq.
7. The gain from the sale will not be recognized for Federal Income tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION). If such 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 (see instructions).
 No non-like kind property received.
8. Transfer 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.

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 could 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.

5/1/2013

Date

Wael Makar
Signature
(Seller) Please indicate if Power of Attorney or Attorney in Fact

Date

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

COPIES



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION
 (C.55, P.L. 2004)

GIT/REP-3
 (12-07)

(Please Print or Type)

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 05/10/2013 11:37:46 AM
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 NUMBER OF PAGES 5
 MCOODFREY

SELLER(S) INFORMATION (See Instructions, Page 2)

Name(s)
 SHAWKI KHALIL

Current Resident Address:

Street 12 Colonial Drive
 City, Town, Post Office Bayonne State NJ Zip Code 07002

PROPERTY INFORMATION (Brief Property Description)

Block(s)	Lot(s)	Qualifier
342	19	

Street Address:

38 East 5th Street
 City, Town, Post Office Bayonne State NJ Zip Code 07002

Seller's Percentage of Ownership	Consideration	Closing Date
50% (50% of \$329,000)	\$329,000.00	5/1/2013

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to NON-residents)

- I am a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
- The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
- I am a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
- 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.
- Seller is not an individual, estate or trust and as such not required to make an estimated payment pursuant to N.J.S.A.54A:1-1 et seq.
- The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.
- The gain from the sale will not be recognized for Federal income tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION). If such 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 (see instructions).
 No non-like kind property received
- Transfer 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.

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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 could 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.

5/1/2013

Date

Shawki Khalil
 Signature
 (Seller) Please indicate if Power of Attorney or Attorney in Fact

Date

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

COPIED