

Deed

This Deed is made on **Feb 24, 2015**
BETWEEN FRED STEINBRUNN

PATRICIA STEINBRUNN

whose post office address is **76 EAST 32ND STREET, BAYONNE, NJ**
07002

referred to as the Grantor,
AND PENINSULA VIEW LIMITED LIABILITY COMPANY

whose post office address is **ABOUT TO BE 76 EAST 32ND**
STREET, BAYONNE, NJ 07002

A COPY OF THIS DEED
HAS BEEN SENT TO ASSESSOR'S OFFICE 3

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 **\$425,000.00**

Four Hundred Twenty-Five Thousand Dollars and No Cents

The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:26A-3) Municipality of **BAYONNE**

Block No. **411**, Lot No. **7**, Qualifier No. _____ and 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 FRED STEINBRUNN AND PATRICIA STEINBRUNN, HIS WIFE BY DEED FROM MARY GANNON, UNMARRIED, DATED OCTOBER 28, 1987, RECORDED OCTOBER 28, 1987 IN THE HUDSON COUNTY CLERK/REGISTER'S OFFICE IN DEED BOOK 3822, PAGE 199.



20150311010019540 1/4
03/11/2015 10:00:27 AM DEED
Bk: 9026 Pg: 505
Pamela E. Gardner
Hudson County, Register of Deeds
Receipt No. 994124

20150311010019540
3/11/2015 10:00:00 AM
Consideration: \$425,000.00
Exempt Code: Regular
County: \$425.00 State: \$1,062.50
NJAHTF \$412.50 PHPF: \$212.50
EAA: \$577.50 General: \$765.00
Buyer's Fee: \$.00
Total RTF: \$3,455.00

L-2
S-4

Prepared by:

LINDA J. HOCKSTEIN, ESQ.

(For Recorder's Use Only)

70-Appr PB
3,000.00

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

The street address of the Property is:
76 EAST 32ND STREET, BAYONNE, NJ 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 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. (Print name below each signature.)

Witnessed or Attested by


LINDA J. HOCKSTEIN, ESQ.


FRED STEINBRUNN (Seal)


LINDA J. HOCKSTEIN, ESQ.


PATRICIA STEINBRUNN (Seal)

STATE OF NEW JERSEY, COUNTY OF Hudson SS:

I CERTIFY that on 3-2-15

FRED STEINBRUNN

PATRICIA STEINBRUNN

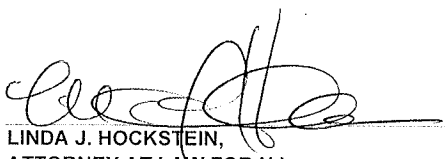
personally came before me and stated to my satisfaction that this person (or if more than one, each person):

(a) was the maker of this Deed; and,

(b) executed this Deed as his or her own act; and

(c) made this Deed for \$ 425,000.00 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.)

RECORD AND RETURN TO:
ROCCO J. LABELLA, ESQ.
27 WARREN STREET, SUITE 201
HACKENSACK, NJ 07601


LINDA J. HOCKSTEIN,
ATTORNEY AT LAW FOR NJ
Print name and title below signature

FILED
20150311010019540
03/11/2015 10:00:27 AM
DEED
NUMBER OF PAGES : 4
NGODFREY

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 line of East 32nd Street distant 125.00 feet southeasterly from its intersection with the southeasterly line of Prospect Avenue; thence

(1) Along the southwesterly line of East 32nd Street South 57 degrees 40 minutes 10 seconds east 30.00 feet; thence

(2) South 32 degrees 24 minutes 43 seconds west 120.00 feet; thence

(3) North 57 degrees 40 minutes 10 seconds west 30.00 feet; thence

(4) North 32 degrees 24 minutes 43 seconds east 120.00 feet to a point in the southwesterly line of East 32nd Street, the point and place of BEGINNING.

The above description being drawn in accordance with a survey prepared by Faraldi Group, Inc., dated February 26, 2015.

NOTE FOR INFORMATIONAL PURPOSES ONLY: Being known and designated as Lot 7, 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)

(Please Print or Type)

SELLER(S) INFORMATION (see Instructions, page 2):

Name(s) **FRED STEINBRUNN AND PATRICIA STEINBRUNN, HIS WIFE**

Current Resident Address 9 West 48th street

City, Town, Post Office Bayonne

State NJ Zip Code 07002

PROPERTY INFORMATION (Brief Property Description):

Block(s) **411**

Lot(s) **7**

Qualifier

Street Address **76 EAST 32ND STREET**

City, Town, Post Office **BAYONNE**

State **NJ** Zip Code **07002**

Seller's Percentage of Ownership **100%**

Consideration **\$425,000.00**

Closing Date 3-3-15

SELLER'S 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.

3-2-15

Date

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

3-2-15

Date

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