

<p>Hudson County Recording Data Page Honorable Jeffrey Dublin Hudson County Register</p> 	<p><i>Official Use Only - Barcode</i> 20231215010090040 1/8 12/15/2023 09:09 AM DEED Bk: 9791 Pg: 342 JEFFREY DUBLIN Hudson County, Register of Deeds Receipt No. 276459</p> <p>20231215010090040 12/15/2023 09:09:26 am Consideration: \$500000.00 Exempt Code: Regular County: \$500.00 State: \$1250.00 NJAHTF: \$525.00 PHPF: \$250.00 EAA: \$750.00 General: \$900.00 Buyer's Fee: \$0.00 Total RTF: \$4175.00</p>
<p>Record & Return To: Hudson United 95 South Middletown Road Nanuet, NY 10954</p>	<p><i>Official Use Only - Reality Transfer Fee</i></p>

<p>Date of Document: 10/18/2023</p>	<p>Type of Document: DEED</p>
<p>First Party Name: ALICIA K LOSONCZY FKA ALICIA K MIROS</p>	<p>Second Party Name: DAVID H LOSONCZY</p>
<p>Additional Parties: DAVID H LOSONCZY CHRISTOPHER T MIROS ALICIA K LOSONCZY</p>	

<p align="center">THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY</p>	
<p>Block: 353</p>	<p>Lot: 25</p>
<p>Municipality: Bayonne</p>	
<p>Consideration: \$500000.00</p>	
<p>Mailing Address of Grantee: 115 AVENUE C, BAYONNE, NJ 07002</p>	

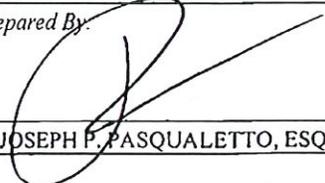
<p align="center">THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES, AND OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY</p>	
<p>Original Book: Instrument No:</p>	<p>Original Page:</p>

HUDSON COUNTY RECORDING DATA PAGE

DO NOT DETACH THIS PAGE FROM THE ORIGINAL DOCUMENT AS IT CONTAINS IMPORTANT RECORDING INFORMATION AND IS PART OF THE PERMANENT RECORD.

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

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Prepared By: 
JOSEPH P. PASQUALETTO, ESQ.

This Deed is made on October 18, 2023

BETWEEN

ALICIA K. LOSONCZY, f/k/a ALICIA K. MIROS and DAVID H. LOSONCZY, wife and husband and CHRISTOPHER T. MIROS, single whose address is 115 Avenue C., Bayonne, NJ 07002

referred to as the Grantor.

AND

DAVID H. LOSONCZY and ALICIA K. LOSONCZY, husband and wife whose address is about to be 115 Avenue C., Bayonne, NJ 07002

referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

Transfer of Ownership. This Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of **FIVE HUNDRED THOUSAND DOLLARS AND NO/100 (\$500,000.00)**. The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Bayonne
Block No. 353 Lot No. 25 Account No.

() No property tax identification number is available on the date of this deed. (Check box if applicable.)

Property. The property consists of all 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 LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

BEING commonly known as 115 Avenue C., Bayonne, NJ 07002
BEING the same premises conveyed to the Grantors herein by Deed from Anna D. Rooth, dated January 8, 1999 and recorded on February 4, 1999, in the Hudson County Register's Office in Deed Book 5394, Page 316.

69189

[Handwritten Signature]

[Handwritten Signature]

[Handwritten Signature]

Alicia K. Losonczy
 ALICIA K. LOSONCZY (Seal)

Alicia K. Miros
 ALICIA K. MIROS (Seal)

David H. Losonczy
 DAVID H. LOSONCZY (Seal)

STATE OF NEW JERSEY
 COUNTY OF *Hudson* -SS:

I CERTIFY that on *11/28*, 2023, ALICIA K. LOSONCZY f/k/a ALICIA K. MIROS and DAVID H. LOSONCZY, wife and husband personally came before me an acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is names 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 for *\$500,000.00* 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. 16:15-5.)

BRIAN E. HAUSMAN
 NOTARY PUBLIC
 STATE OF NEW JERSEY
 COMMISSION: # 2314217
 MY COMMISSION EXPIRES MAY 14TH 2024

[Handwritten Signature]

 NOTARY PUBLIC
 STATE OF NEW JERSEY

DEED

ALICIA K. LOSONCZY, f/k/a ALICIA K. MIROS and DAVID H. LOSONCZY, wife and husband and CHRISTOPHER T. MIROS, single
 Grantor,

TO

DAVID H. LOSONCZY and ALICIA K. LOSONCZY, husband and wife
 Grantee,

Dated: *(11/28)*, 2023

RECORD AND RETURN TO:

Hudson United Title
 95 S. Middletown Road
 Nanuet, NY 10954
 Title #NJ-HAS-69189

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

State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s)
Christopher T. Miros, Single
Current Street Address
1000 Lakelda Road
City, Town, Post Office
Delray Beach State
FL ZIP Code
33444

Property Information

Block(s)
353 Lot(s)
25 Qualifier
Street Address
115 Avenue C
City, Town, Post Office
Bayonne State
NJ ZIP Code
07002
Seller's Percentage of Ownership
50% Total Consideration
\$500,000.00 Owner's Share of Consideration
\$250,000.00 Closing Date
11/28/23

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.

10/18/23 Date
Christopher T. Miros Signature (Seller)
Indicate if Power of Attorney or Attorney in Fact

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

69189

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

State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s)
Alicia K. Losonczy, f/k/a Alicia K. Miros, married

Current Street Address
115 Avenue C.

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

Property Information

Block(s) Lot(s) Qualifier
353 -25

Street Address
115 Avenue C

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% \$500,000.00 \$250,000.00 11-28-2023

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.
 Seller did not receive non-like kind property.
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 agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an 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 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.

x 11/28/2023 x Alicia Losonczy Alicia K. Losonczy f/k/a Alicia K. Miros
Date Signature (Seller) Indicate if Power of Attorney or Attorney in Fact

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

69189

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

State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s)
David H. Losonczy, married

Current Street Address
115 Avenue C.

City, Town, Post Office
Bayonne

State
NJ

ZIP Code
07002

Property Information

Block(s)
353

Lot(s)
25

Street Address
115 Avenue C

City, Town, Post Office
Bayonne

State
NJ

ZIP Code
07002

Seller's Percentage of Ownership
0

Total Consideration
\$500,000.00

Owner's Share of Consideration
\$0

Closing Date
11-28-23

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

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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.
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Seller did not receive non-like kind property.
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 agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
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11/28/23 *David H. Losonczy* David H. Losonczy

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

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

STEWART TITLE GUARANTY COMPANY

File Number: NJ-HAS-69189

**SCHEDULE C
LEGAL DESCRIPTION**

ALL that certain tract or parcel of land, situated, lying and being in the City of Bayonne, County of Hudson, State of New Jersey, more particularly described as follows:

BEGINNING at a point formed by the intersection of the Westerly line of Avenue C with, the southerly line of west Fourth Street and from thence running

(1) southerly along the Westerly line of Avenue C, 52 feet to the line of lands, theretofore conveyed by Ellen Doyle, widow, to Michael J. Hayser and others, by deed dated January 16, 1947 recorded in the Hudson Co. Register's Office in Deed Book 2229 Page 82; thence

(2) Westerly along the line of lands heretofore conveyed to said Hayser and others and parallel or nearly so with the Southerly line of West Fourth street 106.96 feet more or less to the rear line of the lot of land herein described; thence

(3) Northerly in a line Parallel with Zabriskie Avenue 52.14 feet more or less to the southerly line of West Fourth Street, and thence;

(4) Easterly along the southerly line of West Fourth Street 105.41 feet to the point or place of BEGINNING.

NOTE: Being Lot(s) Lot: 25, Block: 353; Tax Map of the City of Bayonne, County of Hudson, State of New Jersey.

NOTE: Lot and Block shown for informational purposes only.

BEING KNOWN AS:

**115 Avenue C;
City of Bayonne, County of Hudson, State of New Jersey**

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