



Exhibit - A-12
 DA NOI RESIDENCE, LLC
 P-22-008
 (06/22/2022 ak)

IT COPY OF THIS DEED
 MUST BE SENT TO ASSESSOR'S OFFICE.

Hudson County Recording Data Page Honorable Diane Coleman Hudson County Register 	Official Use Only - Barcode  20100713010075446 1/5 07/13/2018 10:05:13 AM DEED Bk: 9322 Pg: 064 Diane Coleman Hudson County, Register of Deeds Receipt No. 1423854
Official Use Only - Record & Return Nancy Feinberg, Esq. Feinberg & Feinberg 78 South Orange Avenue - Suite 208A South Orange, NJ 07079	Official Use Only - Realty Transfer Fee 20100713010075440 7/13/2018 10:05:00 AM Consideration: \$330,000.00 Exempt Code: Regular County: \$330.00 State: \$925.00 NJMIF: \$270.00 PHPF: \$165.00 EPA: \$355.00 General: \$.00 Buyer's Fee: \$.00 Total RTF: \$1,045.00
Date of Document: 7/6/2018	Type of Document: Deed
First Party Name: Osmell Estrada, Jr. and Gloria M. Estrada, his wife	Second Party Name: An-Lu LLC
Additional Parties:	

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
Block: 34	Lot: 30
Municipality: City of Bayonne	
Consideration: \$330,000.00	
Mailing Address of Grantee: 89 W. 54 th Street, Bayonne, NJ 07002	

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY	
Original Book:	Original Page:

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.

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

Prepared by:

DEED

Nicholas P. Corrado, Esq.
Nicholas P. Corrado, Esq.

This Deed is made on July 6, 2018.

BETWEEN OSMELL ESTRADA, JR. AND GLORIA M. ESTRADA, HIS WIFE,
whose address is 68 W. 54th Street, Bayonne, New Jersey 07002,
referred to as the Grantor,

AND AN-LU LLC, whose address is about to be 68 W. 54th Street,
Bayonne, New Jersey 07002, referred to as the 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 THREE HUNDRED THIRTY
THOUSAND (\$330,000.00) DOLLARS. The Grantor acknowledges receipt
of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of
Bayonne, Block No. 34, Lot No. 30, Account No.

Property. The property consists of 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 Rider for Property Description*****

Being the same property conveyed to Grantor by Katherine
Oppenheimer and Maurice Oppenheimer, her husband, and Anna Osbahr,
by Deed dated _____ and recorded on September 24, 2007 in
the office of the Hudson County Register, Book 8333, Page 208.

Title No. H-102788

A COPY OF THIS DEED
SHALL BE SENT TO ASSESSOR'S OFFICE

LEGAL DESCRIPTION

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Bayonne, in the County of Hudson, State of New Jersey:

BEGINNING at a point in the southwesterly sideline of West 54th Street, 60.00 feet wide, said point being distant 135.00 feet northwesterly from the intersection formed by said sideline and the northwesterly sideline of Avenue "C" and running, THENCE;

1. Leaving the southwesterly sideline of West 54th Street and at right angles to the same, South 31 degrees 30 minutes 00 seconds West, a distance of 100.00 feet to a point, THENCE;

2. North 58 degrees 30 minutes 00 seconds West, a distance of 25.00 feet to a point, THENCE;

3. North 31 degrees 30 minutes 00 seconds East, a distance of 100.00 feet to a point in the aforementioned southwesterly sideline of West 54th Street, THENCE;

4. Along the same, South 58 degrees 30 minutes 00 seconds East, a distance of 25.00 feet to the point and place of BEGINNING.

The above description being drawn in accordance with a survey prepared by Schmidt Surveying, LLC dated June 21st, 2018.

FOR INFORMATION PURPOSES ONLY: BEING known as Tax Lot 30 in Tax Block 34 on the Official Tax Map of the City of Bayonne, Hudson County, State of NJ.

FOR INFORMATION PURPOSES ONLY: The mailing address is: 68 W 54th Street, Bayonne, NJ 07002.

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: *Osmeil Estrada, Jr.* (Seal)
Osmeil Estrada, Jr.

Francis M. Messina *Gloria M. Estrada* (Seal)
Francis M. Messina Gloria M. Estrada

STATE OF NEW JERSEY, COUNTY OF HUDSON SS.:

I CERTIFY that on July 5, 2018, OSMELL ESTRADA, JR. AND GLORIA M. ESTRADA, HIS WIFE, 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 his or her act and deed; and (c) made this Deed for the full and actual consideration stated above paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5).

Francis M. Messina
Notary Public

FRANCES MESSINA
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 8/28/2021

===== D E E D Dated: July 6, 2018 =====

OSMELL ESTRADA, JR. AND
GLORIA M. ESTRADA, HIS WIFE

Grantor, * RECORD AND RETURN TO:
TO NANCY S. FEINBERG, ESQ.
FEINBERG AND FEINBERG
76 South Orange Avenue, Suite 206A
South Orange, NJ 07079

AN-LU LLC

Grantee.
=====



SELLER'S RESIDENCY CERTIFICATION/E

FILED
20180713010076440
07/13/2018 10:06:13 AM
DEED
NUMBER OF PAGES : 5
ACALLIPARI

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

Osmell Estrada, Jr. and Gloria M. Estrada, his wife

Current Street Address

1675 Union Avenue

City, Town, Post Office Box

Hazlet

State

NJ

Zip Code

07790

PROPERTY INFORMATION

Block(s)

34

Lot(s)

30

Qualifier

Street Address

68 W. 54th Street

City, Town, Post Office Box

Bayonne

State

NJ

Zip Code

07002

Seller's Percentage of Ownership

100%

Total Consideration

\$330,000.00

Owner's Share of Consideration

\$330,000.00

Closing Date

7/16/18

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.
 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.

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.

7/5/18
Date

7/5/18
Date

Osmell Estrada, Jr.
Signature

(Seller) Please Indicate If Power of Attorney or Attorney in Fact
Gloria M. Estrada

Signature
Gloria M. Estrada
(Seller) Please Indicate If Power of Attorney or Attorney in Fact