


<p>Hudson County Recording Data Page Honorable Diane Coleman Hudson County Clerk</p> 	<p><i>Official Use Only – Barcode</i></p> <p>Hudson County Register 20170504010051010 Bk: 9198 Pg:162 1/5 05/04/2017 09:40:51 AM DEED Diane Coleman Hudson County, Register of Deeds Receipt No. 1245327</p>
<p><i>Official Use Only – Record & Return</i></p>	<p><i>Official Use Only – Realty Transfer Fee</i></p> <p>20170504010051010 5/4/2017 9:40:00 AM Consideration: \$375,000.00 Exempt.Code: Regular County:\$375.00 State:\$937.50 N.J.A.H.T.F. : \$337.50 P.H.P.F. : \$187.50 State E.A.A.:\$462.50 General:\$675.00 Buyer's Fee: \$.00 Total RTF: \$2,975.00</p>
<p>Date of Document: 04/28/2017</p>	<p>Type of Document: DEED</p>
<p>First Party Name: BCB COMMUNITY BANK</p>	<p>Second Party Name: 377 BROADWAY REALTY, LLC</p>
<p>Additional Parties:</p>	

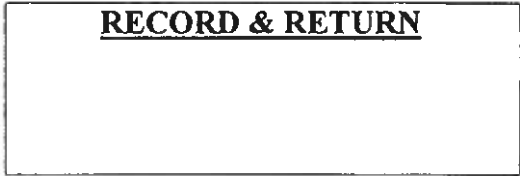
THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
<p>Block: 239</p>	<p>Lot: 13</p>
<p>Municipality: CITY OF BAYONNE</p>	
<p>Consideration: \$375,000.00</p>	
<p>Mailing Address of Grantee: 350 Broadway, Bayonne, New Jersey 07002</p>	

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

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.

2408851 - NWK

RECORD AND RETURN
FIRST AMERICAN TITLE
50 MILLSTONE ROAD
BUILDING 200, SUITE 150
EAST WINDSOR, NJ 08520



DEED

THIS DEED is made as of April 28, 2017, between:

BCB COMMUNITY BANK, a New Jersey-state chartered Bank, with offices at 591-595 Avenue C, Bayonne, New Jersey 07002, referred to as the Grantor;

and

377 BROADWAY REALTY, LLC, -whose address is 350 Broadway, Bayonne, New Jersey 07002, collectively referred to as the Grantee.

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

TRANSFER OF OWNERSHIP. The Grantor grants and conveys and transfers ownership of the property described below. This transfer is made for the sum of Three Hundred Seventy-Five Thousand and 00/100 (\$375,000.00) Dollars, and other good and valuable consideration. The Grantor acknowledges receipt of payment.

TAX MAP REFERENCE. (N.J.S.A. 46:15-2.1) Block 239, Lot 13 on the Tax Map of the City of Bayonne, commonly known as 377 Broadway, Bayonne, New Jersey 07002.

PROPERTY. The property consists of the land and all the buildings and structures on the land located at 377 Broadway, Bayonne, New Jersey 07002.

Being the same property conveyed to BCB COMMUNITY BANK by Deed from 377 Property LLC dated September 16, 2016, recorded on October 5, 2016, with the Hudson County Register of Deeds in Book 9149 at Page 841; also being the same property conveyed to 377 Property LLC by Deed from Pietro Barberi, Nunzio Barberi, Antonio Barberi and Maria Barberi dated November 17, 2004, recorded on January 18, 2005 in Book 7443 at Page 238.

See Legal Description attached.

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).

**SCHEDULE ~~A~~^A
LEGAL DESCRIPTION**

Commitment No.: 3472-2408851-NWK

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

BEGINNING at a point on the westerly side of of Broadway, distant thereon twenty-five 25.00 feet northerly from the corner formed by the intersection of the northerly side of West Seventeenth Street and said side of Broadway; thence running

- (1) Parallel with West Seventeenth Street, north 47 degrees 34 minutes 00 seconds, west 100.00 feet; thence
- (2) Parallel with Broadway, north 42 degrees 20 minutes 00 seconds, east 25.00 feet; thence
- (3) South 47 degrees 34 minutes 00 seconds, east 100.00 feet to said side of Broadway; and thence
- (4) Along said side of Broadway, South 42 degrees 20 minutes 00 seconds, 25.00 feet to the point or place of BEGINNING.

The above description is drawn in accordance with a survey made by Caulfield Associates, LLP dated 04/18/17.

NOTE FOR INFORMATION ONLY: Being Lot(s) 13, Block 239 Tax Map of the City of Bayonne, County of Hudson



State of New Jersey

SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3 (9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

BCB COMMUNITY BANK

Current Street Address

591-595 Avenue C

City, Town, Post Office Box

Bayonne

State

NJ

Zip Code

07002

PROPERTY INFORMATION

Block(s)

329

Lot(s)

13

Qualifier

Street Address

377 BROADWAY

City, Town, Post Office Box

BAYONNE

State

NJ

Zip Code

07002

Seller's Percentage of Ownership

100%

Total Consideration

\$375,000.00

Owner's Share of Consideration

100% \$375,000.00

Closing Date

4/28/2017

SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 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.

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.

4/27/2017

Date

Date

John J. Brogan
Vice President

Signature
Please indicate if Power of Attorney or Attorney in Fact
General Counsel

Signature

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

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

BCB COMMUNITY BANK, Seller

By: John J. Brogan
Title: Vice President/General Counsel

STATE OF NEW JERSEY)
COUNTY OF HUDSON)

ss.:

I CERTIFY that on April 27, 2017, John J. Brogan, personally came before me and this person acknowledged under oath, to my satisfaction, that:

- a. this person signed, sealed and delivered the attached document as a Vice President/General Counsel of BCB Community Bank, of the corporation named in this document; and,
- b. this document was signed and made by the corporation as its voluntary act and deed by virtue of the authority from its Board of Directors.
- c. this Deed was given for consideration of \$375,000.00 as 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).

Rita R. Mungioni, Esq.
Attorney-At-Law
State of New Jersey

Prepared by:

Rita R. Mungioni, Esq.
ATTORNEY-AT-LAW
STATE OF NEW JERSEY

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