



20141218010108340 1/4
 12/18/2014 12:22:58 PM DEED
 Bk: 9012 Pg: 742
 Pamela E. Gardner
 Hudson County, Register of Deeds
 Receipt No. 971636

A COPY OF THIS DEED
 HAS BEEN SENT TO ASSESSOR'S OFFICE 2

Prepared By:

Allen P. Comba

THIS DEED is made on December 3, 2014,

BETWEEN DEBORAH FALCIANI, Administrator C.T.A. of the Estate of
 JOHN E. KOCH, JR., a/k/a JOHN KOCH, deceased,

whose address is 113 West 12th Street, Bayonne, New Jersey,

referred to as **Grantor**

AND PENINSULA VIEW LIMITED LIABILITY COMPANY,

whose address is about to be 75 East 31st Street, Bayonne, New Jersey,
 referred to as **Grantee**.

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

Transfer of Ownership. The Grantor Deborah Falciani makes this Deed as the Personal Representative of the Estate of John E. Koch, Jr., a/k/a John Koch, deceased, who died on November 19, 2012, late of the City of Bayonne, County of Hudson and State of New Jersey. The Last Will and Testament of the decedent was filed with the Hudson County Surrogate March 26, 2014, under docket number 307854. Letters of Administration C.T.A. were issued to Deborah Falciani by Judgment Appointing Administrator With Will Annexed filed January 23, 2014, in the Hudson County Surrogate's Court under docket number 307854.

The Grantor grants and conveys (transfer ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of TWO HUNDRED THOUSAND (\$200,000.00) DOLLARS. The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of the City of Bayonne, County of Hudson, Block No. 411, Lot 2.

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 as follows:

SEE SCHEDULE A ATTACHED.

BEING the same premises conveyed to John Koch by deed dated February 10, 2003, from John Koch, Executor of the Estate of Mary A. Koch, I/W/N Mary Ann Koch, and recorded in the Hudson County Clerk's Office May 15, 2003, at Deed Book 7054, Page 105. John Koch, a/k/a John Koch, Jr., died testate November 19, 2012, leaving a Last Will and Testament probated March 26, 2014, in the Hudson County Surrogate's Office under docket number 307854. Letters of Administration were issued to Deborah Falciani by the Hudson County Surrogate March 26, 2014, docket no. 307854 pursuant to a Judgment Appointing Administrator with Will Annexed filed January 23, 2014 in the Hudson County Surrogate's Court under docket no. 307854. John Koch whose name appears on the aforesaid deed and John E. Koch, Jr., is one and the same person.

BEING more commonly known as 75 East 31st Street, Bayonne, New Jersey.

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).

20141218010108340
 12/18/2014 12:22:00 PM
 Consideration: \$200,000.00
 Exempt Code: Regular
 County: \$200.00 State: \$500.00
 NJRHTF \$75.00 PHPF: \$100.00
 ERI: \$60.00 General: \$.00
 Buyer's Fee: \$.00
 Total RTF: \$935.00

L-2 5-4 70-APP.PB 3.00 N.Y.

TITLE INSURANCE COMMITMENT
Issued by Acres Land Title Agency, Inc.
AGENT FOR CHICAGO TITLE INSURANCE COMPANY

Commitment Number: 296617

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 northeasterly side of East 31st Street, distant 125.00 feet southeasterly from the easterly corner of East 31st Street and Railroad Avenue; thence

- 1) Southeasterly, along said side of East 31st Street, 25.00 feet; thence
- 2) Northeasterly parallel with Railroad Avenue, 180.00 feet; thence
- 3) Northwesterly parallel with East 31st Street, 25.00 feet; thence
- 4) Southwesterly parallel with Railroad Avenue, 180.00 feet to the point and place of beginning.

NOTE FOR INFORMATIONAL PURPOSES ONLY: Being known and designated as Lot 2, Block 411 on the Tax Map in the City of Bayonne in the County of Hudson, State of NJ

PROPERTY HAS BEEN SENT TO AGENCIES FOR DEFENSE



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)

Names(s)
Deborah Falciani, Administrator of the Estate of John E. Koch, Jr., a/k/a John Koch, deceased

Current Resident Address:
Street: 113 West 12th Street

City, Town, Post Office	State	Zip Code
Bayonne	NJ	07002

PROPERTY INFORMATION (Brief Property Description)

Block(s)	Lot(s)	Qualifier
411	2	

Street Address:
75 East 31st Street

City, Town, Post Office	State	Zip Code
Bayonne	NJ	07002

Seller's Percentage of Ownership	Consideration	Closing Date
100%	\$200,000.00	12/5/14

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 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.

<u>12/3/14</u> Date	<u>Deborah Falciani</u> 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

Signatures. The Grantor signs this Deed as of the date at the top of the first page.

Witnessed by:

[Handwritten signature]

Deborah Falciani

DEBORAH FALCIANI,
Administrator C.T.A. of the Estate of
John E. Koch, Jr., also known as
John Koch

STATE OF NEW JERSEY

ss:
COUNTY OF MIDDLESEX

I certify that on December 3, 2014,

DEBORAH FALCIANI, 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 TWO HUNDRED THOUSAND (\$200,000.00) DOLLARS consideration 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).

FILED
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DEED
NUMBER OF PAGES : 4
JCHAMBERS

[Handwritten signature]

ALLEN P. COMBA, ESQUIRE
An Attorney at-Law of the State of New
Jersey

DEED

: Dated:
: December 3, 2014

**Deborah Falciani, Administrator C.T.A.
of the Estate of John E. Koch, Jr., a/k/a
John Koch,**

: Record and return to:
: Rocco J. LaBella, Esquire
: Ferro LaBella & Zucker, L.L.C.
: 27 Warren Street
: Suite 201
: Hackensack, N.J. 07601-5476

Grantor
to

**Peninsula View Limited Liability
Company,**

Grantee