This Deed made the 5 day of September 2023

BETWEEN

Most 40 East 5th LLC

Whose address is: 1244 40th street, Brooklyn, New York 11218

AND

Hudson Property Holdings, LLP

whose address is: 32 Washington Ave, Rutherford, NJ 07070

and referred to as the Grantee.

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

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 TWO HUNDRED NINETY FIVE THOUSAND DOLLARS and 00/100 ($295,000.00). The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A.45:15-1.1) City of Bayonne, County of Hudson, State of New Jersey, in Tax Block No.342 Lot No. 18

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:

THE LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF.

BEING the same premises commonly known as 40 E 5th Street and more particularly known and designated as Block 342, Lot 18 on the Tax Maps of the City of Bayonne, County of Hudson, State of New Jersey.

BEING the same premises conveyed to Most 40 East 5th LLC by Deed from Aharon Moster, dated March 23, 2022, recorded August 2, 2022 in Deed Book 9686. Page 446.

Conveyance hereunder is expressly made subject to all easements, reservations and restrictions and rights-of-way of record, all applicable governmental laws, codes, ordinances and
regulations affecting the property and its use, and to such facts as a current survey and inspection of the property may indicate.

The street address of the property is:

40 E 5th Street, Bayonne, NJ 07002

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

**Witnessed by:**

[Signature]

Aharon Moster, Sole member

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**STATE OF NEW YORK** :

**COUNTY OF** :

I certify that on September ___, 2023, Aharon Moster personally came before me and this person acknowledged under oath, to my satisfaction that:

(a) they are the makers of the attached Deed;
(b) executed this Deed as their own act; and
(c) made this Deed for $295,000.00 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.).

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**RECORD & RETURN TO:**

*Richard Masel Esq*

52 Trinity St

Newton NJ 07860

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**JOSEPH S. SPIRA**

NOTARY PUBLIC, State of New York

No. O1SP8067956

Qualified in Kings County

Commission Expires Dec. 24, 2025
BEGINNING al a point in the southerly line of East Fifth Street, distant westerly 63.50 feet from the corner formed by the Intersection of the said southerly line of East Fifth Street with the westerly line of Lexington Avenue; from thence running

(1) Southerly and parallel with the westerly line of Lexington Avenue and along the line of lands now or formerly of Transfer, 104.06 feet to the line of lands now or formerly of Allen Rowland; thence

(2) Westerly and along said lands of Alice Rowland and parallel or nearly so with the southerly line of East Fifth Street 25.00 feet more or less, to the easterly line of lands conveyed by Jacobs J. Kuder and wife to John Lyons and wife, by deed dated August 30, 1916 and recorded in Liber 1291 of deeds for Hudson County on page 88; thence

(3) Northerly and along the line of lands so conveyed to the said John Lyons and wife, and parallel or nearly so with the westerly line of Lexington Avenue 104.39 feet to the southerly line of East Fifth Street; thence

(4) Easterly and along the southerly line of East Fifth Street, 25.00 feet to the point or place of BEGINNING.

Being further described in accordance with a survey prepared by Braginsky Surveying, LLC, dated August 10, 2023, as follows:

BEGINNING at a point in the southerly line of East Fifth Street, distant westerly 63.50 feet from the corner formed by the intersection of the said southerly line of East Fifth Street with the westerly line of Lexington Avenue; from thence running

1. South 0 degrees 48 minutes 16 seconds East 104.06 feet, thence
2. South 89 degrees 11 minutes 44 seconds West 25.00 feet, thence
3. North 00 degrees 48 minutes 16 seconds West 103.72 feet, thence
4. North 88 degrees 25 minutes 25 seconds East, 25.00 feet the point of beginning.

FOR INFORMATION ONLY: Being known as Lot 18 in Block 342, on the official tax map of City of Bayonne, County of Hudson, in the State of NJ. The mailing address is: 40 E 5th Street, Bayonne, NJ 07002
State of New Jersey
Seller's Residency Certification/Exemption

**Seller's Information**
- **Name(s):** Most 40 East 5th LLC
- **Current Street Address:** 1244 40th street
- **City, Town, Post Office:** BROOKLYN
- **State:** NY
- **ZIP Code:** 11218

**Property Information**
- **Block:** 342
- **Lot:** 18
- **Street Address:** 40 E 5th Street
- **City, Town, Post Office:** Bayonne
- **State:** NJ
- **ZIP Code:** 07002

**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, transferee, 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 is subject to a short sale instituted by the mortgagor, whereby the seller agreed not to receive any proceeds from the sale and the mortgagor will receive all proceeds paying off an 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 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.

**Signature (Seller):**

**Date:** 9/5/2023

**Indicate if Power of Attorney or Attorney in Fact:**

**Signature (Seller):**

**Date:**

**Indicate if Power of Attorney or Attorney in Fact:**