

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

A-10



20180911010100620 1/5
09/11/2018 01:46:11 PM DEED
BK: 9339 Pg: 409
Diane Coleman
Hudson County, Register of Deeds
Receipt No. 1438271

Prepared by: *CC*

Cheryl Scott Cashman, Esq.

DEED

20180911010100620
9/11/2018 1:46:00 PM
Consideration: \$410,000.00
Exempt Code: Regular
County: \$410.00 State: \$1,025.00
NJAHTF \$390.00 PHFF: \$205.00
EAA: \$543.00 General: \$730.00
Buyer's Fee: \$.00
Total RTF: \$3,311.00

This deed is made on August 23, 2018

BETWEEN

Michele Mecka, Individually and as Executrix of the Estate of Josephine Grant

whose post office address is 126-128 West 54th Street, Bayonne, New Jersey
07002

referred to as **GRANTOR**

AND

John & Maryan, LLC

whose post office address is 140 Bleeker Street, Jersey City, NJ 07307.

referred to as **GRANTEE**,

The words "Grantor" and "Grantee" shall mean all Grantors and 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 TEN THOUSAND DOLLARS and no cents (\$410,000.00)**

TAX MAP REFERENCE. (N.J.S.A. 46:15-2.1) City of Bayonne, New Jersey, Block No. 33, Lot No. 20.

PROPERTY. The property consists of the land and all the buildings and structures on the land located at **126-128 West 54th Street**, in the City of Bayonne, County of Hudson and State of New Jersey. The legal description is:

**SEE SCHEDULE "A" ATTACHED HERETO
AND MADE A PART HEREOF**

BEING known as 126-128 West 54th Street, Bayonne, New Jersey 07002.
BEING also known as Tax Lot 33 in Block 20 on the Official Tax Map of the City of Bayonne, Hudson County, New Jersey.

BEING the same premises conveyed to Michael Grant and Josephine Grant, his wife by deed from Caroline Hassmiller and Richard Hassmiller, her husband dated September 11, 1970, recorded September 11, 1970 in the Hudson County Register's Office in Deed Book 3085, page 224.

The said Michael Grant died June 27, 1992 in Bayonne, New Jersey leaving Josephine Grant as Surviving Tenant by the Entirety. The Said Josephine Grant died April 6, 2018 and by her Last Will and Testament, dated October 1, 2002 and probated in the Hudson County Surrogate's Office on April 20, 2018 in Docket No. 316030, devised a Life Estate in the property to her daughter, Michele Mecka and upon ending the life estate directs the property to be sold and devises her estate to her children. Michele Mecka duly qualified as Executrix on April 20, 2018

Handwritten note: 10/23/18



WESTCOR

LAND TITLE INSURANCE COMPANY

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

SCHEDULE A-5 REVISED LEGAL DESCRIPTION

Issuing Office File No. 18PLJ-1710-L-BL-WR

ALL THAT CERTAIN LOT, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING IN THE City of Bayonne, IN THE COUNTY OF Hudson, STATE OF NEW JERSEY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF WEST 54TH STREET, A 60 FOOT WIDE RIGHT-OF-WAY, AT THE DIVISION OF TAX LOT 19 & TAX LOT 20 AS SHOWN ON THE CURRENT TAX ASSESSMENT MAPS OF THE CITY OF BAYONNE, SAID POINT BEING DISTANT 175.00 FEET NORTHWESTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF AVENUE B, A 70 FOOT WIDE RIGHT-OF-WAY, WITH THE SAID LINE OF WEST 54TH STREET; RUNNING THENCE

1) SOUTH 42 DEGREES 20 MINUTES 00 SECONDS WEST, LEAVING WEST 54TH STREET WHILE AND CONTINUING ALONG THE DIVISION LINE OF TAX LOT 19 & TAX LOT 20, WHILE RUNNING IN A DIRECTION PARALLEL WITH AVENUE B, A DISTANCE OF 100.00 FEET; TO A POINT AND CORNER; THENCE

2) NORTH 47 DEGREES 40 MINUTES 00 SECONDS WEST, RUNNING IN A DIRECTION PARALLEL WITH WEST 54TH STREET, A DISTANCE OF 50.00 FEET TO A POINT AND CORNER BETWEEN TAX LOT 20 & TAX LOT 21; THENCE

3) NORTH 42 DEGREES 20 MINUTES 00 SECONDS EAST, CONTINUING ALONG THE DIVISION LINE OF TAX LOT 20 & TAX LOT 21, A DISTANCE OF 100.00 FEET TO A POINT ALONG THE SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF WEST 54TH STREET; THENCE

4) SOUTH 47 DEGREES 40 MINUTES 00 SECONDS EAST, CONTINUING ALONG WEST 54TH STREET, A DISTANCE OF 50.00 FEET TO THE PREVIOUSLY DESCRIBED POINT OR PLACE OF BEGINNING.

THE ABOVE DESCRIPTION IS IN ACCORDANCE WITH A SURVEY MADE BY BEHAR SURVEYING ASSOCIATES, PC, DATED JUNE 20, 2018.

FOR INFORMATIONAL PURPOSES ONLY: ALSO BEING KNOWN AS TAX LOT 20 IN TAX BLOCK 33 ON THE OFFICIAL TAX MAP OF THE City of Bayonne, Hudson COUNTY, STATE OF NJ.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Westcor Land Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its Issuing agent that may be in electronic form.

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).

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

Witnessed by:

Linda A. Conner
LINDA A. CONNER

Michele Mecka
Michele Mecka, Individually and as
Executrix of the Estate of Josephine Grant

STATE OF NEW JERSEY

SS:

COUNTY OF HUDSON

On this 20th day of August, 2018, Michele Mecka, Individually and as Executrix of the Estate of Josephine Grant, to me personally known to be the persons described herein and acknowledged under oath, to my satisfaction that this person (or if more than one each person):

- a. is named in and personally signed this Deed;
- b. signed, sealed and delivered this Deed as his or her act and deed; and
- c. made this Deed is for \$410,000.00 as the full and actual consideration paid or to be paid for this transfer of title. (Such consideration as defined in N.J.S.A. 46:15-5.)

Linda A. Conner

LINDA A. CONNER
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 3/31/2020

RECORD AND RETURN TO:
PLJ Title Agency, LLC
130 Pompton Avenue
Verona, New Jersey 07044

19PLJ-1710-L-BL

SEE SHEET 10



JOHN F. KENNEDY

MEMORIAL

BOULEVARD

1182	1206	142	140	138	136	134	132	130	128	126	124	122	120	118	116	114	112	110	108	106	104	102	100	98	96	94	92	90	88	86	84	82	80	78	76	74	72	70	68	66	64	62	60	58	56	54	52	50	48	46	44	42	40	38	36	34	32	30	28	26	24	22	20	18	16	14	12	10	8	6	4	2	1																															
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105

1208	1222	140	138	136	134	132	130	128	126	124	122	120	118	116	114	112	110	108	106	104	102	100	98	96	94	92	90	88	86	84	82	80	78	76	74	72	70	68	66	64	62	60	58	56	54	52	50	48	46	44	42	40	38	36	34	32	30	28	26	24	22	20	18	16	14	12	10	8	6	4	2	1																																
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1224	1238	140	138	136	134	132	130	128	126	124	122	120	118	116	114	112	110	108	106	104	102	100	98	96	94	92	90	88	86	84	82	80	78	76	74	72	70	68	66	64	62	60	58	56	54	52	50	48	46	44	42	40	38	36	34	32	30	28	26	24	22	20	18	16	14	12	10	8	6	4	2	1																																
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105

W. 53 rd.

W. 54 th.

W. 55 th.

W. 56 th.

AVENUE

282	296	124	122	120	118	116	114	112	110	108	106	104	102	100	98	96	94	92	90	88	86	84	82	80	78	76	74	72	70	68	66	64	62	60	58	56	54	52	50	48	46	44	42	40	38	36	34	32	30	28	26	24	22	20	18	16	14	12	10	8	6	4	2	1																																								
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105

STREET

STREET

AVENUE

312	326	124	122	120	118	116	114	112	110	108	106	104	102	100	98	96	94	92	90	88	86	84	82	80	78	76	74	72	70	68	66	64	62	60	58	56	54	52	50	48	46	44	42	40	38	36	34	32	30	28	26	24	22	20	18	16	14	12	10	8	6	4	2	1																																								
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105

STREET

STREET

STREET

SEE SHEET 8

DATE	07/20/01
BY	RICHARD A. MORALLE, P.E. & P.L.S.
FOR	CITY OF BAYONNE
SCALE	1" = 50'
PROJECT	TAX MAP
DATE	AUGUST 2003
BY	RICHARD A. MORALLE, P.E. & P.L.S.
FOR	T & M ASSOCIATES
PROJECT	11 THDALL ROAD, MIDDLETOWN, NEW JERSEY, 07748

SEE SHEET 13

TAX MAP
 CITY OF BAYONNE
 HUDSON COUNTY, NEW JERSEY
 SCALE 1" = 50'
 AUGUST 2003
 RICHARD A. MORALLE, P.E., P.L.S.
 T & M ASSOCIATES
 11 THDALL ROAD, MIDDLETOWN, NEW JERSEY, 07748

SEE SHEET 12

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



20181212010136750 1/5
12/12/2018 08:36:01 AM DEED
Bk: 9365 Pg: 98
Diane Coleman
Hudson County, Register of Deeds
Receipt No. 1458945

Prepared by: *Marla Wolfe Taus, Esq.*
[Preparer signature no longer required
per N.J.S.A. 46:26A-3]
Marla Wolfe Taus, Esq.

Deed

20181212010136750
12/12/2018 8:36:00 AM
Consideration: \$430,000.00
Exempt Code: Regular
County: \$430.00 State: \$1,075.00
NJAHF \$420.00 PHPF: \$215.00
EAA: \$589.00 General: \$774.00
Buyer's Fee: \$.00
Total RTF: \$3,503.00

This Deed is made as of November 20, 2018,

BETWEEN

ESSEX URF LLC, a Delaware limited liability company, whose address in care of US Masters/Dixon Advisory, 1000 Plaza Two, Floor 10, Harborside Financial Center, P.O. Box 2032, Jersey City, New Jersey 07303-2032, referred to as the Grantor,

AND

JOHN & MARYAN, LLC, whose address is: 140 Blecker Street, Jersey City, New Jersey 07307, 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 **FOUR HUNDRED THIRTY THOUSAND (\$430,000.00) AND 00/100 DOLLARS.** The Grantor acknowledges receipt of this consideration.

2. **Tax Map Reference.** (N.J.S.A. 46:15-1.1) **Municipality of Bayonne, Block No. 84, Lot No. 41; Qualifier No.:**

_____ No property tax identification number is available on the date of this Deed.

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:

Attached hereto and made a part hereof

2018
12

STP



WESTCOR
LAND TITLE INSURANCE COMPANY

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

**SCHEDULE A-5
LEGAL DESCRIPTION**

Issuing Office File No. 18PLJ-1734-L-BL-WR

ALL THAT CERTAIN LOT, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING IN THE City of Bayonne, IN THE COUNTY OF Hudson, STATE OF NEW JERSEY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHWEST SIDE OF WEST 45TH STREET (FORMERLY KNOWN AS BAY VIEW AVENUE) AT A POINT DISTANT 385 FEET NORTHWEST FROM THE NORTHWEST SIDE OF AVENUE C, AND FROM THENCE RUNNING

- 1) SOUTHWESTERLY ON A LINE RUNNING PARALLEL WITH AVENUE C, 100 FEET TO THE CENTRE LINE OF THE BLOCK; THENCE
- 2) RUNNING NORTHWESTERLY ON A LINE RUNNING PARALLEL WITH SAID WEST 45TH STREET, 50 FEET TO A POINT IN SAID CENTRE LINE; THENCE
- 3) RUNNING NORTHEASTERLY ON A LINE PARALLEL WITH SAID AVENUE C, 100 FEET TO SAID WEST 45TH STREET; THENCE
- 4) RUNNING SOUTHEASTERLY ALONG SAID WEST 45TH STREET, 50 FEET TO THE POINT OR PLACE OF BEGINNING.

THE ABOVE PREMISES BEGIN MORE PARTICULARLY DESCRIBED IN ACCORDANCE WITH A SURVEY MADE BY MORGAN ENGINEERING & SURVEYING, DATED MARCH 17, 2017 AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHWESTLY SIDELINE OF WEST 45TH STREET (FORMERLY KNOWN AS BAY VIEW AVENUE) AT A POINT DISTANT 385.00 FEET IN A NORTHWESTERLY DIRECTION FROM THE NORTHWESTERLY SIDELINE OF AVENUE C, AND FROM THENCE RUNNING

- 1) SOUTH 42 DEGREES 20 MINUTES 00 SECONDS WEST, 100.00 FEET TO A POINT; THENCE
- 2) NORTH 47 DEGREEES 40 MINUTES 00 SECONDS WEST 50.00 FEET TO A POINT; THENCE
- 3) NORTH 42 DEGREES 20 MINUTES 00 SECONDS EAST, 100.00 FEET TO SAID SIDELINE OF WEST 45TH STREET; THENCE
- 4) SOUTH 47 DEGRES 40 MINUTES 00 SECONDS EAST, ALONG SAID WEST 45TH STREET, 50.00 FEET TO THE POINT OR PLACE OF BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY: ALSO BEING KNOWN AS TAX LOT 41 IN TAX BLOCK 84 ON THE OFFICIAL TAX MAP OF THE City of Bayonne, Hudson COUNTY, STATE OF NJ.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Westcor Land Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

BEING the same premises conveyed to Essex URF LLC by Deed from US Masters Residential Property (USA) Fund and Jameel Mohammed dated October 5, 2017 and recorded December 7, 2017 in the Hudson County Clerk/Register's Office in Deed Book 9262, Page 509.

The street address of the property is: 90-92 West 45th Street, Bayonne, New Jersey 07002.

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

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).

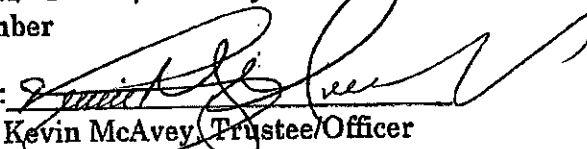
[Signature Page to Follow]


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

Witnessed or Attested to By:

ESSEX URF LLC, a Delaware limited liability company

By: US MASTERS RESIDENTIAL PROPERTY (USA) FUND, a Maryland REIT, its sole member

By: 
Kevin McAvey, Trustee/Officer


(Notary Public of the State of New York)
Mirna Martinez

STATE OF NEW YORK :

:SS.

COUNTY OF NEW YORK :

BE IT REMEMBERED, that on this 5 day of November, 2018, before me, the subscriber, an officer duly authorized pursuant to N.J.S.A. 46:14-6 to take acknowledgments for use in the State of New York, personally appeared Kevin McAvey a Trustee and an Officer of US MASTERS RESIDENTIAL PROPERTY (USA) FUND, sole member of ESSEX URF LLC, a Delaware limited liability company, who I am satisfied is the person who executed the within instrument, named therein, and I have first made known to him the contents thereof, he did thereupon acknowledge that the said instrument made by the said limited liability company and delivered by him as such Trustee and Officer on behalf of the limited liability company, is the voluntary act and deed of said limited liability company, by virtue of a Consent of the Company, for the uses and purposes therein expressed, and the full and actual consideration paid for the transfer of title is \$430,000.00. (Such consideration is defined in N.J.S.A. 46:15-5.)


(Notary Public of the State of New York)

RECORD & RETURN TO:
Bruce W. Lerner, Esq.
432A Danforth Avenue
Jersey City, NJ 07305

BRIAN DISLER
NOTARY PUBLIC-STATE OF NEW YORK
No. 02D16340564
Qualified in New York County
My Commission Expires 04-18-2020

199LJ-1734-L-BL
RECORD AND RETURN TO:
PRESTIGE TITLE AGENCY, INC.
130 POMPTON AVENUE
VERONA, NJ 07044
973-239-0101

07077-00114
398211v1

State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION



(Please Print or Type)

SELLER'S INFORMATION

Name(s)
US MASTERS RESIDENTIAL PROPERTY (USA) FUND
Current Street Address
1000 Plaza Two, Floor 10, Harborside Financial Center
City, Town, Post Office, Box
Jersey City

20181212010136750
12/12/2018 08:36:01 AM
DEED
NUMBER OF PAGES : 6
PDALAL

Zip Code

07311

NJ

Qualifier

PROPERTY INFORMATION

Block(s)
1705
Street Address
338 Webster Avenue
City, Town, Post Office Box
Jersey City

Lot(s)
34

State
NJ

Zip Code
07307

Closing Date
11/20/2018

Owner's Share of Consideration
\$600,000.00

Seller's Percentage of Ownership
100%

Total Consideration
\$600,000.00

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, and 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.
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.

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.

11/5/2018
Date

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

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