

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

3

DEED



20160412010038150 1/6
04/12/2016 12:20:16 PM DEED
Bk: 9112 Pg: 13
Pamela E. Gardner
Hudson County, Register of Deeds
Receipt No. 1113058

This Deed is made on February 26, 2016

Between

Tharwat Kalds and Esam Kaldas,

whose post office address is: 18 W. 40th Street, Bayonne, NJ 07002,

referred to as the Grantor,

and

Tharwat Kalds and Soad Goprial, his wife and Esam Kaldas and Vivian Soliman, his wife,

whose post office address is: 18 W. 40th Street, Bayonne, NJ 07002,

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 (\$1.00) DOLLAR. The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:15:1.1) Municipality of City of Bayonne
Block No. 105 Lot No. 27 Qualifier No.

No property tax identification 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 previously conveyed to Tharwat Kalds and Esam Kaldas by Deed from Hency R. Watt (incorrectly named Henry R. Watt) and Carol Spells, Husband and Wife, dated January 24, 2006, recorded February 1, 2006, in the Hudson Clerk/Register's Office in Deed Book 7804, Page 277.

(For Recorder's Use Only)

Prepared by: (print signer's name below signature)

Tharwat Kalds

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The street address of the Property is: 18 W. 40th 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).

WITNESS:

Gina M. Wilson

Tharwat Kaldas
_____ {SEAL}

AS TO BOTH:

GINA M. WILSON
Notary Public Of New Jersey
My Commission Expires:
June 23, 2017

ESAM KALDAS
_____ {SEAL}
Esam Kaldas

STATE OF NEW JERSEY, COUNTY OF HUDSON:

I CERTIFY that on February , 2016, Tharwat Kaldas and Esam Kaldas, 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;
- (b) executed this Deed as his or her own act; and
- (c) made this Deed for \$1.00 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).

Gina M. Wilson

GINA M. WILSON
Notary Public Of New Jersey
My Commission Expires:
June 23, 2017

RECORD AND RETURN TO:
Island Title Corporation
192 Riva Avenue
Milltown, NJ 08850
Phone: 732-853-1164 - Fax: 888-730-8076

TITLE INSURANCE COMMITMENT

Issued by Island Title Corporation

POLICY ISSUING AGENT FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY

SCHEDULE C LEGAL DESCRIPTION

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File No.: IT16-3876

ALL that certain lot, parcel or tract of land, situated in the City of Bayonne, County of Hudson, State of NJ, and being more particularly described as follows:

BEGINNING AT A POINT in the southerly line of West 40th street, distant 178.00 feet northwesterly from the corner formed by the intersection of the said southerly line of West 40th Street with the westerly side of Broadway, and from said place of Beginning running

1. Along said southerly line of West 40th Street, North 50 degrees 00 minutes 00 seconds West, 26.00 feet; thence
2. South 40 degrees 00 minutes 00 seconds West, 100.00 feet; thence
3. South 50 degrees 00 minutes 00 seconds East, 26.00 feet; thence
4. North 40 degrees 00 minutes 00 seconds East, 100.00 feet to a point in the southerly line of West 40th Street, which is the point or place of Beginning.

The above description is in accordance with survey made by Scott M. Bleeker, dated December 30, 1996.

Premises being more particularly described in accordance with a survey made by Caulfield Associates, LLP, dated January 9, 2006, as follows:

Beginning at a point in the southerly line of West 40th Street, distant 178.00 feet westerly from the intersection formed by the westerly line of Broadway with the southerly line of West 40th Street and running thence

1. North 47 degrees 40 minutes West and along the southerly line of West 40th Street, a distance of 26.00 feet to a point; thence
2. South 42 degrees 20 minutes West and parallel to Broadway, a distance of 100.00 feet to a point; thence
3. South 47 degrees 40 minutes East and parallel to West 40th Street, a distance of 26.00 feet to a point;
4. North 42 degrees 20 minutes East and parallel to Broadway, a distance of 100.00 feet to a point in the southerly line of West 40th Street, said point being the point or place of BEGINNING.

FOR INFORMATION PURPOSES ONLY: BEING known as 18 W 40th St, Tax Lot 27, Tax Block 105 on the Official Tax Map of City of Bayonne, NJ.