

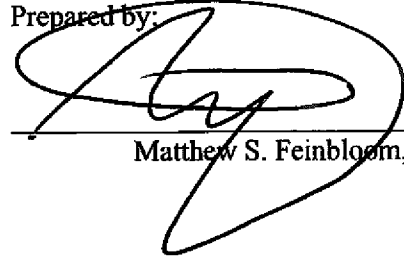
<b>Hudson County Recording Data Page</b> <b>Jeffrey Dublin</b> <b>Hudson County Register</b>	<b>Official Use Only - Barcode</b>  20230614010041110 1/5 06/14/2023 03:05 PM DEED Bk: 9752 Pg: 845 JEFFREY DUBLIN Hudson County, Register of Deeds Receipt No. 252529
	
<b>Official Use Only - Realty Transfer Fee</b>  20230614010041110 06/14/2023 03:05:32 pm Consideration: \$290000.00 Exempt Code: Regular County:\$290.00 State:\$725.00 NJAHTF:\$210.00 PPHF:\$145.00 EAA:\$267.00 General:\$0.00 Buyer's Fee: \$0.00 Total RTF: \$1637.00	
Date of Document: 2023-03-21	Type of Document: DEED (Select all Deed Doc Types)
First Party Name: LANDMARK PROPERTIES NJ, LLC;	Second Party Name: USNJREINVESTORS LLC;
Additional Parties:	

<b>THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY</b>	
Block: 230	Lot: 45
Municipality: Bayonne	
Consideration: 290000.00	
Mailing Address of Grantee: 482 JF Kennedy Blvd. AKA Kennedy Blvd. Bayonne, NJ 07002	
<b>THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING &amp; PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES &amp; OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY</b>	
Original Book:	Original Page:
<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.	

**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.

Prepared by:



Matthew S. Feinbloom, Esq.

**DEED**

This Deed is made on this 21 day of March, 2023

BETWEEN

**Landmark Properties NJ, LLC** a New Jersey Limited Liability Company, whose address is **134 CHARLES ST, JERSEY CITY, NJ 07307** (the "Grantor")

AND

**USNJREINVESTORS LLC**, whose address is about to be **482 Kennedy Blvd , Bayonne , New Jersey 07002** (the "Grantee")

**1. Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) to the Grantee a certain property located in the City of Bayonne, County of Hudson, State of New Jersey, which is more fully described in the legal description attached (the "Legal description").

**2. Consideration.** This transfer is made for the sum of **\$290,000.00 (two hundred ninety thousand Dollars and 00/100 Cents)**. The Grantors acknowledge receipt of this money.

**3. Tax Map Reference.** (N.J.S.A. 46:15-1.1) City of Bayonne, County of Hudson, State of New Jersey, **Block:230, Lot:45**, more commonly known as **482 Kennedy Blvd, Bayonne, New Jersey 07002** **AKA Kennedy Blvd., Bayonne NJ, 07002** \* JF

**4. Property.** The property consists of land and all the buildings and structures, and improvements thereof, are more fully described in the Legal Description attached hereto.

- Being the same premises conveyed to LANDMARK PROPERTIES NJ LLC by Deed from ALDO BARBIERI, Single, dated 1/6/2021, recorded 1/26/2022 in the Hudson County Clerk/Register's Office in Deed Book 9634, Page 914.

**5. Promises by Grantors.** 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 Grantors have 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 Grantors).

**EXHIBIT A  
LEGAL DESCRIPTION**

Issuing Office File No. PA24142

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, County of Hudson, State of New Jersey and being more particularly described as follows:

BEGINNING at a point in the southeasterly line of John F. Kennedy Boulevard (100' R.O.W.), said point being distant 100.00' northeasterly from the intersection of the southeasterly line of John F. Kennedy Boulevard with the northeasterly line of Andrew Street (60' R.O.W.) and running; thence

1. Along the southeasterly line of John F. Kennedy Boulevard, North 31 degrees 21 minutes 30 seconds East, 25.01' to a point; thence
2. South 60 degrees 00 minutes 00 seconds East, 94.41' to a point; thence
3. South 30 degrees 00 minutes 00 seconds West, 25.00' to a point; thence
4. North 60 degrees 00 minutes 00 seconds West, 95.00' to the point of BEGINNING.

FOR INFORMATION PURPOSES ONLY: BEING known as 482 Kennedy Boulevard, Tax Lot 45, Tax Block 230 on the Official Tax Map of City of Bayonne, NJ.  
Mailing Address: 482 JF Kennedy Blvd. AKA Kennedy Blvd., Bayonne NJ, 07002

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

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

**Seller's Information**

Name(s)  
**LANDMARK PROPERTIES NJ LLC**

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Current Street Address  
**134 Charles Street**

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City, Town, Post Office State ZIP Code  
**Jersey City NJ 07307**

**Property Information**

Block(s) Lot(s) Qualifier  
**230 45**

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Street Address  
**\*JF 482 Kennedy Blvd AKA Kennedy Blvd.**

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City, Town, Post Office State ZIP Code  
**Bayonne NJ 07002**

Seller's Percentage of Ownership	Total Consideration	Owner's Share of Consideration	Closing Date
<b>100</b>	<b>\$290,000.00</b>	<b>\$290,000.00</b>	<b>3/22/2023</b>

**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.  
 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.
15.  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.
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.

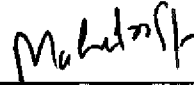
3/21/23 Date Mohit Signature (Seller)  Indicate if Power of Attorney or Attorney in Fact

\_\_\_\_ Date \_\_\_\_\_ Signature (Seller) \_\_\_\_\_ Indicate if Power of Attorney or Attorney in Fact

FILED  
20230614010041110  
06/14/2023 03:05 PM  
DEED  
NUMBER OF PAGES : 5  
SSPANN

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

Landmark Properties NJ, LLC :



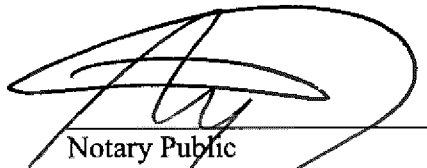
By: **MAHENDRA SINGH, as Sole Member  
Landmark Properties NJ, LLC**

STATE OF NJ :

COUNTY OF Hudson . SS :

I CERTIFY that on 3/21, 2023, **Mahendra Singh, Sole Member of Landmark Properties NJ, LLC**, personally came before me and that this person acknowledged under oath, to my satisfaction that this person:

- (a) was the maker of the attached Deed
- (b) was authorized to and did execute this Deed as Sole Member of the entity named in this Deed;
- (c) made this Deed for \$290,000.00 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.)
- (d) executed this Deed as the act of the entity



Notary Public  
**Matthew S. Feinbloom, Esq.**  
Attorney at Law  
State of New Jersey

**RECORD AND RETURN TO:**

**Providence Abstract, LLC  
3146 Route 27 Suite 203-204  
Kendall Park, NJ 08824**