


<p><b>Hudson County Recording Data Page</b>  <b>Diane Coleman</b>  <b>Hudson County Register</b></p> 	<p><i>Official Use Only - Barcode</i></p> <p>20211124010122880 1/5                  11/24/2021 10:07 AM DEED                  Bk: 9617 Pg: 671                  DIANE COLEMAN                  Hudson County, Register of Deeds                  Receipt No. 156432</p>
<p><i>Official Use Only - Realty Transfer Fee</i></p> <p>20211124010122880                  11/24/2021 10:07:04 am                  Consideration: \$610000.00                  Exempt Code: Regular                  County:\$610.00 State:\$1525.00                  NJAHTF:\$690.00 PHPF:\$305.00                  EAA:\$1003.00 General:\$1158.00                  Buyer's Fee: \$0.00                  Total RTF: \$5291.00</p>	
<p>Date of Document:                  2021-10-19</p>	<p>Type of Document:                  DEED (Select all Deed Doc Types)</p>
<p>First Party Name:                  Radames Rosario; Horacia Rosario;</p>	<p>Second Party Name:                  Alexander Freeman MacKnight; Abel A Reyes;</p>
<p>Additional Parties:                  Horacia Rosario; Abel A Reyes</p>	

<p><b>THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY</b></p>	
<p>Block:                  238</p>	<p>Lot:                  43</p>
<p>Municipality:                  Bayonne</p>	
<p>Consideration:                  610000.00</p>	
<p>Mailing Address of Grantee: 100 West 17th Street                  Bayonne, NJ 07002</p>	
<p><b>THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING &amp; PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES &amp; OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY</b></p>	
<p>Original Book:</p>	<p>Original Page:</p>
<p><b>HUDSON COUNTY RECORDING DATA PAGE</b>                  Please do not detach this page from the original document as it contains important recording information and is part of the permanent record.</p>	

**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.

# DEED

Prepared by:

CHARYSMEL F. MANASRA, ESQ.

This Deed is made on           October 19, 2021

BETWEEN

**RADAMES ROSARIO & HORACIA ROSARIO, Husband and Wife,**  
whose address is 100 West 17<sup>th</sup> Street, Bayonne, New Jersey 07002  
referred to hereinafter as the "Grantor",

AND

**ALEXANDER FREEMAN MACKNIGHT & ABEL A. REYES, Joint Tenants with Right  
of Survivorship**  
whose post office address is about to be 100 West 17<sup>th</sup> Street, Bayonne, New Jersey 07002  
referred to hereinafter as the "Grantee".

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

**1. Transfer of Ownership.** The Grantor grants and conveys and otherwise transfers ownership of the property described below to the Grantee. This transfer is made for the sum of **\$610,000.00** (SIX HUNDRED TEN THOUSAND DOLLARS AND NO CENTS).

The Grantor acknowledges receipt of this money.

**2. Tax Map Reference.** (N.J.S.A 46:15-2.1). Municipality of **BAYONNE**  
Block No. **238**                   Lot No. **43**

**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 attached hereto as Schedule "C".

BEING the same premises conveyed to Grantors herein, Radames Rosario and Horacia Rosario, Husband and Wife, by Deed from Stanislawa Hyranszkiewicz, single, dated 10/31/2003 and recorded with Hudson County Recording Office on 11/12/2003 in Book 7165, Page 290.

Subject to grants, easements and restrictions of record, if any, such state of facts as an accurate survey might disclose, and municipal laws and ordinances pertaining to the premises and the use thereof.

## Exhibit A

Order number: 13069-NJ-21

The land referred to herein below is situated in the County of Hudson, State of New Jersey, and is described as follows:

BEGINNING at a point in the southwesterly line of West 17th Street distant therein 95 feet southeasterly from the intersection of the southwesterly line of West 17th Street with the southeasterly line of John F. Kennedy Blvd and from said point or place of beginning running;

1. South 42° 20' West 100 feet to a point; thence
2. South 47° 34' East 25 feet to a point; thence
3. North 42° 20' East 100 feet to a point in the southwesterly line of West 17th Street; thence
4. along the southwesterly line of West 17th Street North 47° 34' West 25 feet to the point or place of BEGINNING.

BEING in accordance with the survey prepared by Leeper Land Group, LLC, dated 10/16/2021.

For Informational Purposes Only: Tax Block 238, Tax Lot 43, City of Bayonne, County of Hudson

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

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

**Seller's Information**

Name(s)  
RADAMES ROSARIO & HORACIA ROSARIO, HUSBAND AND WIFE

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Current Street Address  
2 CUTHBERT ROAD

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City, Town, Post Office  
CINNAMINSON

State  
NJ

ZIP Code  
08077

**Property Information**

Block(s)  
238

Lot(s)  
43

Qualifier

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Street Address  
100 WEST 17TH STREET

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City, Town, Post Office  
BAYONNE

State  
NJ

ZIP Code  
07002

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Seller's Percentage of Ownership 100	Total Consideration 610,000.00	Owner's Share of Consideration 610,000.00	Closing Date 11/3/21
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**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.
10.  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.
11.  The deed is dated prior to August 1, 2004, and was not previously recorded.
12.  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.
13.  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.
14.  The property transferred is a cemetery plot.
15.  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.
16.  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.
17.  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.

10/19/21  
Date

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10/19/21  
Date

*Radames Rosario*  
Signature (Seller)      Indicate if Power of Attorney or Attorney in Fact

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*Horacia Rosario*  
Signature (Seller)      Indicate if Power of Attorney or Attorney in Fact

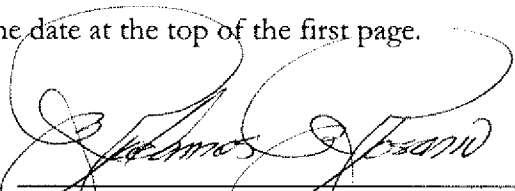
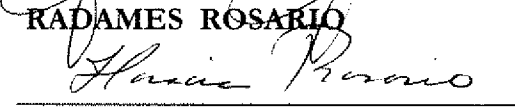
The street address of the property is: **100 WEST 17<sup>TH</sup> STREET  
BAYONNE, NEW JERSEY 07002**

**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.

Witnessed By:


  
\_\_\_\_\_  
RIFAH I. MANASRA  
ATTORNEY AT LAW  
STATE OF NEW JERSEY

  
\_\_\_\_\_  
RADAMES ROSARIO  
  
\_\_\_\_\_  
HORACIA ROSARIO

STATE OF NEW JERSEY )  
  ).SS:  
COUNTY OF HUDSON )

I CERTIFY that on OCTOBER 19, 2021, RADAMES ROSARIO & HORACIO ROSARIO, Husband and Wife, personally came before me and each person acknowledged under oath, to my satisfaction, that each person (or if more than one, each person):

- (a) is the maker of and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as their act and deed; and
- (c) made this Deed for \$ 610,000.00 and other good and valuable consideration 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.)

  
\_\_\_\_\_  
RIFAH I. MANASRA  
Attorney at Law of the State of New Jersey

**RECORD & RETURN TO:**

Allied Title, LLC  
360 Route 24  
Chester, NJ 07930