

A Copy of This Deed
Has Been Sent to the ⁽³⁾
Tax Assessor's Office



20161213010132450 1/5
12/13/2016 12:52:22 PM DEED
Bk: 9164 Pg: 646
Pamela E. Gardner
Hudson County, Register of Deeds
Receipt No. 1192581

DEED

This Deed is made on November 22, 2016
BETWEEN

ANTHONY GUGLIERI and ROBERT TREGLIA
whose post office address is 266 Prospect Street Bayonne, New Jersey 07002

referred to as the Grantor
AND
PENINSULA VIEW LIMITED LIABILITY COMPANY
whose post office address is
about to be
266 Prospect Street, Bayonne, New Jersey 07002

20161213010132450
12/13/2016 12:52:00 PM
Consideration: \$165,000.00
Exempt Code: Regular
County: \$165.00 State: \$412.50
NJAHTF \$22.50 PHPF: \$82.50
EAA: \$18.00 General: \$.00
Buyer's Fee: \$.00
Total RTP: \$700.50

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 ONE HUNDRED SIXTY FIVE THOUSAND AND NO/000-----\$165,000.00-----DOLLARS THE grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:15-1.1) City of Bayonne
Block No. 411 Lot No. 11 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 Anthony Guglieri and Robert Treglia the Grantors herein by Deed from **BCB COMMUNITY BANK**, a New Jersey-state chartered Bank, dated November 21, 2016 recorded in the office of the Hudson County Clerk on December 1, 2016 in DEED BOOK 9161, Page 829 ⁽³⁾

COPIED

5 pages

Prepared by (print signer's name below signature)

(For Recorder's Use Only)

James R. Columbo, Jr., Esq.

WESTCOR LAND TITLE INSURANCE COMPANY

Commitment Number: NJT-2821

SCHEDULE C

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LEGAL DESCRIPTION

BEGINNING at a point on the Southeasterly sideline of Prospect Avenue (60'ROW), said point being distant 55.00 feet from the intersection of said sideline of Prospect Avenue with the Southwesterly sideline of East 32nd Street (70'ROW), and running, thence;

- 1) Leaving said sideline of Prospect Avenue South 47 degrees 42 minutes 00 seconds East 100.00 feet to a point, thence;
- 2) South 42 degrees 20 minutes 00 seconds West 25.00 feet to a point thence;
- 3) North 47 degrees 42 minutes 00 seconds West 100.00 feet to a point on said sideline of Prospect Avenue, thence;
- 4) Along said sideline of Prospect Avenue North 42 degrees 20 minutes 00 seconds East 25.00 feet to the point and place of BEGINNING.

This description is drawn in accordance with a survey performed by Lakeland Surveying, Inc. dated 10/04/2016.



(Please Print or Type)

State of New Jersey SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
(9-2015)

SELLER'S INFORMATION

Name(s)

Robert Treglia

Current Street Address

231 BENNINGTON ROAD

City, Town, Post Office Box

Fresh Meadows

State

NJ

Zip Code

07728

PROPERTY INFORMATION

Block(s)

411

Lot(s)

11

Qualifier

Street Address

266 Prospect Street

City, Town, Post Office Box

Bayonne

State

NJ

Zip Code

07002

Seller's Percentage of Ownership

50%

Total Consideration

\$165,000.00

Owner's Share of Consideration

\$82,500.00

Closing Date

11/22/14

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.

11/22/14

Date

Signature

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

Date

Signature

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



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
 (9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)
 Anthony Guglieri

Current Street Address
 231 Bennington Road

City, Town, Post Office Box
 Freehold

State
 NJ

Zip Code
 07728

PROPERTY INFORMATION

Block(s)
 411

Lot(s)
 1.1

Qualifier

Street Address
 266 Prospect Street

City, Town, Post Office Box
 Bayonne

State
 NJ

Zip Code
 07002

Seller's Percentage of Ownership
 50%

Total Consideration
 165000.00

Owner's Share of Consideration
 82,500.00

Closing Date
 11/22/16

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.
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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.

11/22/16
 Date

[Signature]
 Signature
 (Seller) Please indicate if Power of Attorney or Attorney in Fact

 Date

 Signature
 (Seller) Please indicate if Power of Attorney or Attorney in Fact

The street address of the Property is 266 Prospect Street Bayonne, New Jersey 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 the 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 by:

[Handwritten signature]

[Handwritten signature]

Anthony Guglieri

[Handwritten signature]

Robert Treglia

STATE OF NEW JERSEY, COUNTY OF MONMOUTH
I CERTIFY that on NOVEMBER 22, 2016
ANTHONY GUGLIERI and ROBERT TREGLIA

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;
- (b) executed this Deed as his or her own act; and,
- (c) made this Deed for \$165,000.00 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.)

(Print name and title below signature)

James R. Columbo, Jr., Esq.

Attorney at Law
State of New Jersey

RECORD AND RETURN TO

Ferro Labella & Zucker, LLC.
27 Warren Street
Hackensack, NJ 07601

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NUMBER OF PAGES 5
JCHAMBERS

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