

**PREPARED BY:
KEVIN I. ASADI, ESQ.**

Deed

This Deed is made on March 22, 2022

BETWEEN

Christine Comba, single , whose address is 70 River Road, D-2, Clifton, NJ 07014,

referred to as the Grantors,

AND

**646 JFK LLC , a New Jersey limited liability company whose address is 199 Lee Ave. #900,
Brooklyn, NY 11211**

referred to as the Grantee.

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

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 **one hundred and 00/100 AND 00/100 (\$100) 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**

Block No. 188 Lot No. 40 Qual.: Account No.

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:

See attached legal description.

Premises also known as 646 JF Kennedy Boulevard, Bayonne, NJ 07002

Being the same premises conveyed to grantor by deed from 646 Kennedy Blvd, LLC dated August 21, 2015 and recorded with Hudson County Clerk's Office on September 4, 2015 in Book 9062, Page 129.

GIT/REP-3
(2-21)
(Print or Type)

State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s)

Christine Comba, single

Current Street Address

70 River Road, D-2

City, Town, Post Office

Clifton

State

NJ

ZIP Code

07014

Property Information

Block(s)

188

Lot(s)

40

Qualifier

Street Address

646 Boulevard (aka 646 JFKennedy Boulevard)

City, Town, Post Office

Bayonne

State

NJ

ZIP Code

07002

Seller's Percentage of Ownership

100

Total Consideration

\$100.00

Owner's Share of Consideration

\$100.00

Closing Date

3-22-22

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.
 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 real 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.

3-22-22

Christine Comba

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Legal Description

ALL THAT LOT, TRACT OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE CITY OF BAYONNE, COUNTY OF HUDSON, IN THE STATE OF NJ, AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHEASTERLY LINE OF JOHN F. KENNEDY MEMORIAL BOULEVARD, WITH THE SOUTHWESTERLY LINE OF WEST 25TH STREET AND FROM SAID POINT OF BEGINNING THENCE RUNNING;

- 1) ALONG THE SOUTHWESTERLY LINE OF WEST 25TH STREET, SOUTH 45 DEGREES 44 MINUTES 00 SECONDS EAST A DISTANCE OF 73.00 FEET TO A POINT, THENCE
- 2) SOUTH 44 DEGREES 15 MINUTES 00 SECONDS WEST A DISTANCE OF 17.00 FEET TO A POINT; THENCE
- 3) NORTH 45 DEGREES 34 MINUTES 36 SECONDS WEST A DISTANCE OF 73.00 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF JOHN F. KENNEDY MEMORIAL BOULEVARD, THENCE
- 4) ALONG THE SOUTHEASTERLY LINE OF JOHN F. KENNEDY MEMORIAL BOULEVARD, NORTH 44 DEGREES 15 MINUTES 00 SECONDS EAST A DISTANCE OF 16.80 FEET TO THE POINT AND PLACE OF BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY:
BEING LOT 40, BLOCK 188 ON THE CITY OF BAYONNE TAX MAP.
ALSO KNOWN AS 646 JF KENNEDY BOULEVARD BAYONNE NJ.

Subject to covenants, conditions, restrictions, easements and utility grants of record, if any.

Subject to facts as shown on an accurate survey and inspection of the premises.

Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. The 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).

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

WITNESSED BY



Christine Comba


STATE OF NEW JERSEY, COUNTY OF MONMOUTH SS.:

I CERTIFY that on **March 22, 2022**

Christine Comba, single

personally came before me and acknowledged under oath, to my satisfaction, that this person (or is 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 for **\$100 .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)

LAURIE C. SACCANI
A Notary Public of New Jersey
My Commission Expires 9/10/2024