

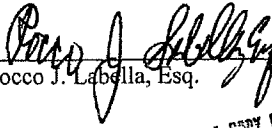


20150107010002020 1/5  
01/07/2015 09:50:57 AM DEED  
Bk: 9016 Pg: 15  
Pamela E. Gardner  
Hudson County, Register of Deeds  
Receipt No. 975851

**DEED**

20150107010002020  
1/7/2015 9:50:00 AM  
Consideration: \$385,000.00  
Exempt Code: Regular  
County: \$385.00 State: \$962.50  
NJAHTF \$352.50 PHPF: \$192.50  
EAA: \$485.50 General: \$693.00  
Buyer's Fee: \$.00  
Total RTF: \$3,071.00

Prepared by:

  
Rocco J. Labella, Esq.

A COPY OF THIS DEED  
HAS BEEN SENT TO GRANTEE'S ATTORNEY 2

This Deed is made on December 30, 2014

Between: BRIDGE AVE. ASSOCIATES, INC., a New Jersey corporation, whose address is 85 East Second Street, Bayonne, New Jersey 07002, referred to as the Grantor,

And: PENINSULA VIEW LIMITED LIABILITY COMPANY, a New Jersey limited liability Company, whose post office address is 85 East Second Street, Bayonne, New Jersey 07002, referred to as the Grantee.

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

**Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the Property (defined below) to the Grantee. This transfer is made for the sum of THREE HUNDRED EIGHTY FIVE THOUSAND AND NO/100 --- DOLLARS (\$385,000.00). The Grantor acknowledges receipt of this money.

**Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of Bayonne, Block No. 411, Lot No. 5, (the "Property").

**Property.** The Property consists of certain land described below and all the buildings and structures on the land, said land being located in the City of Bayonne, County of Hudson, and State of New Jersey. The legal description of the Property is:

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

BEING commonly known as 80 East 32nd Street, Bayonne, New Jersey.

BEING the same premises conveyed to the Grantor herein by Deed from PIOTR DRAPINSKI and JOLANTA DRAPINSKI, husband and wife, dated March 20, 2002, recorded in the Hudson County Register's Office on May 15, 2002, in Deed Book 5983 at Page 207.

This conveyance is made subject to:

- (a) All present zoning, building, environmental and other laws, ordinances, codes, restrictions and regulations of all governmental authorities having jurisdiction and all requirements and conditions of any zoning variances and other land use approvals, if any;

5 pages  
20150107010002020

- (b) Any state of facts an accurate, current survey of the Property or a personal inspection thereof would disclose;
- (c) Current taxes or liens for taxes and assessments if not yet due and payable;
- (d) Customary utility easements and other easements of record; and
- (e) Covenants, restrictions or agreements of record which are not violated by existing structures and use.

**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.

Attested by:

BRIDGE AVE. ASSOCIATES, INC.,  
GRANTOR

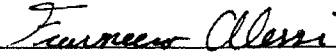
By: Francesco Alessi  
Name: Francesco Alessi  
Title: Secretary

By: Vincenzo Alessi  
Name: Vincenzo Alessi  
Title: President


STATE OF NEW JERSEY, COUNTY OF Hudson SS.:

I CERTIFY that on December 30, 2014, FRANCESCO ALESSI, personally came before me, and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is the Secretary of BRIDGE AVE. ASSOCIATES, INC., the corporation named in this document;
- (b) this person is the attesting witness to the signing of this document by the proper corporate officer who is VINCENZO ALESSI, the President of BRIDGE AVE. ASSOCIATES, INC.
- (c) the documents were signed and delivered by the appropriate officers of the corporation and duly authorized by a proper resolution of its Board of Directors, if required;
- (d) this person knows the proper seal of the corporation which was affixed to this document, if required;
- (e) this person signed this proof to attest to the truth of these facts; and
- (f) the entity made this Deed for \$385,000.00, as the full and actual consideration paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)

  
Name of Attesting Witness: Francesco Alessi  
Title: Secretary

Signed and sworn to before  
me on December 30, 2014

  
(notary) **ROCCO J. LABELLA**  
ATTORNEY AT LAW OF NEW JERSEY

RECORD AND RETURN TO:

Rocco J. Labella, Esq.  
Ferro Labella & Zucker L.L.C.  
27 Warren Street, 2nd Floor  
Hackensack, NJ 07601

SCHEDULE A

THIS DOCUMENT HAS BEEN 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 NJ:

BEGINNING at a point in the southwesterly line of E. 32nd Street distant 187.81 feet southeasterly from the intersection of the southwesterly line of E. 32nd Street and the southeasterly line of Prospect Avenue; thence

(1) Southeasterly and along the southwesterly line of E. 32nd Street having a bearing of South 47 degrees 42 minutes East for a distance of 11.89 feet to a point in the westerly R.O.W. line of N.J. State Highway Route No. 169; THENCE

(2) Southwesterly and along the said R.O.W. line of Route 169 having a bearing of South 27 degrees 39 minutes West for a distance of 186.04 feet to a point; THENCE

(3) Northwesterly and along a line having a bearing of North 47 degrees 42 minutes West for a distance of 121.80 feet to a point; THENCE

(4) Northeasterly and along a line having a bearing of North 42 degrees 20 minutes East for a distance of 60.00 feet to a point; THENCE

(5) Southeasterly and along a line having a bearing of South 47 degrees 42 minutes East for a distance of 94.21 feet to a point; THENCE

(6) Northeasterly and along a line having a bearing of North 27 degrees 39 minutes East for a distance of 124.03 feet to the southwesterly line of E. 32nd Street being the point and place of BEGINNING.

**NOTE FOR INFORMATIONAL PURPOSES ONLY: Being known and designated as Lot 5, Block 411 on the Tax Map in the City of Bayonne in the County of Hudson, State of NJ**



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

FILED  
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01/07/2015 09:50:57 AM  
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NUMBER OF PAGES : 5  
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(Please Print or Type)

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

Names(s)

BRIDGE AVE, ASSOCIATES, INC.

Current Resident Address:

Street: 85 East Second Street

City, Town, Post Office

Bayonne

State

NJ

Zip Code

07002

**PROPERTY INFORMATION (Brief Property Description)**

Block(s)

411

Lot(s)

5

Qualifier

Street Address:

80 East 32nd Street

City, Town, Post Office

Bayonne

State

NJ

Zip Code

07002

Seller's Percentage of Ownership

100%

Consideration

\$385,000.00

Closing Date

12/30/2014

**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 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 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.

12/30/2014  
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