

Deed

This Deed is made on November 2, 2016,
BETWEEN Walter J. Olender
Husband and Wife
whose post office address is 1 Independence Place
South River, NJ 08882

Sue Ann Olender
1 Independence Place
South River, NJ 08882

referred to as the Grantor,
AND Michael A. Alvarez

whose post office address is 47 Newman Avenue
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 \$45,000.00

Forty-Five Thousand Dollars and No Cents

The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:26A-3) Municipality of Bayonne

Block No. 421, Lot No. 18.11, Qualifier No. _____ and Account No. _____

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.)

Being the same property conveyed to the Grantors Walter J. Olender and Sue Ann Olender, husband and wife, by deed form Walter J. Olender and Joanna Drennen dated July 11, 2000, recorded August 1, 2000 in Deed Book 5633 at Page 300.

Prepared by:

Robert P. Weinberg, Esq.

(For Recorder's Use Only)

SCHEDULE "A"

File No.: **3472-2235505-NWK**

Commitment No.: **3472-2235505-NWK**

Real property in the City of Bayonne, County of Hudson, State of New Jersey, described as follows:

Being known and designated Commercial Unit No. C in 215 Prospect Avenue, a condominium, together with an undivided 31.06% interest in the Common elements appurtenant thereto, in accordance with and subject to the terms, conditions, easements, covenants, restrictions, limitations, and other provisions as set forth in the Master Deed for 215 Prospect Avenue, dated 12/12/04 and recorded 12/16/04 in the Office of the Hudson County Clerk/Register in Deed Book 7422, Page 45.

Note: For Informational Purposes Only: BEING Lot 18.11 Block 421 on a Tax Map of the City of Bayonne County of Hudson.

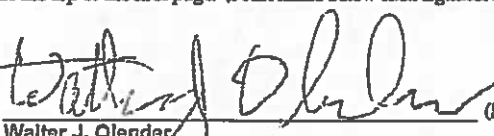
The street address of the Property is:
216 Prospect Avenue, Unit C, Bayonne, NJ

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 by:


Robert P. Weinberg, Esq.


Walter J. Olender (Seal)


Robert P. Weinberg, Esq.


Sue Ann Olender (Seal)

STATE OF NEW JERSEY, COUNTY OF HUDSON SS:

I CERTIFY that on November 2, 2015

Walter J. Olender

Sue Ann Olender

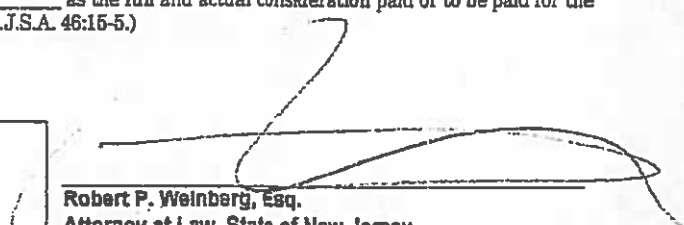
personally came before me and stated to my satisfaction that this person (or if more than one, each person):

(a) was the maker of this Deed; and,

(b) executed this Deed as his or her own act; and

(c) made this Deed for \$ 45,000.00 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.)

RECORD AND RETURN TO:
Susan Ferraro, Esq.
766-768 Broadway, Suite 1
Bayonne, NJ 07002


Robert P. Weinberg, Esq.
Attorney at Law, State of New Jersey
Print name and title below signature



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) Walter J. Olender and Sue Ann OlenderCurrent Resident Address 1 Independence PlaceCity, Town, Post Office South River State NJ Zip Code 08882**PROPERTY INFORMATION (Brief Property Description):**Block(s) 421 Lot(s) 18.11 Qualifier _____Street Address 215 Prospect Avenue, Unit CCity, Town, Post Office Bayonne State NJ Zip Code 07002Seller's Percentage of Ownership 100 Consideration \$45,000.00 Closing Date 11/2/2015**SELLER'S 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.

November 2, 2015

Date

Signature (Seller) Please indicate if Power of Attorney or Attorney in Fact

Walter J. Olender

November 2, 2015

Date

Signature (Seller) Please indicate if Power of Attorney or Attorney in Fact

Sue Ann Olender

STATE OF NEW JERSEY

AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L. 1968, as amended through Chapter 83, P.L. 2006) (N.J.S.A. 46:15-6 et seq.)

BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY } COUNTY HUDSON }	SS. County Municipal Code 0901	FOR RECORDER'S USE ONLY Consideration \$ _____ RTF paid by seller \$ _____ † Date _____ By _____
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Municipality of Property Location: Bayonne

† Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (Instructions 3 and 4 attached)
Deponent, Walter J. Olender (Name), being duly sworn according to law upon his/her oath deposes and says that he/she is the Grantor in a deed dated 11/02/15
(Grantor, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)
transferring real property identified as Block No. 424, Lot No. 18.11 located at 215 Prospect Avenue, Unit C and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION: \$45,000.00 (Instructions 1 and 5) 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 8A is required.

(3A) REQUIRED CALCULATION of Equalized Valuation for all Class 4A (Commercial) Property Transactions: (Instructions 5A and 7)

$$\text{Total Assessed Valuation} \div \text{Director's Ratio} = \text{Equalized Assessed Valuation}$$

$$\$ 115,000.00 \div 418.4 \% = \$ 274,856.60$$

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)

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 the exemption symbol is insufficient. Explain in detail.

(5) PARTIAL EXEMPTION FROM FEE: (Instruction 9) 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 the State's portion of the Basic, Supplemental and General Purpose Fee, as applicable, imposed by C. 176, P.L. 1975; C. 118, P.L. 2004 and C. 66, P.L. 2004 for the following reason(s):

- A. SENIOR CITIZEN (Instruction 9)
- Grantor(s) 62 years of age or over* Resident of the State of New Jersey
- Owned and occupied by grantor(s) at time of sale Owners as joint tenants must all qualify
- One- or two-family residential premises
- B. BLIND PERSON (Instruction 9)
- Grantor(s) legally blind* DISABLED PERSON (Instruction 9)
- Owned and occupied by grantor(s) at time of sale Grantor(s) permanently and totally disabled*
- One- or two-family residential premises Grantor(s) receiving disability payments*
- Resident of the State of New Jersey Grantor(s) not gainfully employed*
- Owners as joint tenants must all qualify Owned and occupied by grantor(s) at time of sale
- IN THE CASE OF HUSBAND AND WIFE OR STATUTORY PARTNER, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY. One- or two-family residential premises
- Resident of the State of New Jersey Owners as joint tenants must all qualify
- C. LOW AND MODERATE INCOME HOUSING (Instruction 9)
- Affordable according to HUD standards Reserved for occupancy
- Meets income requirements of region Subject to resale controls

(6) NEW CONSTRUCTION (Instructions 2, 10 and 12)

Entirely new improvement Not previously occupied

Not previously used for any purpose "New Construction" printed clearly at top of the first page of the deed

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions 5, 12 and 14)

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 the 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 83, P.L. 2006.

Subscribed and sworn to before me this Second day of November, 2015

Walter J. Olender
Signature of Deponent
1 Independence Place
South River, NJ

Grantor Name
1 Independence Place
South River, NJ
Grantor Address at Time of Sale

XXX-XX-X 655
Last 3 digits in Grantor's Soc. Sec. No.

Name/Company of Settlement Officer

Notary Public
Robert P. Weinberg, Esq.
County recording officers shall forward one copy of each Affidavit of Consideration for Use by Seller when Section 3A is completed.

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