

**DEED**



20141219010108760 1/4  
12/19/2014 11:29:57 AM DEED  
Bk: 9012 Pg: 937  
Pamela E. Gardner  
Hudson County, Register of Deeds  
Receipt No. 972003

This Deed is made on DECEMBER 3, 2014

**BETWEEN**

**EUGENE DESANTIS, Executor of the Estate of Stella DeSantis, Deceased**

whose post office address is **214 WOODLAND ROAD, NEW MILFORD, NJ 07646** referred to as the Grantor,

**AND**

**PENINSULA VIEW LIMITED LIABILITY COMPANY**

whose post office address is about to be **74 EAST 32<sup>ND</sup> STREET, BAYONNE, NJ 07002** referred to as the Grantee,

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

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

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 TWENTY-FIVE THOUSAND FIVE HUNDRED AND 00/100** ----- (\$125,500.00) ----- **DOLLARS**

The Grantor acknowledges receipt of this money.

2. **TAX MAP REFERENCE.** (N.J.S.A. 46:15-1.1) Municipality of **BAYONNE** Block No. **411** Lot No. **8** Account No. \_\_\_\_\_ No property tax identification 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:

**SEE SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF**

**BEING** the same premises conveyed to Stella DeSantis, wife of Victor DeSantis, Sr., by deed from Mary Vreeland, widow of Frank Vreeland, dated July 31, 1951, and recorded in the Hudson County Clerk's Office on August 2, 1951, in Deed Book 2469, Page 205.

The said Stella DeSantis died testate on September 19, 2013, and her Last Will and Testament was probated in the Hudson County Surrogates Court on October 3, 2013 under Docket No. 307565 wherein she devised her residuary estate to her children Eugene DeSantis, William DeSantis, Patricia Martin, Joseph DeSantis and Clara DeSantis and appointed Eugene DeSantis as Executor.

**BEING** commonly known as 42 East 32<sup>nd</sup> Street, Bayonne, NJ 07002

20141219010108760  
12/19/2014 11:29:00 AM  
Consideration: \$125,500.00  
Exempt. Code: Regular  
County: \$125.50 State: \$313.75  
NJAHTF \$ .00 PHPF: \$62.75  
EAA: \$ .00 General: \$ .00  
Buyer's Fee: \$ .00  
Total RTF: \$502.00

For recorders use only

Prepared By: *Virginia Kilcoyne*  
Virginia Kilcoyne, Esq

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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).

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

*Eugene DeSantis, Exc.* (L.S.)  
EUGENE DESANTIS  
Executor of the Estate of  
Stella DeSantis, Deceased

Witnessed By:

*Virginia Kilcoyne*  
Virginia Kilcoyne

STATE OF NEW JERSEY, COUNTY OF BERGEN ss:

I CERTIFY that on *Dec 3*, 2014

**EUGENE DESANTIS, Executor of the Estate of Stella DeSantis, Deceased**

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 \$125,500.00 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).

*Virginia Kilcoyne*  
VIRGINIA KILCOYNE  
An Attorney-At-Law of New Jersey

**RECORD AND RETURN TO:**

ROCCO J. LABELLA, ESQ.  
FERRO LABELLA & ZUCKER L.L.C.  
27 WARREN STREET  
HACKENSACK, NJ 07601

**SCHEDULE A**

**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 NJ:

Beginning at a point in the southwesterly side of East Thirty-second Street distant one hundred (100) feet southeasterly from the southerly corner of Prospect Avenue (formerly Railroad Avenue) and East Thirty-second Street; thence (1) southeasterly along said southwesterly side of East Thirty-second Street twenty five (25) feet; thence (2) southwesterly parallel with Prospect Avenue one hundred and eighty (180) feet; thence (3) Northwesterly, parallel with East Thirty-second Street twenty five (25) feet; thence (4) northeasterly parallel with Prospect Avenue one hundred and eighty (180) feet to the southwesterly side of East Thirty-second Street and place of beginning.

**NOTE FOR INFORMATIONAL PURPOSES ONLY: Being known and designated as Lot 8, Block 411 on the Tax Map in the City of Bayonne in the County of Hudson, State of NJ**

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



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

FILED  
20141219010108760  
12/19/2014 11:29:57 AM  
DEED  
NUMBER OF PAGES : 4  
KGRISALES

(Please Print or Type)

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

Names(s)

EUGENE DESANTIS, Executor of the Estate of Stella DeSantis

Current Resident Address:

214 Woodland Road

Street:

City, Town, Post Office

New Milford

State

NJ

Zip Code

07646

**PROPERTY INFORMATION (Brief Property Description)**

Block(s)

411

Lot(s)

8

Qualifier

Street Address:

74 EAST 32ND STREET

City, Town, Post Office

BAYONNE

State

NJ

Zip Code

07002

Seller's Percentage of Ownership

100%

Consideration

\$125,500.00

Closing Date

12-3-14

**SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 10 apply to Residents and 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).  
 No non-like kind property received.
8.  Transfer by an executor or administrator of a decedant to a devisee or heir to effect distribution of the decedant's estate in accordance with the provisions of the decedent's will or the intestate laws of this state.
9.  The 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 proceeds paying off an agreed amount of the mortgage.
10.  The deed being recorded is a deed dated prior to the effective date of P.L. 2004, c. 55 (August 1, 2004), and was previously unrecorded.

**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 the 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.

12-3-14

Date

Eugene DeSantis, Exc

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