DEED

This Deed is made on November 2, 2022

BETWEEN

Kamal Amin
whose address is: 49 Edwards Court, Bayonne NJ 07002

AND

Mohamed Elzokm
whose address is: 118-120 W 25th Street, Bayonne NJ 07002

referred to as the Grantor.

referred to as the Grantee.

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

TRANSFER OF TITLE. The grantor does hereby grant and convey the property described below to the Grantee.

CONSIDERATION. This transfer of ownership is made for the sum and consideration of Five Hundred and Fifty Thousand Dollars, "$500,000.00". The Grantor acknowledges receipt of this money.

TAX MAP REFERENCE. The property located in the City of Bayonne, Block No 187 Lot No 25, Commonly known as 118-120 W 25th Street, Bayonne NJ 07002, Hudson County.

PROPERTY DESCRIPTION. The property consists of all the land, buildings, structures and improvements contained on the property, and is located in the City of Bayonne, County of Hudson and State of New Jersey, and is described as follows:

See Schedule 'A' attached and made a part thereof.

Being the Same Land and Premise granted to Kamal Amin by Deed from Richard J. Clark, dated December 16th, 2021, recorded January 18th, 2022, in the Hudson County Clerk/Register's Office in Book 9631, Page 341.
ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Bayonne, in the County of Hudson, State of New Jersey:

BEGINNING on the southerly side of West 25th Street, distant thereon 112.75 feet westerly, from the corner formed by the intersection of the westerly side of Hudson County Boulevard and the southerly side of said West 25th Street, from thence running

(1) Southerly parallel, or northerly so, with the westerly side of Hudson County Boulevard, 154 feet to a point; THENCE

(2) Westerly, parallel, or nearly so, with the southerly side of West 25th Street, 50 feet to a point; THENCE

(3) Northerly and parallel with the first course run 154 feet to the southerly side of West 25th Street; THENCE

(4) Along the said southerly side of West 25th Street, 50 feet to the point or place of BEGINNING.

FOR INFORMATION PURPOSES ONLY: BEING known as 118-120 West 25th Street, Tax Lot 25, Tax Block 187 on the Official Tax Map of City of Bayonne, NJ.
State of New Jersey  
Seller's Residency Certification/Exemption

**Seller's Information**

<table>
<thead>
<tr>
<th>Name(s)</th>
<th>Kameel Amin</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Street Address</td>
<td>49 Edwards Court</td>
</tr>
<tr>
<td>City, Town, Post Office</td>
<td>Bayonne</td>
</tr>
<tr>
<td>State</td>
<td>NJ</td>
</tr>
<tr>
<td>ZIP Code</td>
<td>07002</td>
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**Property Information**

<table>
<thead>
<tr>
<th>Block(s)</th>
<th>Lot(s)</th>
<th>Qualifier</th>
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<tbody>
<tr>
<td>187</td>
<td>25</td>
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</table>

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<tr>
<th>City, Town, Post Office</th>
<th>Bayonne</th>
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<td>State</td>
<td>NJ</td>
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<td>ZIP Code</td>
<td>07002</td>
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**Seller's Percentage of Ownership**

<table>
<thead>
<tr>
<th>Total Consideration</th>
<th>Owner's Share of Consideration</th>
<th>Closing Date</th>
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<tbody>
<tr>
<td>550000</td>
<td>550000</td>
<td>11/2/2022</td>
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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 the 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 (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.

<table>
<thead>
<tr>
<th>Date</th>
<th>Signature (Seller)</th>
<th>Indicate if Power of Attorney or Attorney in Fact</th>
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PROMISES BY GRANTOR. The Grantor makes no promises as to the ownership or title, but simply transfers whatever interest the Grantor has to the Grantee.

SIGNATURES. The Grantor signs this Deed as of date first above written.

Witnessed By:

[Signature]

Mohamed H. Amin, Esq.

By: [Signature]

Kamal Amin, Grantor

STATE OF NEW JERSEY, COUNTY OF HUDSON SS:

I CERTIFY that on November 2, 2022

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

(a) this person is the person named in and personally signed this document;
(b) signed, sealed and delivered this document as his or her act and deed; and
(c) the full and actual consideration paid or to be paid for the transfer of title as defined by N.J.S.A. 46:15-5, is $550,000.00.

[Signature]

Mohamed H. Amin, Esq.
New Jersey Attorney At Law

RECORD AND RETURN TO:

Angel Title & Abstract, Inc.
2 Melrose Terrace
Middletown, NJ 07748

MOHAMED H. AMIN, ESQ, An Attorney at Law
Of the State of New Jersey