


Hudson County Recording Data Page Honorable Diane Coleman Hudson County Clerk 	<i>Official Use Only – Barcode</i>
<i>Official Use Only – Record & Return</i>	<i>Official Use Only – Realty Transfer Fee</i>
Date of Document: May 29 2019	Type of Document: DEED
First Party Name: SIX ROSE BBUDDS RISING, LLC	Second Party Name: ADAM A ENTERPRISE LLC
Additional Parties:	

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
Block: 24	Lot: 2
Municipality: Bayonne	
Consideration: 476,666.67	
Mailing Address of Grantee: 2162 Liberty Avenue, Hackensack, NJ 07601	

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY	
Original Book:	Original Page:

HUDSON COUNTY RECORDING DATA PAGE
 Please do not detach this page from the original document as it contains important recording information and is part of the permanent record.

Deed

This Deed is made on May 28, 2019,

BETWEEN

SIX ROSE BBUDDS RISING, LLC

having its principal office at

1215 Kennedy Boulevard

Bayonne, New Jersey 07002

referred to as the Grantor,

AND

Adam A Enterprise LLC, a New Jersey Limited Liability Company

a limited liability company of the State of New Jersey

whose address is about to be

1207 Kennedy Boulevard

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 **\$ 476,666.67, Four Hundred Seventy-Six Thousand Six Hundred Sixty-Six Dollars and Sixty-Seven Cents**

The Grantor acknowledges receipt of this money.

2. **Tax Map Reference** (N.J.S.A. 46:26A-3) Municipality of **Bayonne, Hudson County,** State of New Jersey, Block No. **24**, Lot No. **2**, Qualifier No. _____, 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 building 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 part hereof. *(Check Box if Applicable)*

BEING the same property conveyed to the Grantor by deed from W.S. Humen dated 12/18/2007 and recorded in the Hudson County Clerk's Office on 12/18/2007 in Deed Book 8399, Page 282.

Prepared by:

(For Recordors Use Only)



JAY B. YACKER, ESQ.



Exhibit A

ALTA COMMITMENT

Property Description

All that (those) certain lot(s), tract(s) or parcel(s) of land, with the buildings and improvements thereon erected, situate, lying and being in Bayonne City, County of Hudson and State of New Jersey and is bounded and described as follows:

BEGINNING at a point in the northwesterly line of Avenue A, known as Hudson County Boulevard, presently known as Kennedy Boulevard, where it is intersected by the northeasterly line of West Fifty Fourth Street; thence running

- (1) Northwesterly along the northeasterly line of West Fifty Fourth Street, one hundred (100) feet; thence running
- (2) Northeasterly parallel with Kennedy Boulevard, twenty five (25) feet; thence running
- (3) Southeasterly parallel with West Fifty Fourth Street, one hundred (100) feet to the northwesterly line of Kennedy Boulevard; thence running
- (4) Southwesterly along the northwesterly line of Kennedy Boulevard, twenty five (25) feet to the point or place of BEGINNING.

FOR INFORMATION ONLY:

County: Hudson, Municipality: Bayonne City

Tax Block: 24, Tax Lot: 2

Address: 1207 John Fitzgerald Kennedy Memorial Boulevard, a.k.a. Kennedy Boulevard, Bayonne, NJ 07002.

The above Tax Lot and Block designation and the street address designation is for informational purposes only and is not to be construed as part of the legal description.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.

ORT Form 4690 8-1-16

Exhibit A

ALTA Commitment for Title Insurance

Old Republic National Title Insurance Company

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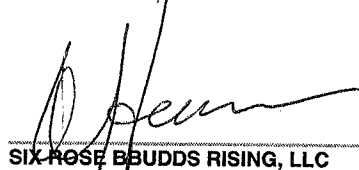
The street address of the Property is:

1207 John Fitzgerald Kennedy Boulevard, 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.

Witnessed or Attested By:


 Jay B. Yacker


 SIX ROSE BBUDDS RISING, LLC

(Seal)

**BY: William Scott Humen, Ph.D. PA.,
 Managing Member**

(Seal)

STATE OF NEW JERSEY, COUNTY OF Hudson SS:
 I CERTIFY that on May 18 2019

William Scott Humen PH.D. PA

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

- (a) is a member or manager of **SIX ROSE BBUDDS RISING, LLC**, the limited liability company named in the within instrument and is authorized to sign the within instrument on behalf of the limited liability company;
- (b) as such member or manager, signed, sealed and delivered this instrument as the voluntary act and deed of the limited liability company, made by virtue of authority from its members; and
- (c) made this Deed for **\$ 476,666.67** 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
William Goldberg

 Court House Towers
 29 Hudson Street
 Hackensack, New Jersey 07601


 Jay B. Yacker
 Attorney at Law, State of NJ
 Print name and title below signature



State of New Jersey

Seller's Residency Certification/Exemption

(Please Print or Type)

SELLER(S) INFORMATION:

Name(s) SIX ROSE BBUDDS RISING, LLC

Current Street Address 1215 Kennedy Boulevard

City, Town, Post Office Box Bayonne State NJ Zip Code 07002

PROPERTY INFORMATION:

Block(s) 24 Lot(s) 2 Qualifier _____

Street Address 1207 John Fitzgerald Kennedy Boulevard, Bayonne, NJ

City, Town, Post Office Box Bayonne State NJ Zip Code 07002

Seller's Percentage of Ownership 100 % Total Consideration \$476,666.67

Owner's Share of Consideration \$476,666.67 Closing Date _____

SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 apply to Residents and Non-residents):

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 being 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 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 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.

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.

5/28/19
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