



20150519010041600 1/5
 05/19/2015 11:29:58 AM DEED
 Bk: 9039 Pg: 373
 Pamela E. Gardner
 Hudson County, Register of Deeds
 Receipt No. 1017083

20150519010041600
 5/19/2015 11:29:00 AM
 Consideration: \$10.00
 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

NJ Deed - Quitclaim

Prepared by:

Timothy O'Connor
 Timothy O'Connor, Esq.

This Deed is made on May 11, 2015,

BETWEEN

Wafa Eskander, Married, whose address is 321 Dunhams Corner Rd., East Brunswick, NJ 08816,

AND

St. George Real Estate, Inc., whose address is 321 Dunhams Corner Rd., East Brunswick, NJ 08816,

Referred to as the Grantor,

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 described below to the Grantee. This transfer is made for the sum of Ten Dollars and 10/100 (\$10.00). The Grantor acknowledges receipt of this money

The Grantor acknowledges receipt of this money.

2. **Tax map Reference.** (N.J.S.A. 46:15-1.1) Municipality of Bayonne NJ 07002.

Block No. 25
 Account No. _____

Lot No. 7 & 8

3. **Property.** The property consists of the land and all the buildings and structures on the land in the Municipality of Bayonne, County of Hudson and State of New Jersey. The legal description is:

(X) See attached Legal Description annexed hereto and made a part hereof.

The Street address of the Property is: 1224-1228 Kennedy Boulevard, Bayonne NJ

BEING SAME Property conveyed to Grantor herein by deed from Luigi Nuzzolese, and Addolorata Nuzzolese, husband and wife, dated February 15, 2005, and recorded on March 22, 2005 in the Office of Hudson County Clerk in Deed Book 7502 at Page 105.

SUBJECT to easements and restrictions of record, if any, municipal zoning ordinances and such facts as an accurate survey would disclose.

50988

03.

TITLE INSURANCE COMMITMENT
Issued by Mega Title, LLC
AGENT FOR STEWART TITLE GUARANTY COMPANY

File No. Mega-4813

SCHEDULE C

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 formed by the intersection of the southeasterly line of Kennedy Boulevard (100' R.O.W.) and the northeasterly line of West 55th Street (60' R.O.W.), and from said Beginning point running:

- (1) Along the southeasterly line of Kennedy Boulevard, North 42 degrees 20 minutes 00 seconds East, 71.11 feet to a point; thence
- (2) South 47 degrees 40 minutes 00 seconds East, 95.00 feet to a point; thence
- (3) South 42 degrees 20 minutes 00 seconds West, 31.11 feet to a point; thence
- (4) South 47 degrees 40 minutes 00 seconds East, 5.00 feet to a point; thence
- (5) South 42 degrees 20 minutes 00 seconds West, 40.00 feet to a point in the northeasterly line of West 55th Street; thence
- (6) Along the northeasterly line of West 55th Street, North 47 degrees 40 minutes 00 seconds West, 100.00 feet to a point, said point being the point and place of BEGINNING.

The above description is in accordance with a survey made by JY Land Surveying, Inc. dated April 30, 2015.

NOTE: Being Lot(s) 7 & 8, Block 25, on the official tax map of City of Bayonne, County of Hudson, State of New Jersey.

NOTE: Lot and Block shown for informational purposes only.

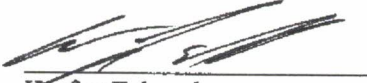
A COPY OF THIS DEED
HAS BEEN SENT TO ASSESSOR'S OFFICE

COPY

4. **Type of Deed.** This Deed is called a Quitclaim Deed. The Grantor makes no promises as to ownership or title, but simply transfers whatever interest the Grantor has to the Grantee.

5. **Signatures.** This Deed is signed and attested to by the Grantor's proper corporate officers as of the date at the top of the first page.

Grantor:


Wafaa Eskander



ACKNOWLEDGEMENT

State Of New Jersey)

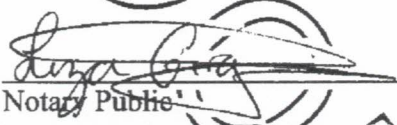
County Of Middlesex) ss.:

 I Certify that on 11th day of May, 2015, Wafaa Eskander personally came before me and stated to my satisfaction that this person and acknowledged under oath, to my satisfaction, that this 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 for \$10.00, 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.)


Notary Public

LIZA GIRGES
ID # 2439264
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires October 7, 2018

Record & Return to
MEGA TITLE, LLC
432 Route 34, Suite 2A
Matawan, NJ 07747
Mega - 4813



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)

Wafa Eskandar

Current Resident Address:

Street: 321 Dunhams Corner Road

City, Town, Post Office

East Brunswick

State

NJ

Zip Code

08816

PROPERTY INFORMATION (Brief Property Description)

Block(s)

25

Lot(s)

7 & 8

Qualifier

Street Address:

1224-1228 Kennedy Boulevard

City, Town, Post Office

Bayonne

State

NJ

Zip Code

07002

Seller's Percentage of Ownership

100%

Consideration

\$10.00

Closing Date

5/11/2015

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to 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.

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.

5/11/2015

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

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 } SS County Municipal Code

COUNTY OF Middlesex

0901

FOR RECORDER'S USE ONLY
Consideration \$ 10.00
RTF paid by Seller \$ 5.15
Date 5/11/15 By [Signature]

MUNICIPALITY OF PROPERTY LOCATION: *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 [Signature] Wafaa Eskandar being duly sworn according to law upon his/her oath,
deposes and says that she is the Grantor in a deed dated 5/11/2015 transferring

St. George Real Estate, Inc.

real property identified as Block number 25 Lot number 7 & 8 located at
1224-1228 Kennedy Boulevard, Bayonne, NJ and annexed thereto.

(2) CONSIDERATION \$10.00 (Instructions #1 and #5 on reverse side) [X] no prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is 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

\$314,700.00 41.81 % = \$752,690.74

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 #8 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.

For consideration of less than \$100

Grantor 100% owner of Grantee

(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 Fee, 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 THE 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 (Instruction #2, #10 and #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 (Instruction #5, #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 11th Day of May this 2015

Signature of Deponent
321 Dunhams Corner Rd, East Brunswick, NJ 08816

Deponent Address
xxx-xxx-494

Last 3 digits in Grantor's Social Security
Number

Wafaa Eskandar

Grantor Name
321 Dunhams Corner Rd., East Brunswick, NJ 08816

Grantor Address at Time of Sale
Mega Title, LLC

Name/Company of Settlement Officer

LIZA GIRGES

ID # 2439264

NOTARY PUBLIC

STATE OF NEW JERSEY

My Commission Expires October 7, 2018

County Recording Officers shall forward one copy of each RTF-1 form when Section 3A is completed to:

STATE OF NEW JERSEY - DIVISION OF TAXATION

PO BOX 251

TRENTON, NJ 08646-0251

ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at: www.state.nj.us/treasury/taxation/lpt/localtax.htm

FOR OFFICIAL USE ONLY
Instrument Number _____ County _____
Deed Number _____ Book _____ Page _____
Deed Dated 5/11/15 Date Recorded 5/19/2015

FILED
20150519010041600
05/19/2015 11:29:58 AM
DEED
NUMBER OF PAGES : 5
JCHAMBERS