


<p>Hudson County Recording Data Page Diane Coleman Hudson County Register</p> 	<p><i>Official Use Only - Barcode</i></p> <p>20210414010028360 1/5 04/14/2021 09:44 AM DEED Bk: 9549 Pg: 440 DIANE COLEMAN Hudson County, Register of Deeds Receipt No. 95217</p>
<p><i>Official Use Only - Realty Transfer Fee</i></p> <p>20210414010028360 04/14/2021 09:44:04 am Consideration: \$625000.00 Exempt Code: Regular County:\$625.00 State:\$1562.50 NJAHTF:\$712.50 PHPF:\$312.50 EAA:\$1037.50 General:\$1200.00 Buyer's Fee: \$0.00 Total RTF: \$5450.00</p>	
<p>Date of Document: 2021-01-29</p>	<p>Type of Document: DEED (Select all Deed Doc Types)</p>
<p>First Party Name: Antonio Destito; Josephine Destito;</p>	<p>Second Party Name: Quattro Amici Realty LLC;</p>
<p>Additional Parties: Josephine Destito</p>	

<p>THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY</p>	
<p>Block: 121</p>	<p>Lot: 25</p>
<p>Municipality: Bayonne</p>	
<p>Consideration: 625000.00</p>	
<p>Mailing Address of Grantee: 1083 Avenue C Bayonne, NJ 07002</p>	
<p>THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY</p>	
<p>Original Book:</p>	<p>Original Page:</p>
<p>HUDSON COUNTY RECORDING DATA PAGE 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.



First American

ISSUED BY

First American Title Insurance Company

File No: 3472-2673747-CRN

Exhibit A

File No.: 3472-2673747-CRN

The Land referred to herein below is situated in the City of Bayonne County of Hudson,, State of NJ, and is described as follows:

BEGINNING at a point on the northwesterly line of Avenue E. distant 25 feet southwesterly from the corner formed by the intersection of the northwesterly line of Avenue E and the southerly line of East 37th Street, thence

(1) Northwesterly parallel with East 37th Street, 100 feet to a point; thence

(2) Southwesterly parallel with Avenue E, 25 feet to a point; thence

(3) Southeasterly parallel with East 37th Street, 100 feet to the northwesterly line of Avenue E; thence

(4) Northeasterly along said side of Avenue E, 25 feet to the point and place of BEGINNING.

TOGETHER WITH an easement over the premises adjoining on the northeast as particularly set forth in an Agreement dated April 1, 1925 between John Zdrodowski and Mary Zdrodowski, his wife, and Frank Bruno and Clementa Bruno, his wife, recorded in Book 1559 of Deeds on Page 265.

Note For Informational Purposes Only: BEING Lot 25 Block 121 on the Tax Map of the City of Bayonne, County of Hudson.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American 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.

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**State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION**

GIT/REP-3
(8-2019)

SELLER(S) INFORMATION (If Multiple Sellers, Each Seller Must Complete a Certificate)

Name(s) **ANTONIO DESTITO and JOSEPHINE DESTITO**

Current Resident Address:

Street: **6 JAMES STREET**

City, Town, Post Office	State	Zip Code
WHARTON	New Jersey	07885

PROPERTY INFORMATION (Brief Property Description)

Block(s)	Lot(s)	Qualifier
121	25	

Street Address:

585 AVENUE E

City, Town, Post Office	State	Zip Code
BAYONNE	New Jersey	07002

Seller's Percentage of Ownership	Consideration	Owner's Share of Consideration	Closing Date
100%	\$625,000.00	\$625,000.00	January 29, 2021

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

1. Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to N.J.S.A. 54A:1et 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. 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 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.:5-1- 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 and report the recognized gain.
 No non-like kind property received.
8. 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.
9. The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller has agreed not to receive any proceeds from the sale and the mortgagee will receive all the proceeds paying off the agreed amount of the mortgage.
10. The deed is dated prior to August 1, 2004 and was not previously recorded.
11. 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.
12. 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.
13. 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.
15. 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.
16. 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 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. 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.

January 29, 2021 Date


ANTONIO DESTITO (Seller)

January 29, 2021 Date


JOSEPHINE DESTITO (Seller)

PREPARED BY:


PAUL N. WEEKS, ESQ.

RECORD AND RETURN
FIRST AMERICAN TITLE
50 MILLSTONE ROAD
BUILDING 200 SUITE 150
EAST WINDSOR, NJ 08520

2673747-CRN

DEED

This **DEED** is made on January 29, 2021,

BETWEEN

ANTONIO DESTITO and JOSEPHINE DESTITO, his wife, whose address is **6 JAMES STREET, WHARTON, NEW JERSEY 07002** referred to as the **GRANTOR**, and

QUATTRO AMICI REALTY LLC whose post office address is **1083 AVENUE C BAYONNE, NEW JERSEY 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, conveys and transfers ownership of the property described below to the grantee. This transfer is made for the sum of **SIX HUNDRED AND TWENTY FIVE THOUSAND (\$625,000.00) DOLLARS** and the grantor acknowledges receipt of the monies.

2. TAX MAP REFERENCE. The property being transferred is located in the municipality of **BAYONNE** and is currently assigned **BLOCK NO. 121 LOT NO. 25** on the tax map pursuant to N.J.S.A. 46:15-2.1.

3. PROPERTY The property consists of the land and all the buildings and structures built thereon in **CITY of BAYONNE** County of **HUDSON** State of New Jersey. The legal description is: See Annexed Schedule "A".

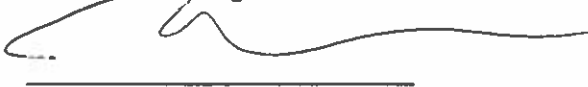
Being the same property conveyed to grantor by a Deed from Joseph S. Fossella and Marta O. Fossella, his wife, to Antonio Destito and Josephine Destito, his wife, dated 02-22-79, recorded 02-26-79 in the office of the Register of Hudson County in **Deed Book 3271 Page 916**.

4. PROMISES BY GRANTOR. The grantor promises that the grantor has done no act to encumber the property. This promise is being given pursuant to N.J.S.A. 46:4-6 and is commonly referred to as a covenant as to grantor's acts which means that

the grantor has not allowed anyone to obtain legal rights which could affect the property.

5. **SIGNATURES.** The grantor signs this DEED as of the date at the top of this document.

Witness by:

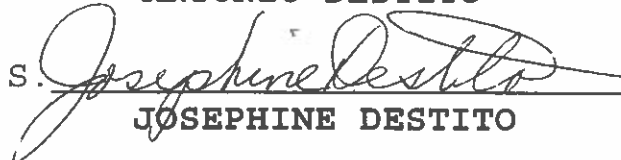


PAUL N. WEEKS



PAUL N. WEEKS

L.S. 
ANTONIO DESTITO

L.S. 
JOSEPHINE DESTITO

STATE OF NEW JERSEY, COUNTY OF HUDSON SS:

I hereby certify that on January 29, 2021, **ANTONIO DESTITO and JOSEPHINE DESTITO** personally came before me and acknowledged under oath, to my satisfaction that this person :

- (A) is named in and personally signed this Deed;
- (B) signed, sealed and delivered this Deed as his act and deed;
- (C) made this Deed for **\$625,000.00** as the full and actual consideration paid or to be paid for the transfer of title as defined in N.J.S.A. 46:15-5.



NOTARY PUBLIC OF NEW JERSEY

KARINTIA DE JESUS ARAGON
A Notary Public of New Jersey
My Commission Expires October 1, 2022

RECORD & RETURN TO:

RAFF MASONE & WEEKS P.A.
1083 Avenue C
Bayonne, New Jersey 07002

RECORD AND RETURN
FIRST AMERICAN TITLE
50 MILLSTONE ROAD
BUILDING 200 SUITE 150
EAST WINDSOR, NJ 08520



First American

Schedule BI & BII (Cont.)

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

SCHEDULE B, PART II

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
2. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
3. Rights or claims of parties in possession of the Land not shown by the Public Records.
4. Easements or claims of easements not shown by the Public Records.
5. Any lien or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
6. Taxes, charges and assessments.

Tax and Assessment Search: See Copy Attached (XX); Ordered, Not Yet Received (). This property is subject to current year's taxes levied or to be levied and not yet certified to by the County Board of Taxation in accordance with Chapter 397 Laws of 1941, as amended and supplemented.

7. Subject to added or omitted assessments pursuant to N.J.S.A 54:4-63.1 et seq.
8. Subsurface conditions and/or encroachments not disclosed by the Public Records. (Fee Policy only.)
9. Easement Agreement as set forth in Deed Book 1559 Page 265.
10. Building encroachment as set forth in Deed Book 1948 Page 303, Deed Book 3080 Page 867 and Deed Book 3271 Page 916.

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ASSURANCE

This Deed, made the 22nd day of February 1979

Between

JOSEPH S. FOSSELLA and MARTA O. FOSSELLA, His Wife,

residing at 35 East 51st Street
in the City of Bayonne
Hudson and State of New Jersey

CONSIDERATION
80,000.00
REALTY TAX
DATE 2-26-79

in the County of
herein designated as the Grantors,

ANTONIO DESTITO and JOSEPHINE DESTITO, His Wife,

residing or located at 585 Avenue E
in the City of Bayonne in the County of
Hudson and State of New Jersey herein designated as the Grantees;

Witnesseth, that the Grantors, for and in consideration of EIGHTY THOUSAND DOLLARS (\$80,000.00)

lawful money of the United States of America, to the Grantors in hand well and truly paid by the Grantors, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, and the Grantors being therewith fully satisfied, do by these presents grant, bargain, sell and convey unto the Grantees forever,

All that tract or parcel of land and premises, situate, lying and being in the City of Bayonne in the County of Hudson and State of New Jersey, more particularly described herein.

Tax Map Reference

(NJS 46:15-2.1) Municipality of: Bayonne, New Jersey Account No.
Block No. 159 Lot No. 22 1/2
 No property tax identification number is available on date of this deed. (Check box if applicable.)

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BEGINNING at a point on the northwesterly line of Avenue E, distant 25 feet southwesterly from the corner formed by the intersection of the northwesterly line of Avenue E and the southerly line of East 37th Street, thence (1) northwesterly parallel with East 37th Street 100 feet; thence (2) southwesterly parallel with Avenue E 25 feet; thence (3) southeasterly parallel with East 37th Street 100 feet to the northwesterly line of Avenue E; thence (4) northeasterly along said side of Avenue E 25 feet to the point or place of BEGINNING.

BEING commonly known as No. 585 Avenue E, Bayonne, New Jersey.

BEING the same premises conveyed to the Grantors by Josephine Bonomo, widow, by deed dated June 2, 1970 and recorded June 26, 1970 in the Hudson County Register's Office in Book 3080, Page 867.

Together with an easement over the premises adjoining on the northeast as particularly set forth in an agreement dated April 1, 1925 between John Zdrodowski and Mary Zdrodowski, his wife, and Frank Bruno and Clementa Bruno, his wife, recorded in Book 1559 of deeds on page 265.

Subject to the encroachment of about 14 inches of the building on the property above described over the adjoining property on the northeast. Also subject to tenancies, zoning ordinances and restrictions of record.

LIBER 3271 916

1. That the title to said premises is vested in fee simple absolute in the said John F. Murray.

2. That the said grantors have lawful authority to grant, bargain, sell and convey the same in form aforesaid.

3. That the grantees, their heirs and assigns may forever peaceably and quietly hold, possess and enjoy the same against every person lawfully claiming the same.

4. That the same are now free and clear of all encumbrance whatsoever, except as aforesaid.

5. That the grantors and their heirs, and all persons lawfully claiming under them any interest in said premises shall and will at any time hereafter upon the request and at the cost of the grantees, their heirs or assigns execute all further conveyances that shall be reasonably required.

6. And the said grantors for themselves their heirs the above described premises, and every part thereof with the appurtenances unto the grantees their heirs and assigns against the grantors and their heirs and against all persons lawfully claiming the same shall and will Warrant and by these presents Forever Defend, except as aforesaid.

IN WITNESS WHEREOF THE grantors have hereunto set their hands and seals the day and year first above written.

Signed sealed and delivered

in the presence of

J.T. BOND

JOHN F. MURRAY L.S.

KATHERINE E. MURRAY L.S.

REV STAMPS \$1.60

STATE OF NEW JERSEY

COUNTY OF HUDSON SS:

BE IT REMEMBERED THAT on this thirty-first day of March in the year one thousand nine hundred and twenty-five before me, the subscriber, a Commissioner of deeds of New Jersey personally appeared JOHN F. MURRAY AND KATHERINE E. MURRAY his wife who I am satisfied are the grantors named in the within deed to whom I first made known the contents thereof, and thereupon they acknowledged that they signed sealed and delivered the same as their voluntary act and deed.

JOSEPH T. BOND

COMMISSIONER OF DEEDS OF NEW JERSEY

RECEIVED IN THE OFFICE & RECORDED APR. 2, 1925, 1.17 PM # 2963

HFO ##
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1559-265

JOHN ZIRODOWSKI ET UX

TO

FRANK BRUNO ET UX

AGREEMENT

DATED

APR. 1, 1925.

THIS AGREEMENT Made the first day of April in the year nineteen hundred and twenty-five.

BETWEEN JOHN ZIRODOWSKI AND MARY ZIRODOWSKI his wife, of the City of Bayonne, in the County of Hudson and State of New Jersey parties of the first part, and,

Book 251-68-4 P. 1

Frank Bruno and Clementina Bruno his wife, of the City of Bayonne in the County of Hudson State of New Jersey parties of the second part.

WHEREAS the parties of the first part are now the owners in fee, of certain premises in the City of Bayonne, Hudson County, New Jersey, known as lot in City Block 159 on the Tax Maps of the City of Bayonne in use at the present time, being a plot of land and premises on the southwesterly corner of Avenue E, and East Thirty-seventh Street, being twenty-five feet in width in front and rear, and one hundred feet deep on which there is erected a two-story brick dwelling, and,

WHEREAS the parties of the second part are now the owners in fee of certain premises in the City of Bayonne Hudson County, New Jersey, known as lot 22 $\frac{1}{2}$ in City Block 159 on the Tax Maps of the City of Bayonne in use at the present time, being a plot of land on the westerly side of Avenue E, twenty-five feet south of East Thirty-seventh Street and being twenty-five feet wide in front and rear by one hundred feet in depth, immediately adjoining the premises of the parties of the first part on the South,

WHEREAS the parties of the second part contemplate the erection of a two-story brick dwelling house on the land as owned by them as above, and desire to use certain portions, as hereinafter specified, of the southerly wall of the building belonging to the parties of the first part, for the purpose of resting the beams of a house proposed to be erected by the parties of the second part on their said land, in the said southerly wall of the building of the parties of the first part.

NOW THEREFORE, in consideration of the privileges hereafter granted, and the covenants hereinafter made, and in consideration of the sum of one dollar, each to the other in hand paid at or before the sealing and delivery of these presents, receipt whereof is hereby acknowledged, the parties hereto of the first and second part, for themselves, their heirs, executors, administrators and assigns agree as follows:

(1) The parties of the first part hereto, do hereby give to the parties of the second part, their heirs and assigns, the right, permission and privilege of using the southerly wall of the building belonging to said first parties for the purpose of placing and resting therein, the beams necessary in the construction of the two-story brick dwelling house, purposed to be erected by the said parties of the second part on the lot of land so owned by them as aforesaid, in the manner and of the dimensions, and character as hereinafter indicated, for the natural lifetime of the respective buildings, and to lay plaster on the said wall where necessary to finish off the proposed buildings of the second parties.

(2.) The parties of the second part hereto, hereby covenant and agree as follows;

(a) That the building to be erected on the lands of the said parties of the second part so owned by them as aforesaid shall be a two-story brick house.

That the building shall front on Avenue E, on a line with the building of the parties of the first part and the parties of the second part in the construction of the said building shall use such corner brick in the front wall as will mark a line of demarcation between the building of the parties of the first part and the building so proposed to be erected by the parties of the second part, where the same shall be joined

b) That the building so to be constructed by the parties of the second part, on the lands so owned by them, aforesaid, shall be seventy-four feet in length ;

That it shall have on its northerly side an light and air shaft similar to the one in the building of the parties of the first part, which light and air shaft shall be four feet in width beginning at a point in the northerly line of said building, thirty feet west of the front line of the building on Avenue E, said point being also the beginning point of the light and air shaft in the building of the parties of first part, and shall be not less than twenty feet in length.

(3). The portions of the southerly wall of the building belonging to the parties of the first part which are so to be used by the parties of the second part for the purpose of resting beams and plastering as above mentioned shall be as follows;

From the front of the building of the parties of the first part on Avenue E, where the two buildings shall be joined in the manner above indicated, a distance of thirty feet to the beginning point of the air shaft in the building of the first parties which is also to be the beginning point of the light and air shaft in the building to be constructed, on the lands of the parties of the second part and again from a point sixty feet distant from the front of the building of the first parties on Avenue E, which point is the terminating point of the air shaft in the building of the first parties, a distance of fourteen feet to the termination or end of the building to be erected on lands of the parties of the second part.

(4). It is expressly understood and agreed that the beams used in the construction of the building proposed to be constructed by the second parties shall not extend into the wall of the building of the parties of the first part more than four inches; that the work shall be done in a good and workmanlike manner, and the parties of the second part their heirs, executors, administrators and assigns shall be liable for any damage caused by them in the exercise of the above privileges.

(5) It is further expressly understood and agreed between the parties hereto, their heirs and assigns, that it is not the intention of the parties hereto to create a party wall; that nothing herein contained shall be construed as an absolute grant to the parties of the second part of any land belonging to the parties of the first part, and that the parties of the second part, their heirs executors administrators or assigns shall under no circumstances acquire any right, title or interest in or to the lands of the parties of the first part other than the rights and privileges granted hereinabove.

(6) This agreement shall be binding on the heirs, executors administrators and assigns of the respective parties hereto.

IN WITNESS WHEREOF THE parties hereto of the first and second part have hereunto set their hands and seals the day and year first above written.
Signed sealed and delivered

in the presence of
Stephen M. Jentac

JOHN ZDRODOWSKI L.S.

MARY ZDRODOWSKI L.S.

CLEMENTINA BRUNO L.S.

FRANK BRUNO L.S.

NO REV STAMPS

DEEDS-1948

Block

No. 251.

THE PROVIDENT INSTITUTION FOR SAVINGS IN JERSEY CITY,

to

JOSEPHINE BONOMO

Deed dated

Aug. 31, 1939.

THIS INDENTURE, Made the Thirty-first day of August in the year one thousand nine hundred and thirty-nine.

BETWEEN THE PROVIDENT INSTITUTION FOR SAVINGS IN JERSEY CITY, a corporation of the State of New Jersey, party of the first part, AND JOSEPHINE BONOMO of #87 West 22nd Street, Bayonne, Hudson County, New Jersey, party of the second part,

WITNESSETH, that the said party of the first part, for and in consideration of the sum of One Dollar and other valuable consideration lawful money of the United States of America, to it in hand paid by the said party of the second part, at or before the enclosing and delivery of these presents, the receipt whereof is hereby acknowledged, and the said party of the second part, her heirs, executors, and administrators, forever released and discharged from the same by these presents Has granted, bargained, sold, aliened, remised, released, conveyed and confirmed and by these presents, does grant, bargain, sell, alien, remise, release, convey and confirm, unto the said party of the second part, and to her heirs and assigns forever.

ALL that certain tract or parcel of land and premises, hereinafter particularly described, situate, lying and being in the City of Bayonne, in the County of Hudson and State of New Jersey, which on a map entitled "Commissioners" Map of lands of the Estate of George R. McKenzie, deceased, showing the partition thereof by William A. Lewis, Cornelius J. Cronan and Robert McAndrews, Commissioners, December 10, 1894, as lot twenty-four B (24-D) Block one hundred and fifty nine (159) County Block two hundred and fifty-one (251").

BEGINNING at a point on the northwesterly line of Avenue E, distant twenty-five feet (25ft) southwesterly from the corner formed by the intersection of the northwesterly line of Avenue E and the southerly line of East Thirty-seventh Street; thence (1) northwesterly parallel with East Thirty-seventh Street, one hundred feet (100ft) thence (2) southwesterly parallel with Avenue E twenty five feet (25ft) thence (3) southeasterly parallel with East Thirty-seventh Street, one hundred feet (100ft) to the northwesterly line of Avenue E; thence (4) northeasterly along said side of Avenue E, twenty-five feet (25) ft to the point or place of Beginning.

TOGETHER with an easement over the premises adjoining on the northeast as particularly set forth in an agreement dated April 1st, 1925, between John Zdrodowski and Mary Zdrodowski, his wife, and Frank Bruno and Clemencia Bruno, his wife, recorded in Book 1859 of Deeds, page 265.

ALSO, subject to the encroachment of about one and one half inches (1½) inches of the building on the property above described over the property adjoining on the northeast.

BEING known as street No. 885 Avenue E, Bayonne, New Jersey.

BEING the same premises conveyed to the said The Provident Institution for Savings in Jersey City, a corporation of New Jersey, by Kasper Tremer and Augusta Tremer, his wife, by deed dated August 4th, 1939 and recorded in the Hudson County Register's office on August 7th, 1939.

This conveyance is also made subject to such state of facts as an accurate survey may show, and to restrictions of record, easements and rights of way, if any.

This Deed, made the 26 day of June, 1970,

Between **JOSEPHINE BONOMO, Widow,**

ASSESSOR

residing at 585 Avenue E,
in the City of Bayonne, in the County of
Hudson and State of New Jersey, herein designated as the Grantors,
And **JOSEPH S. POSSELLA and MARTA O. POSSELLA, his Wife,**

residing or located at 269 Avenue B,
in the City of Bayonne, in the County of
Hudson and State of New Jersey, herein designated as the Grantees;

Witnesseth, that the Grantors, for and in consideration of **TWENTY-FIVE THOUSAND (\$25,000.00) DOLLARS**

lawful money of the United States of America, to the Grantors in hand well and truly paid by the Grantors, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, and the Grantors bring therewith fully satisfied, do by these presents grant, bargain, sell and convey unto the Grantees forever,

certain

All that / tract or parcel of land and premises, situate, lying and being in the City of Hudson and State of New Jersey, more particularly described as follows: which on a map entitled "Commissioners' Map of lands of the Estate of George R. McKenzie, deceased, showing the partition thereof by William A. Lewis, Cornelius J. Cronan and Robert McAndrews, Commissioners, December 10, 1894, as lot twenty-four B (24-B), Block one hundred and fifty nine (159), County Block two hundred and fifty-one (251)".

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BEGINNING at a point on the northwesterly line of Avenue E, distant twenty-five feet (25 ft.) southwesterly from the corner formed by the intersection of the northwesterly line of Avenue E and the southerly line of East Thirty-seventh Street; thence (1) northwesterly parallel with East Thirty-seventh Street, one hundred feet (100 ft.); thence (2) southwesterly parallel with Avenue E, twenty-five feet (25 ft.); thence (3) southeasterly parallel with East Thirty-seventh Street, one hundred feet (100 ft.) to the northwesterly line of Avenue E; thence (4) northeasterly along said side of Avenue E, twenty-five feet (25 ft.) to the point or place of beginning.

Together with an easement over the premises adjoining on the north-east as particularly set forth in an agreement dated April 1st, 1925 between John Zdrodowski and Mary Zdrodowski, his wife, and Frank Bruno and Clementina Bruno, his wife, recorded in book 1559 of Deeds, page 265.

Also subject to the encroachment of about one and one-half inches (1½ in.) of the building on the property above described over the property adjoining on the northeast.

Being known as Street No. 585 Avenue E, Bayonne, New Jersey.

Being the same premises conveyed to the said Josephine Bonomo by The Provident Institution for Savings in Jersey City by Deed dated August 31, 1939 and recorded the same day in the Hudson County Register's Office in Book 1948 of Deeds for said County, on Page 303.

COUNTY OF HUDSON
CONSIDERATION 25,000.00
REALTY TRANSFER FEE 25.00
DATE 6/26/70 BY [Signature]



CAULFIELD ASSOCIATES, LLP.

PROFESSIONAL LAND SURVEYORS

132 MADISON STREET
HOBOKEN, NEW JERSEY 07030

Telephone: (201) 792-0445

FAX: (201) 792-7714

www.surveyornj.com

DESCRIPTION

Beginning at a point in the northwesterly line of Avenue E, a distance of 25.00 feet southwesterly from its intersection with the southwesterly line of East 37th Street, running thence

1. N-47°-40'-W, and parallel to East 37th Street a distance of 100.00 feet to a point, thence
2. S-42°-20'-W, and parallel to Avenue E a distance of 25.00 feet to a point, thence
3. S-47°-40'-E, and parallel to East 37th Street a distance of 100.00 feet to a point in the northwesterly line of Avenue E, thence
4. N-42°-20'-E, and along the northwesterly line of Avenue E a distance of 25.00 feet to a point, said point being the point or place of beginning.

Known as Lot 25 in Block 121, as shown on the Official Tax Assessment Map for the City of Bayonne, Hudson County, New Jersey, and more commonly known as No. 585 Avenue E, Bayonne, NJ.

Known as Lot 24-B in Block 159 as shown on a map entitled "Commissioners" Map of lands of the Estate of George R. McKenzie, deceased, showing the partition thereof by William A. Lewis, Cornelius J. Cronan and Robert McAndrews, Commissioners, December 10, 1894.

This description was made in accordance with a survey of the site prepared by Caulfield Associates, LLP, dated September 9, 2022.



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