

20091030010086460 1/4
10/30/2009 09 16 04 AM DEED
Bk: 8696 Pg: 473
Willie L Flood
Hudson County, Register of Deeds
Receipt No. 237447

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

Prepared by:

Susan Ferraro
Susan Ferraro, Esq.

DEED

This Deed is made as of October 20, 2009,

BETWEEN MILAGROS D. UNION and MARIO UNION, married,
whose address is 73 West 1st Street, Bayonne, New Jersey 07002,

referred to as Grantor,

AND 398 BROADWAY, LLC, whose address is 398 Broadway, Bayonne,
New Jersey 07002,

referred to as 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 described below to the Grantee. This transfer is made for the sum of THREE HUNDRED NINETY THOUSAND AND 00/100 (\$390,000.00) DOLLARS.

The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:15-2.1) Municipality: City of Bayonne
Block No. 226 Lot No. 44.

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:

See attached legal description annexed hereto and made a part hereof.

ALSO Known as 398 Broadway, Bayonne, New Jersey 07002

BEING the same premises conveyed to Milagros D. Union herein by Deed from M's Trading LLC, dated October 5, 2005, recorded October 6, 2005, in the Hudson County Register's Office, New Jersey, in Book 7688, page 43.

BEING also the same premises conveyed to M's Trading, LLC by Deed from Jian P. Chen, dated October 29, 2004, recorded December 21, 2004, in the Hudson County Register's Office, New Jersey, in Book 07424, page 00092.

Milagros D. Union is married to Mario Union, who signs this Deed so as to extinguish any marital interest he may have in and to this property.

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).

20091030010086460
10/30/2009 9 16 00 AM
Consideration: \$390,000.00
Exempt Code: Regular
County: \$390.00 State: \$975.00
NJAHTF: \$360.00 PHPP: \$195.00
ERA: \$497.00 General: \$702.00
Buyer's Fee: \$ 00
Total RTF: \$3,119.00

L-3 S-3 70-498-113



Fidelity National Title Insurance Company

**SCHEDULE A
(Continued)**

File No. SDL-015083

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

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 easterly line of Broadway (formerly Avenue D) distant 50.00 feet northerly from its intersection with the easterly line of Broadway and the northerly line of East 18th Street, and running thence;

- (1) North 42 deg. 20 min. east 25.16 feet to a point; thence
- (2) South 47 deg. 13 min. 30 sec. east, to, through and beyond the center of a party wall 100.00 feet to a point; thence
- (3) South 42 deg. 20 min. west 25.16 feet to a point; thence
- (4) North 47 deg. 13 min. 30 sec. west to, through and beyond a party wall 100.00 feet to the point and place of **BEGINNING**.

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot 44 in Block 226 on the City of Bayonne Tax Map.

ALTA Commitment 2006
Schedule A (Continued)

All Jersey Title, LLC
155 Willowbrook Boulevard, Suite 120, Wayne, NJ 07470 Phone: (973)785-0600 Fax: (973)785-0601

NJRB 3-07
EH 2/15/07

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

Witnessed by:

Susan Ferraro
Susan Ferraro, Esq.

Milagros D. Union (Seal)
MILAGROS D. UNION

Mario Union (Seal)
MARIO UNION

State of New Jersey)

SS.:

County of Hudson)

I Certify that on October 20, 2009, MILAGROS D. UNION and MARIO UNION personally came before me 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 her/his act and deed; and
- c. made this Deed for THREE HUNDRED NINETY THOUSAND AND 00/100 (\$390,000.00) DOLLARS, as the full and actual consideration paid or to be paid for the transfer of title.

Susan Ferraro
Susan Ferraro, Esq.
Attorney-at-Law
State of New Jersey

RECORD AND RETURN TO:

LINDA J. HOCKSTEIN, ESQ.
660 Broadway
Bayonne, New Jersey 07002



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

(Please Print or Type)

FILED
20091030010086460
10/30/2009 09:16:04 AM
DEED
NUMBER OF PAGES : 4
NGODFREY

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

Name(s)
Milagros D. Union
Current Resident Address:
Street: 73 West 1st Street
City, Town, Post Office Bayonne State NJ Zip Code 07002

PROPERTY INFORMATION (Brief Property Description)

Block(s) 226 Lot(s) 44 Qualifier
Street Address:
398 Broadway
City, Town, Post Office Bayonne State NJ Zip Code 07002
Seller's Percentage of Ownership 100 % Consideration 390,000 Closing Date 10-26-09

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).
- 8. 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.

10/22/09
Date

Milagros D. Union
Signature
(Seller) Please indicate if Power of Attorney or Attorney in Fact
Signature
(Seller) Please indicate if Power of Attorney or Attorney in Fact

102