


Hudson County Recording Data Page Diane Coleman Hudson County Register				<i>Official Use Only - Barcode</i> 20210114010003690 1/7 01/14/2021 12:44 PM DEED Bk: 9530 Pg: 994 DIANE COLEMAN Hudson County, Register of Deeds Receipt No. 75416	
<i>Official Use Only - Realty Transfer Fee</i>				20210114010003690 01/14/2021 12:44:39 pm Consideration: \$1.00 Exempt Code: Exempt County:\$0.00 State:\$0.00 NJAHTF:\$0.00 PHPF:\$0.00 EAA:\$0.00 General:\$0.00 Buyer's Fee: \$0.00 Total RTF: \$0.00	
Date of Document: 2020-03-06		Type of Document: DEED (Select all Deed Doc Types)			
First Party Name: 154 Ave E Bayonne AMS Urban Renewal LLC; 154 Ave E Bayonne Mile High AMS Urban Renewal LLC;		Second Party Name: 157 Ave E Dev AMS LLC;			
Additional Parties: 154 Ave E Bayonne Mile High AMS Urban Renewal LLC					

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
Block: 234	Lot: 8.01
Municipality: Bayonne	
Consideration: 1.00	
Mailing Address of Grantee: 595 Madison Avenue, Suite 1101 New York, NY 10022	
THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY	
Original Book:	Original Page:
HUDSON COUNTY RECORDING DATA PAGE Please do not detach this page from the original document as it contains important recording information and is part of the permanent record.	

DISCLAIMER

A recording officer shall not be liable for differences between the cover sheet or the electronic synopsis and the document. If discrepancies are found, the entire document will be rejected.

Prepared by: Michael Miceli, Esq.

Deed

This Deed is made on March 6, 2020

BETWEEN 154 Ave E Bayonne AMS Urban Renewal LLC, a Limited Liability Company of New Jersey, whose post office address is 595 Madison Avenue, Suite 1101, New York, New York 10022 and **154 AVE E BAYONNE MILE HIGH AMS URBAN RENEWAL LLC**, a limited liability company of New Jersey, with offices at 595 Madison Avenue, Suite 1101, New York, New York 10022. (hereinafter referred to as the "Grantor")

AND 157 AVE E DEV AMS LLC, whose post office address is 595 Madison Avenue, Suite 1101, New York, New York 10022 (hereinafter 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 Dollar and no cents (\$1.00)**. The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:15-1.1) City of Bayonne, County of Hudson, Block No. 234, Lot 8.01 (formerly Lots 8, 9 & 10)

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.)

SEE EXHIBIT "A" DESCRIPTION RIDER ATTACHED HERETO AND MADE A PART HEREOF.

Being and intended to be the same premises conveyed to the Grantors herein by Deed from Bayonne Avenue E Urban Renewal LLC, dated January 16, 2018, and recorded January 19, 2018, in the Hudson County Register's Office, New Jersey, in Deed Book 9274, Page 539.

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.

Witnesseth:

154 AVE E BAYONNE AMS URBAN RENEWAL LLC

By: Ari M. Anick
[witness name]

By: mm (Seal)
Michael Mitnick, Manager

Witnesseth By:

154 AVE E BAYONNE MILE HIGH
AMS URBAN RENEWAL LLC

Ari mitnick
[name]

By: MIM (Seal)
Michael Mitnick, Manager

STATE OF NEW YORK)
COUNTY OF NY) SS.

I CERTIFY that on the 11th day of March, 2020, Michael mitnick personally came before me and stated under oath to my satisfaction that:

- (a) he/she is a Manager of 154 Ave E Bayonne AMS Urban Renewal LLC, the entity named in this instrument, and was fully authorized to and did execute this instrument as the act of the entity; and,
- (b) the full and actual consideration for making this deed as defined in N.J.S.A. 46:15-5 is one dollar (\$1.00); and
- (c) this instrument was executed as the act of the entity named in this instrument.

[Signature]
Notary Public of the State of New York
My commission expires

STATE OF NEW YORK)
COUNTY OF New York) SS.

I CERTIFY that on the 11th day of March, 2020, Michael mitnick personally came before me and stated under oath to my satisfaction that:

STEVEN J. SPECTOR
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01 SP6253273
QUALIFIED IN NASSAU COUNTY
Commission Expires 12/19/2023

- (a) he/she is a Manager of 154 Ave E Bayonne Mile High AMS Urban Renewal LLC, the entity named in this instrument, and was fully authorized to and did execute this instrument as the act of the entity; and,
- (b) the full and actual consideration for making this deed as defined in N.J.S.A. 46:15-5 is one dollar (\$1.00); and
- (c) this instrument was executed as the act of the entity named in this instrument.

[Signature]
Notary Public of the State of New York
My commission expires

RECORD AND RETURN TO:
Michael Miceli, Esq.
Weiner Law Group LLP
629 Parsippany Road
P.O. Box 438
Parsippany, New Jersey 07054-0438
1773141_1

STEVEN J. SPECTOR
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01 SP6253273
QUALIFIED IN NASSAU COUNTY
Commission Expires 12/19/2023

NTF-1 (Rev. 7/14/10)
MUST SUBMIT IN DUPLICATE

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER
(Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)
BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY NEW YORK

COUNTY NASSAU } SS. County Municipal Code
0901
MUNICIPALITY OF PROPERTY LOCATION BAYONNE

FOR RECORDER'S USE ONLY
Consideration \$ _____
RTF paid by seller \$ _____
Date _____ By _____

*Use symbol 'C' to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (Instructions #3 and #4 on reverse side)

Deponent, Michael Mitnick being duly sworn according to law upon his/her oath,
(Name)
deposes and says that he/she is the Manager of Grantor in a deed dated 03/06/2020 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Leading Institution, etc.)
real property identified as Block number 234 Lot number 6.01 (formerly Lots 8, 9 & 10) located at
142-160 Avenue E, Bayonne and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION \$ 1.00 (Instructions #1 and #5 on reverse side) no prior mortgage to which property is subject.

(3) Property transferred to Class 4A 4B 4C (circle one). If property transferred to Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS:
(Instructions #5A and #7 on reverse side)
Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation

\$ _____ + _____ % = \$ _____
If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (Instruction #9 on reverse side)
Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.
Consideration is less than \$100.00

(5) PARTIAL EXEMPTION FROM FEE (Instruction #9 on reverse side)
NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

A. SENIOR CITIZEN Grantor(s) 62 years of age or over. (Instruction #9 on reverse side for A or B)
B. BLIND PERSON Grantor(s) legally blind or,*
DISABLED PERSON Grantor(s) permanently and totally disabled receiving disability payments not gainfully employed*
Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:
 Owned and occupied by grantor(s) at time of sale. Resident of State of New Jersey.
 One or two-family residential premises. Owners as joint tenants must all qualify.

*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (Instruction #9 on reverse side)
 Affordable according to H.U.D. standards. Reserved for occupancy.
 Meets income requirements of region. Subject to resale controls.

(6) NEW CONSTRUCTION (Instructions #2, #10, #12 on reverse side)
 Entirely new improvement. Not previously occupied
 Not previously used for any purpose. "NEW CONSTRUCTION" printed clearly at top of first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #8, #12, #14 on reverse side)
 No prior mortgage assumed or to which property is subject at time of sale.
 No contributions to capital by either grantor or grantee legal entity.
 No stock or money exchanged by or between grantor or grantee legal entities.

(8) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this 11 day of March, 2020
Signature of Deponent MM 154 Ave E Bayonne AMS Urban Grantor Name
595 Madison Ave., Ste 1101, NYC 595 Madison Ave., Ste 1101, NY Grantor Address at Time of Sale
Deponent Address

XXX-XXX-021
Last three digits in Grantor's Social Security Number Name/Company of Settlement Officer

STEVEN J. SPECTOR
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01 SP6253273
QUALIFIED IN NASSAU COUNTY
Commission Expires 04/19/2023

FOR OFFICIAL USE ONLY
Instrument Number _____ County _____
Deed Number _____ Book _____ Page _____
Deed Dated _____ Date Recorded _____

GIT/REP-3
(8-19)
(Print or Type)

**State of New Jersey
Seller's Residency Certification/Exemption**

Seller's Information

Name(s)
154 Ave E Bayonne AMS Urban Renewal LLC

Current Street Address
595 Madison Avenue, Suite 1101

City, Town, Post Office State ZIP Code
New York NY 10022

Property Information

Block(s) Lot(s) Qualifier
234 9.01 (formerly Lots 8, 9 and 10)

Street Address
142-180 Avenue E

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

Seller's Percentage of Ownership Total Consideration Owner's Share of Consideration Closing Date
100 \$1.00 100%/\$1.00 03/06/2020

Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 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 Gross 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.
9. 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.
10. The deed is dated prior to August 1, 2004, and was not previously recorded.
11. 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.
12. The property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
13. The property transferred is a cemetery plot.
14. 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.
15. The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
16. The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

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.

March 6, 2020

MM

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

GIT/REP-3
(8-19)
(Print or Type)

**State of New Jersey
Seller's Residency Certification/Exemption**

Seller's Information

Name(s)
154 AVE E BAYONNE MILE HIGH AMS URBAN RENEWAL LLC

Current Street Address
595 Madison Avenue, Suite 1101

City, Town, Post Office State ZIP Code
New York NY 10022

Property Information

Block(s) Lot(s) Qualifier
234 8.01 (formerly Lots 8, 9 and 10)

Street Address
142-180 Avenue E

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

Seller's Percentage of Ownership	Total Consideration	Owner's Share of Consideration	Closing Date
100	\$1.00	100%/\$1.00	03/06/2020

Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 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.
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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.

March 6, 2020 MM

Date Signature (Seller) Indicate if Power of Attorney or Attorney in Fact

Date Signature (Seller) Indicate if Power of Attorney or Attorney in Fact

FILED
20210114010003690
01/14/2021 12:44 PM
DEED
NUMBER OF PAGES : 7
ACALLIPARI

Exhibit A

BEING further described as follows:

BEGINNING at a point on the northwesterly sideline of Avenue E (70' ROW), said point being distant 75.00 feet from the intersection of said sideline of Avenue E and the southwesterly sideline of East 18th Street (60' ROW), and running thence;

- 1) Along said sideline of Avenue E South 42 degrees 20 minutes 00 seconds West 98.27 feet to a point, thence;
- 2) Leaving said sideline of Avenue E North 50 degrees 09 minutes 06 seconds West 100.09 feet to a point, thence;
- 3) North 42 degrees 20 minutes 00 seconds East 102.61 feet to a point, thence;
- 4) South 47 degrees 40 minutes 00 seconds East 100.00 feet at said sideline of Avenue E to the point and place of beginning.

Containing 10,044 S.F.