

Hudson County Recording Data Page
Diane Coleman
Hudson County Register



Official Use Only - Barcode

Official Use Only - Realty Transfer Fee

Hudson County Register 20180530010057660 Bk: 9310 Pg:27
1/5
05/30/2018 10:07:01 AM DEED
Diane Coleman
Hudson County, Register of Deeds
Receipt No. 1361871

Date of Document:

2018-04-27

Type of Document:

DEED (Select all Deed Doc Types)

First Party Name:

Dennis Flynn;

Second Party Name:

Ramy Eshak;

Additional Parties:

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY

Block:

350

Lot:

5

Municipality:

Bayonne

Consideration:

340000.00

Mailing Address of Grantee:

76 Humphrey Avenue
Bayonne, NJ 07002

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

Original Book:

Original Page:

Prepared By: _____

Rocco Errico, Esq.

DEED

THIS DEED is made on April 27, 2018

BETWEEN DENNIS FLYNN, Married

Whose address is:
12 Walnut Street,
Fairview NJ 07022.

Referred to as the Grantor

AND

Ramy Eshak, Married Man (RE)
Whose address is about to be:
76 Humphrey Avenue,
Bayonne NJ 07002

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 (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of

THREE HUNDRED FORTY THOUSAND (\$340,000.00) DOLLARS

The Grantor acknowledges receipt of this money.

TAX MAP REFERENCE: (N.J.S.A. 46:15-1.1)
Municipality of: Bayonne, Block No. 350 Lot No.5

PROPERTY. The property consists of the land and all of the buildings and structures on the land in the City of Bayonne, County of Hudson, and State of New Jersey.

The legal description is:

SEE SCHEDULE "A" LEGAL DESCRIPTION ATTACHED

BEING the same premises conveyed to Dennis Flynn by Deed from Wahid E. Badran, married, dated 09/15/2008, recorded 09/26/2008 in the Hudson County Clerk/Register's Office in Book 8617, Page 113.

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).

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

Witnessed by:





_____ DENNIS FLYNN

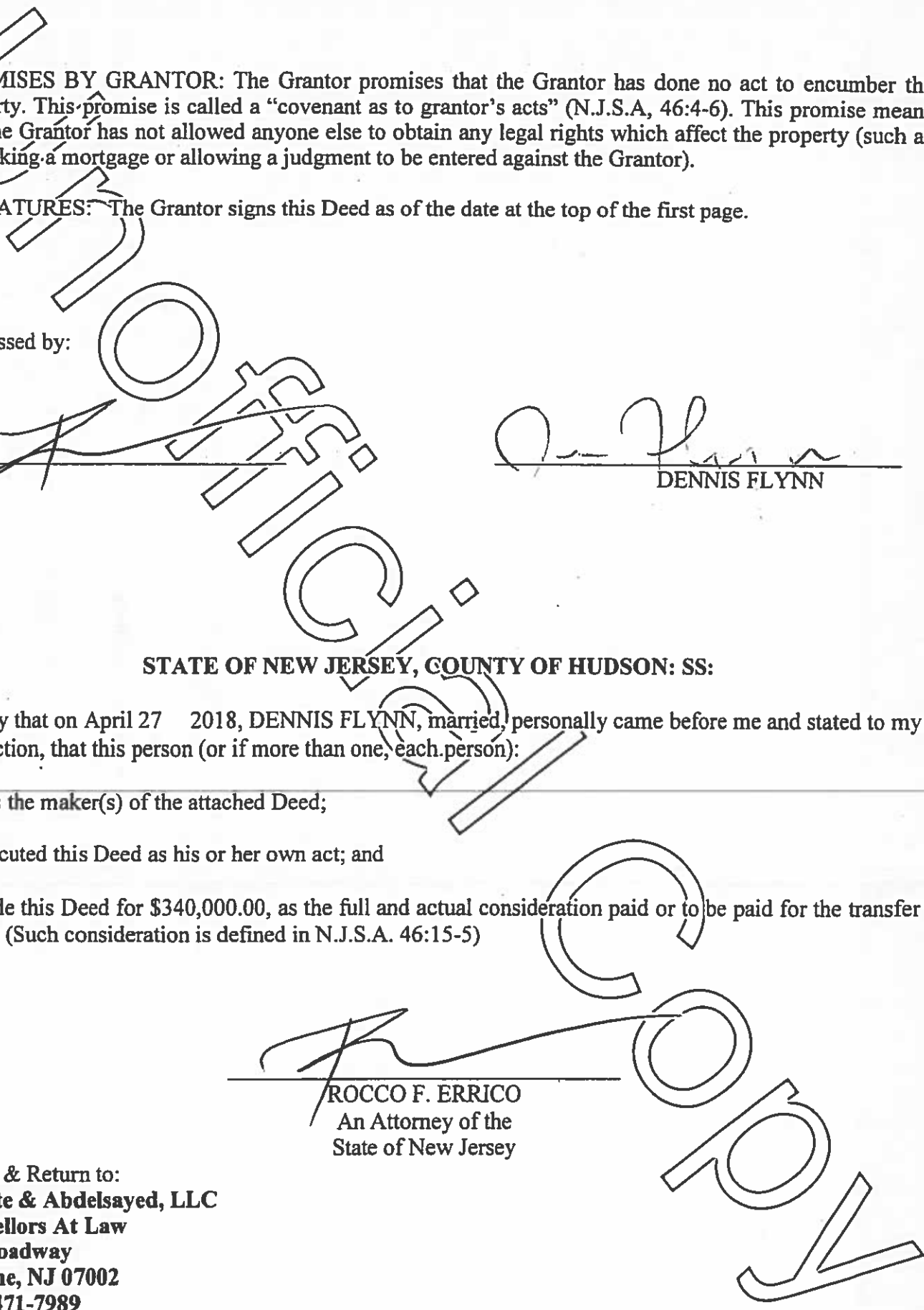
STATE OF NEW JERSEY, COUNTY OF HUDSON: SS:

I certify that on April 27 2018, DENNIS FLYNN, married, personally came before me and stated to my satisfaction, that this person (or if more than one, each person):

- (a) was the maker(s) of the attached Deed;
- (b) executed this Deed as his or her own act; and
- (c) made this Deed for \$340,000.00, 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)


_____ ROCCO F. ERRICO
An Attorney of the
State of New Jersey

Record & Return to:
Grigait & Abdelsayed, LLC
Counsellors At Law
363 Broadway
Bayonne, NJ 07002
P 201-471-7989
F 201-471-7990



**EXHIBIT A
LEGAL DESCRIPTION**

Issuing Office File No. CST18020202

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 at a point in the Southerly line of Humphrey Avenue, therein distant 204.04 feet as measured Southwesterly along the same from its intersection with the Southwesterly line of West 4th Street; and from thence running

1. South 71 degrees 15'00" East, a distance of 122.70 feet to a point; thence
2. South 18 degrees 45'00" West, a distance of 28.00 feet to a point; thence
3. North 71 degrees 15'00" West, a distance of 124.03 feet to a point in the Southeasterly line of Humphreys Avenue; thence
4. Along the Southeasterly line of Humphrey Avenue, North 21 degree 16'30" East, a distance of 28.03 feet to the point and place of BEGINNING.

FOR INFORMATION PURPOSES ONLY: BEING known as 76 Humphrey Avenue, Tax Lot 5, Tax Block 350 on the Official Tax Map of City of Bayonne, NJ.

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NUMBER OF PAGES : 5
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