


<p>Hudson County Recording Data Page                  Jeffrey Dublin                  Hudson County Register</p> 	<p>Official Use Only - Barcode</p> <p>20230725010051660 1/6                  07/25/2023 11:36 AM DEED                  Bk: 9760 Pg: 770                  JEFFREY DUBLIN                  Hudson County, Register of Deeds                  Receipt No. 258226</p>
<p>Official Use Only - Realty Transfer Fee</p> <p>20230725010051660                  07/25/2023 11:36:47 am                  Consideration: \$425000.00                  Exempt Code: Regular                  County: \$425.00 State: \$1062.50                  NJAHTF: \$412.50 PHPF: \$212.50                  EAA: \$577.50 General: \$765.00                  Buyer's Fee: \$0.00                  Total RTF: \$3455.00</p>	
<p>Date of Document:                  2023-06-12</p>	<p>Type of Document:                  DEED (Select all Deed Doc Types)</p>
<p>First Party Name:                  Gary M Good; Gary M Good Executor;                  Estate of Edward J. Good;</p>	<p>Second Party Name:                  TPV Property LLC;</p>
<p>Additional Parties:                  Gary M Good Executor; Estate of Edward J. Good</p>	

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
<p>Block:                  303</p>	<p>Lot:                  18</p>
<p>Municipality:                  Bayonne</p>	
<p>Consideration:                  425000.00</p>	
<p>Mailing Address of Grantee: 204 John F. Kennedy Boulevard                  Bayonne, NJ 07002</p>	
THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING, & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY	
<p>Original Book:</p>	<p>Original Page:</p>
<p><b>HUDSON COUNTY RECORDING DATA PAGE</b>                  Please do not detach this page from the original document as it contains important recording information and is part of the permanent record.</p>	

**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

DEED- Executor's or Administrator's (Covenant as to Grantor's Acts)

**DEED**

Prepared by:

John F. O'Halloran, Esq.

This Deed is made on June 12, 2023  
And delivered on July 11, 2023

BETWEEN Gary M. Good, Married (50% Interest) and Gary M. Good, Executor under the Last Will and Testament of Edward J. Good, deceased (50% Interest)

whose address is 14 Dogwood Terrace, Livingston, New Jersey 07039

AND TPV Property LLC

referred to as the Grantor,

whose address is about to be 204 John F. Kennedy Boulevard, Bayonne, New Jersey 07002

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 **Four Hundred Twenty-Five Thousand (\$425,000.00) Dollars**. The Grantor acknowledges receipt of this money.

**Tax Map Reference.** (N.J.S.A. 46:15-2.1) Municipality of Bayonne

Block Number: 303 Lot Number: 18

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

See Legal Description attached hereto and made a part hereof.

BEING the same premises conveyed to Gary M. Good and Edward J. Good by Deed from Gary M. Good, as Executor of the Estate of Florence Y. Good, Gary M. Good, Individually, and Edward J. Good Individually, dated October 14, 2019, recorded October 31, 2019 in the Hudson County Register's Office in Deed Book 9446, page 456.

Edward J. Good departed this life testate a resident of Hudson County on July 23, 2022 leaving his next-of-kin and heir at law the following person, Gary M. Good, Brother. The Last Will and Testament of Edward J. Good was probated in and Letters of Testamentary were issued by the Hudson County Surrogate Court on December 6, 2022 to Gary M. Good as the Executor of the Estate, Docket No. 324537. Pursuant to the terms and provisions of the Last Will and Testament of Edward J. Good, deceased, the rest, residue, and remainder of his property, both real, personal or mixed was devised and bequeathed to his brother, Gary M. Good, and said brother under Article Fourth appointed as the Executor of his Estate.

The Grantor, Gary M. Good, never occupied the subject premises as his principal matrimonial residence.

The property being commonly known as 204 John F. Kennedy Boulevard, Bayonne, New Jersey 07002.

The within conveyance is made subject to zoning ordinances, restrictions, covenants, rights of way, easements, set backs, overlaps, encroachments and licenses of record, if any, which would be divulged by an accurate survey.

**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).



**CHICAGO TITLE INSURANCE COMPANY**

**EXHIBIT A  
LEGAL DESCRIPTION**

Issuing Office File No. AT-24030

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 on the southerly side of the Hudson County Boulevard distant therefrom 100.28 feet westerly from the corner formed by the intersection of the westerly side of Humphreys Avenue and the southerly side of said Hudson County Boulevard and from thence running

- 1) Southerly and parallel with Humphreys Avenue, 100 feet to a point distant 100 feet at right angles or nearly so, to Humphrey's Avenue and from thence running
- 2) Westerly and parallel with the said Hudson County Boulevard, 30 feet and thence running
- 3) Northerly and parallel with said Humphreys Boulevard and from thence running
- 4) Easterly and along the southerly side of the said Hudson County Boulevard, 30 feet to the point or place of BEGINNING.

BEING further deccribed in accordance with a survey prepared by Edward R. Teunisen, Professional Land Surveyor and Planner for Tuenisen Surveying & Planning Co., Inc., dated June 9, 2023 as follows,

BEGINNING at a point in the southerly right-of-way line of John F. Kennedy Memorial Boulevard, formerly known as Hudson County Boulevard, (variable width right-of-way), said point being distant 100.28 feet westerly, along various courses, from the intersection of the southerly right-of-way line of West Seventh Street, with the westerly right-of-way line of Humphreys Avenue (60-foot right-of-way); thence

- 1) Parallel with and 100.00 feet west, at a right angle, to the westerly right-of-way line of Humphreys Avenue, South 02 degrees 00 minutes 00 seconds West, a distance of 100.00 feet; thence
- 2) North 88 degrees 00 minutes 00 seconds West, a distance of 30.00 feet; thence
- 3) Parallel with the above described first course, North 02 degrees 00 minutes 00 seconds East, a distance of 100.00 feet to the southerly right-of-way line of John F. Kennedy Memorial Boulevard; thence
- 4) Along the southerly right-of-way line of John F. Kennedy Memorial Boulevard, South 88 degrees 00 minutes 00 seconds East, a distance of 30.00 feet to the POINT OF BEGINNING.

**FOR INFORMATION PURPOSES ONLY:** BEING known as 204 John F. Kennedy Boulevard, Bayonne, NJ 07002. Tax Lot 18 in Tax Block 303 on the Official Tax Map of the City of Bayonne, Hudson County, State of New Jersey.

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204

GI/REP-3  
(2-21)  
(Print or Type)

State of New Jersey  
Seller's Residency Certification/Exemption

**Seller's Information**

Name(s)  
**Gary M. Good, Married**

Current Street Address  
**14 Dogwood Terrace**

City, Town, Post Office State ZIP Code  
**Livingston NJ 07039**

**Property Information**

Block(s) Lot(s) Qualifier  
**303 18**

Street Address  
**204 John F. Kennedy Boulevard**

City, Town, Post Office State ZIP Code  
**Bayonne NJ 07002**

Seller's Percentage of Ownership Total Consideration Owner's Share of Consideration Closing Date  
**50 \$425,000.00 \$212,500.00 7-11-2023**

**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.

6-12-2023 Gary M. Good  
Date Signature (Seller) Indicate if Power of Attorney or Attorney in Fact

\_\_\_\_\_  
Date Signature (Seller) Indicate if Power of Attorney or Attorney in Fact

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

State of New Jersey  
Seller's Residency Certification/Exemption

**Seller's Information**

Name(s)  
Gary M. Good, Executor under the Last Will and Testament of Edward J. Good, deceased

Current Street Address  
14 Dogwood Terrace

City, Town, Post Office  
Livingston

State  
NJ

ZIP Code  
07039

**Property Information**

Block(s)  
303

Lot(s)  
18

Qualifier

Street Address  
204 John F. Kennedy Boulevard

City, Town, Post Office  
Bayonne

State  
NJ

ZIP Code  
07002

Seller's Percentage of Ownership  
50

Total Consideration  
\$425,000.00

Owner's Share of Consideration  
\$212,500.00

Closing Date  
7-11-2023

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

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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.
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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.
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6-12-2023  
Date

Gary M. Good  
Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)


Indicate if Power of Attorney or Attorney in Fact

FILED  
20230725010051660  
07/25/2023 11:36 AM  
DEED  
NUMBER OF PAGES : 6  
JCHAMBERS

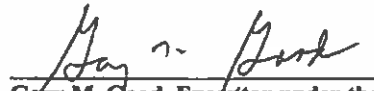
**Signatures.** The Grantor signs this Deed as of the date at the top of the first page.

Witnessed by:

  
\_\_\_\_\_  
John F. O'Halloran, Esq.

  
\_\_\_\_\_  
Gary M. Good (50% Interest)


  
\_\_\_\_\_  
John F. O'Halloran, Esq.

  
\_\_\_\_\_  
Gary M. Good, Executor under the Last Will and Testament of Edward J. Good, deceased (50% Interest)

STATE OF NEW JERSEY  
COUNTY OF HUDSON                      SS.:

I CERTIFY that on June 12, 2023, Gary M. Good, Married (50% Interest) and Gary M. Good, Executor under the Last Will and Testament of Edward J. Good, deceased (50% Interest) 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) executed this deed as his or her own act; and
- (c) made this Deed for \$425,000.00 as the full and actual consideration paid to or to be paid for the transfer of title (such consideration is defined in N.J.S.A. 46:15-5).

  
\_\_\_\_\_  
John F. O'Halloran  
Attorney at Law  
State of New Jersey

**RECORD AND RETURN TO:**

Simplicity Title, LLC  
70 Grove Street  
Somerville, NJ 08876

709

Google Maps 204 W 7th St

Bayonne, New Jersey

Google Street View

Jul 2022 See more dates

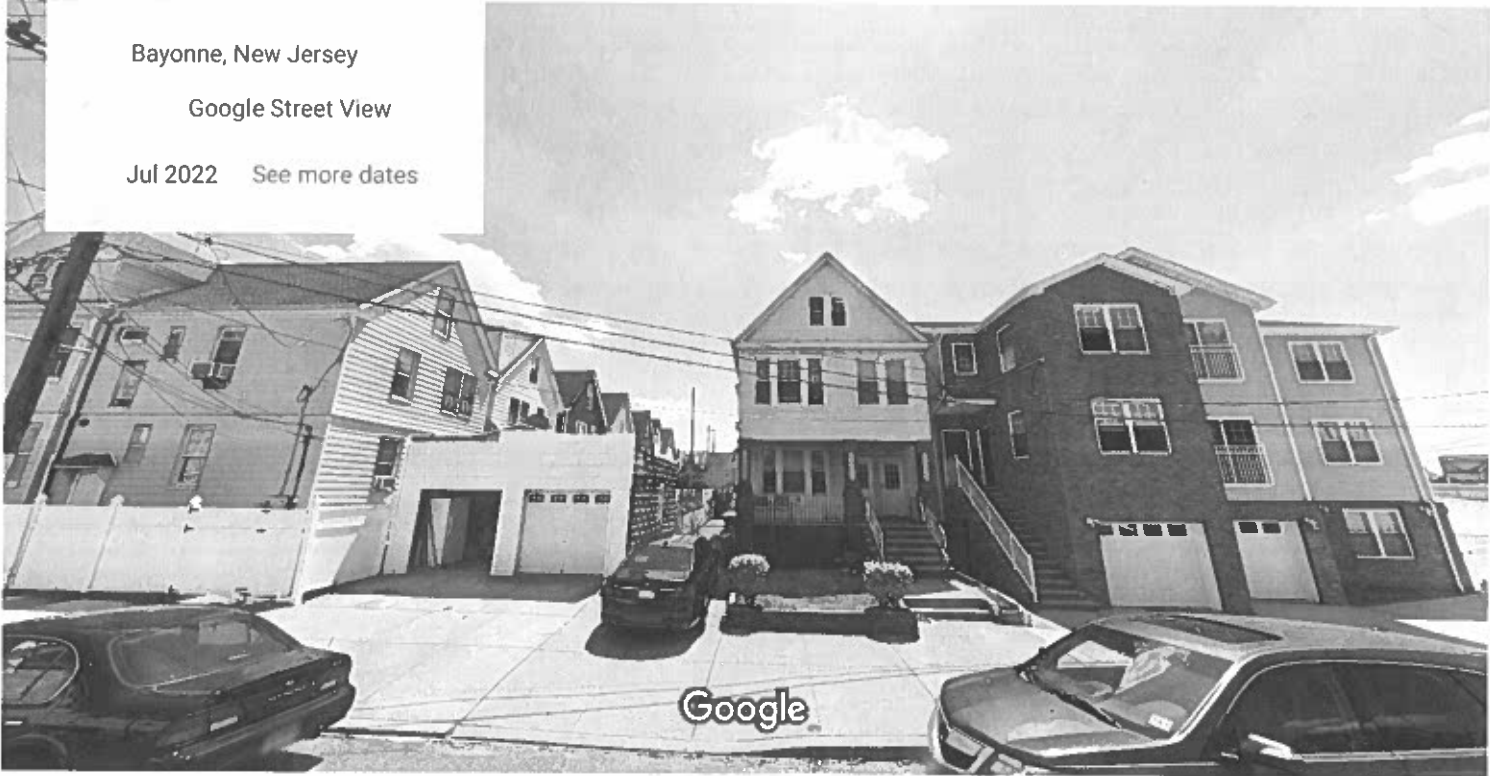


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