


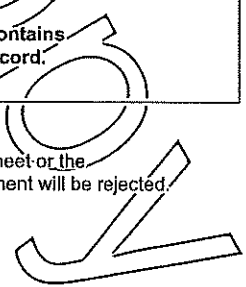
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| <p>Hudson County Recording Data Page Diane Coleman Hudson County Register</p>  | <p><i>Official Use Only - Barcode</i></p> <p>20200717010046240 1/5 07/17/2020 09:29 AM DEED BK: 9456 Pg: 115 DIANE COLEMAN Hudson County, Register of Deeds Receipt No. 38915</p> |
| <p><i>Official Use Only - Realty Transfer Fee</i></p> <p>20200717010046240 07/17/2020 09:29:20 am Consideration: \$355000.00 Exempt Code: Regular County: \$355.00 State: \$887.50 NJAHTF: \$307.50 PHPP: \$177.50 EAA: \$416.50 General: \$639.00 Buyer's Fee: \$0.00 Total RTF: \$2783.00</p> | |
| <p>Date of Document: 2020-06-10</p> | <p>Type of Document: DEED (Select all Deed Doc Types)</p> |
| <p>First Party Name: JOSEPH TERRANA, THE ROS TERRANA FAMILY TRUST;</p> | <p>Second Party Name: EG USA LLC;</p> |
| <p>Additional Parties: THE ROS TERRANA FAMILY TRUST</p> | |

| | |
|--|-----------------------|
| <p align="center">THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY</p> | |
| <p>Block: 45</p> | <p>Lot: 24</p> |
| <p>Municipality: Bayonne</p> | |
| <p>Consideration: 355000.00</p> | |
| <p>Mailing Address of Grantee: 1049 BROADWAY BAYONNE, NJ 07002</p> | |
| <p align="center">THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY</p> | |
| <p>Original Book:</p> | <p>Original Page:</p> |
| <p align="center">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.</p> | |

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.



A COPY OF THIS DEED HAS BEEN SENT TO ASSESSOR'S OFFICE

Deed

This Deed is made on June 10, 2020 and delivered on June 19, 2020
BETWEEN JOSEPH TERRANA, AS TRUSTEE OF THE ROS TERRANA FAMILY TRUST

whose post office address is 1049 BROADWAY
2ND FL.
BAYONNE, NJ 07002

referred to as the Grantor,
AND EG USA LLC, A NEW JERSEY LIMITED LIABILITY COMPANY

whose post office address is ABOUT TO BE 1049 BROADWAY
BAYONNE, NJ 07002

referred to as the Grantee.

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

1. **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 \$355,000.00
Three Hundred Fifty-Five Thousand Dollars and No Cents

The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:26A-3) Municipality of BAYONNE
Block No. 45, Lot No. 24, Qualifier No. _____ and Account No. _____

No lot and block or account number is available on the date of this Deed. (Check box if applicable.)

3. **Property.** The Property consists of the land and all the buildings and structures on the land in the CITY
of BAYONNE, County of Hudson and State of New Jersey.

The legal description is:

Please see attached Legal Description annexed hereto and made a part hereof. (Check box if applicable.)

BEING THE SAME PREMISES CONVEYED TO NICOLA TERRANA AND ROSALIA TERRANA, HIS WIFE,
UNDER DEED FROM RONALD T. ZEBROWSKI AND WANDA I. ZEBROWSKI, HIS WIFE AND STANLEY V.
ZEBROWSKI AND AGNES ZEBROWSKI HIS WIFE, DATED 04/21/1976, RECORDED IN THE HUDSON
COUNTY CLERK'S OFFICE ON 05/03/1976 IN DEED BOOK 3204, PAGE 246.

Prepared by:
Linda J. Hart
LINDA J. HOCKSTEIN, ESQ.

(For Recorder's Use Only)

COPIED

The street address of the Property, is:

1049 BROADWAY
BAYONNE, NJ 07002

4. 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).

5. Signatures. The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature.)

Witnessed or Attested by:

Carolyn Treglia
NOTARY PUBLIC

Joseph Terrana as Trustee of Ros Family Trust
JOSEPH TERRANA, AS TRUSTEE OF THE ROS TERRANA FAMILY TRUST (Seal)

CAROLYN TREGLIA
Attorney At Law for State of NJ

(Seal)

STATE OF NEW JERSEY, COUNTY OF Hudson

SS:

I CERTIFY that on June 10, 2020

JOSEPH TERRANA, AS TRUSTEE OF THE ROS TERRANA FAMILY TRUST

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

- (a) was the maker of this Deed;
- (b) executed this Deed as his or her own act; and
- (c) made this Deed for \$ 355,000.00 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.)

RECORD AND RETURN TO:
 LAUREN B. DECARLO, ESQ.
 CENGARLE & DECARLO, LLC
 190 MAIN STREET
 SUITE 307
 HACKENSACK, NJ 07601

MW 5648

Carolyn Treglia
NOTARY PUBLIC

Print name and title below signature

CAROLYN TREGLIA
Attorney At Law for State of NJ

GIT/REP-3
(8-19)

State of New Jersey
Seller's Residency Certification/Exemption

(Print or Type)

Seller's Information

Name(s) Joseph-Terrana, as Trustee of the Ros Terrana Family Trust
 Current Street Address 61 Dewitt Road
 City, Town, Post Office Sussex State NJ ZIP Code 07461

Property Information

Block(s) 45 Lots(s) 24 Qualifier _____
 Street Address 1049 Broadway
 City, Town, Post Office Bayonne State NJ ZIP Code 07002
 Seller's Percentage of Ownership 100 % Total Consideration \$355,000.00 Owner's Share of Consideration \$355,000.00 Closing Date 6-19-2020

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.
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.

6/10/2020 Date Joseph-Terrana, as Trustee of the Ros Terrana Family Trust Signature (Seller) Indicate if Power of Attorney or Attorney in Fact

____ Date _____ Signature (Seller) _____ Indicate if Power of Attorney or Attorney in Fact

FILED
20200717010046240
07/17/2020 09:29 AM
DEED
NUMBER OF PAGES : 5
SSPANN

A COPY OF THIS DEED HAS BEEN
SENT TO ASSESSOR'S OFFICE

CATIC TITLE INSURANCE COMPANY

Attached to MSQ-5648

SCHEDULE C Legal Description

ALL that (those) certain lot(s), tract(s) or parcel(s) of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Bayonne, County of Hudson, and State of New Jersey and is bounded and described as follows:

BEGINNING at a point the westerly side of Broadway (formerly Avenue D) distant southwesterly along the same, 36 feet from the southwesterly side of West 52nd Street; thence running

1. Northwesterly and parallel with West 2nd Street, to, through and beyond the center of a party wall standing partly on the premises hereby described and partly on the premises next adjoining on the northeasterly side thereof 100 feet; thence

2. Southwesterly, and parallel with the northwesterly side of Broadway, 16 feet to a point; thence

3. Southeasterly, and parallel with the first course above run, to, through and beyond the center of a party wall standing partly on the premises next adjoining on the southwesterly side thereof, 100 feet to the northwesterly side of Broadway; and thence

4. Northeasterly, along said northwesterly side of Broadway, 16 feet to the point or place of BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY: BEING known as Tax Lot 24, in Tax Block 45, on the Official Tax Map of the City of Bayonne.

FOR INFORMATIONAL PURPOSES ONLY: The mailing address is: 1049 Broadway, Bayonne, New Jersey 07002.