

Deed

This Deed is made on **Oct 19, 2015**
BETWEEN KIM WEBER I/W/N KIM LEE VITALE, EXECUTRIX OF THE ESTATE OF ROY I/W/A/K/A ROSARIO VITALE

whose post office address is **656 OAK STREET**
RIDGEFIELD, NJ 07657

referred to as the Grantor,
AND 309 BROADWAY REALTY LLC

whose post office address is **ABOUT TO BE 309-311 BROADWAY**
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 **\$195,000.00**

~~One Hundred Ninety-Five 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. **257**, Lot No. **12**, 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.)

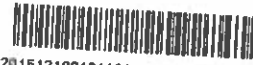
BEING THE SAME PREMISES CONVEYED TO ROY VITALE AND SHARON VITALE, HUSBAND AND WIFE BY DEED FROM DALE FERGUSON, DATED MAY 26, 2010, AND RECORDED JUNE 21, 2010, IN THE REGISTER'S OFFICE OF THE COUNTY OF HUDSON, NEW JERSEY, IN DEED BOOK 8737, PAGE 601.

THE SAID SHARON VITALE DIED ON MAY 6, 2014, THEREBY VESTING TITLE IN ROY VITALE, AS SURVIVING TENANT BY THE ENTIRETY.

ROY VITALE DIED DECEMBER 24, 2014 LEAVING A LAST WILL AND TESTAMENT DATED MAY 17, 1989, AND FILED IN THE HUDSON COUNTY SURROGATES OFFICE ON FEBRUARY 17, 2015, DOCKET NO. 310166, WHEREBY UNDER THE TERMS THEREOF TITLE VESTED IN KIM WEBER, I/W/N KIM LEE VITALE AS SOLE SURVIVING DEVISEE.

KIM WEBER, I/W/N KIM LEE VITALE, QUALIFIED AS EXECUTOR WITH POWER OF SALE.

20151210010116490
12/10/2015 0:30:00 AM
Consideration: \$195,000.00
Exempt Code: Regular
County \$195.00 State \$487.50
NJAHTF \$67.50 PHPF \$97.50
EAA \$54.00 General \$ 00
Buyer's Fee: \$ 00
Total RTF: \$901.50



20151210010116490 1/4
12/10/2015 08:30:23 AM DEED
Bk: 9085 Pg: 179
Pamela E. Gardner
Hudson County, Register of Deeds
Receipt No. 1077535

A COPY OF THIS DEED HAS BEEN SENT TO INDIVIDUALS & FIRMS

Prepared by:

LINDA J. HOCKSTEIN, ESQ.

(For Recorder's Use Only)



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
 (9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

Kim Weber I/W/N Kim Lee Vitale, Executrix of the Estate of Roy I/W/A/K/A Rosario Vitale

Current Street Address

656 Oak Street

City, Town, Post Office Box

Ridgefield

State

NJ

Zip Code

07657

PROPERTY INFORMATION

Block(s)

257

Lot(s)

12

Qualifier

Street Address

309-311 Broadway

City, Town, Post Office Box

Bayonne

State

NJ

Zip Code

07002

Seller's Percentage of Ownership

100%

Total Consideration

\$195,000.00

Owner's Share of Consideration

\$195,000.00

Closing Date

11-18-15

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.

11-18-15

Date

Kim Weber I/W/N Kim Lee Vitale
 Signature
 (Seller) Please Indicate if Power of Attorney or Attorney in Fact *Executrix*

Date

Signature

(Seller) Please Indicate if Power of Attorney or Attorney in Fact



File No. ANG-1650

**SCHEDULE C
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 on the intersection of the northwesterly side line of Broadway and the southwesterly side line of West Fourteenth Street then running

- (1) Along said line of West Fourteenth Street North 60 degrees 30 minutes West 63.50 feet to a point; thence
- (2) South 29 degrees 30 minutes East 50 feet to said line of Broadway; thence
- (3) South 60 degrees 30 minutes East 63.50 feet to said line of Broadway; thence
- (4) Along the same North 29 degrees 30 minutes East 50 feet to the point or place of Beginning.

FOR INFORMATIONAL PURPOSES ONLY: Known as 309-311 Broadway; Also known as Lot 12 in Block 257 on the City of Bayonne Tax Map.

UNRECORDED

RECORDED 19 10:50:11 AM 12/10/2015

The street address of the Property is:
**309-311 BROADWAY
BAYONNE, NJ 07002**

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:

[Signature]
LINDA J. HOCKSTEIN, ESQ.

Kim Weber I/W/N Kim Lee Vitale,
Executrix of the estate of Roy I/W/A/K/A Rosario Vitale
KIM WEBER I/W/N KIM LEE VITALE, EXECUTRIX
OF THE ESTATE OF ROY I/W/A/K/A ROSARIO
VITALE

(Seal)
(Seal)

STATE OF NEW JERSEY, COUNTY OF
I CERTIFY that on

Hudson SS:
11-18-15

KIM WEBER I/W/N KIM LEE VITALE, EXECUTRIX OF THE ESTATE OF ROY I/W/A/K/A ROSARIO VITALE

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 \$ **195,000.00** 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:
**LEONARD P. KICZEK, ESQ.
KICZEK & RACHINSKY, LLC
29 WEST 8TH STREET
P.O. BOX 2
BAYONNE, NJ 07002**

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

FILED
20151210010116490
12/10/2015 08:30:23 AM
DEED
NUMBER OF PAGES : 4
PDALAL