

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

2

Prepared by:

Susan Ferraro
Susan Ferraro, Esq.

DEED

This Deed is made on May 16, 2003,

000003489
RECEIVED
AND
RECORDED
DEE
02/18/2003 11:23A
BARBARA A. DONNELLY
HUDSON COUNTY
REGISTER OF DEEDS
Receipt No. 116792

BETWEEN MARIA SULLIVAN, whose address is 66 West 54th Street,
Bayonne, New Jersey 07002,

referred to as Grantor,

AND LUIS A. GOMEZ and ANGEL RIVAS, whose address is about to be 66
West 54th Street, Bayonne, New Jersey 07002,

referred to as 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 described below to the Grantee. This transfer is made for the sum of TWO HUNDRED SEVENTY THOUSAND AND 00/100 (\$270,000.00) DOLLARS

The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 4b:15-2.1) Municipality of Bayonne
Block No. 34 Lot No. 29.

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.

ALSO Known as 66 West 54th Street, Bayonne, New Jersey 07002.

BEING the same premises conveyed to Grantor by Deed from George V. Sullivan, Jr. dated October 27, 1992 and recorded October 29, 1992 in the Hudson County Clerk/Register's Office in Deed Book 4545 Page 180.

BEING ALSO the same premises conveyed to George V. Sullivan, Jr. and Maria Sullivan, his wife by Deed from Edward J. Wohlrab and Angelina C. Wohlrab, his wife, dated October 16, 1974 and recorded October 16, 1974 in the Hudson County Clerk/Register's Office in Deed Book 3172 Page 1063.

Consideration : \$270000.00 Exempt Code: 2

| County | State | N.P.H.R.F | Total |
|--------|--------|-----------|---------|
| 270.27 | 674.73 | 180.00 | 1125.00 |
| | Public | Extra | |
| | 0.00 | 0.00 | |

10119 Date: 02/18/2003

BK:07112 PG:00187

34930

D R V S -2

DEED

Prepared by: *(Print signer's name below signature)*
(Signature)
DONATO J. BATTISTA
An Attorney at Law State of NJ

99 AUG 24 AM 9:01

Battista, Donato J.
HUDSON COUNTY
TREASURER'S OFFICE

This Deed is made on August 12, 1999.

BETWEEN JOHN M. O'KEEFE

whose address is 471 Pavonia Avenue, Jersey City, New Jersey
referred to as the Grantor,

AND RFG'S, INC. a New Jersey Corporation

A COPY OF THIS DEED
HAS BEEN SENT TO ASSESSOR'S OFFICE
2

whose post office address is about to be 1103-1105 Avenue C, Bayonne, New Jersey
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 described below to the Grantee. This transfer is made for the sum of TWO HUNDRED SEVENTY THOUSAND and 00/100 (\$270,000.00) DOLLARS

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of Bayonne
Block No. 34 Lot No. 28 Account No.

No property tax identification number is available on the date of this Deed. (Check box if applicable).

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:

SEE SCHEDULE A ATTACHED HERETO.

008185

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AND
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Consideration : \$ 270000.00 Exempt Code: S

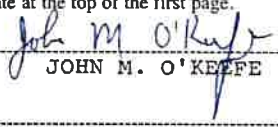
| County | State | N.P.N.R.F | Total |
|--------|------------------|-----------|---------|
| 270.27 | 674.73 | 180.00 | 1125.00 |
| fee2 | Date: 08/24/1999 | | |

8K5484P6174

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:


JOHN M. O'KEEFE

(Seal)

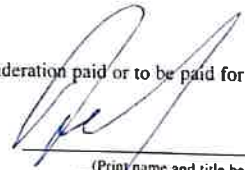
DONATO J. BATTISTA

(Seal)

STATE OF NEW JERSEY, COUNTY OF HUDSON SS.:
I CERTIFY that on August 12, 1999,

JOHN M. O'KEEFE,
personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of the attached deed;
- (b) executed this deed as his or her own act; and,
- (c) made this Deed for \$ 270,000.00 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.)



(Print name and title below signature)
DONATO J. BATTISTA
An Attorney at Law
State of New Jersey

SCHEDULE A

BEGINNING at a point being the intersection of the westerly line of Avenue C and the southerly line of West 54th Street, thence;

- (1) Southerly and along the westerly line of Avenue C having a bearing of South 42 degrees 20 minutes west for a distance of 50.00 feet to a point,
- (2) Westerly and along a line having a bearing of North 47 degrees 40 minutes West for a distance of 110.00 feet to a point,
- (3) Northerly and along a line having a bearing of North 42 degrees 20 minutes east for a distance of 50.00 feet to the southerly line of West 54th Street,
- (4) Easterly and along the southerly line of West 54th Street having a bearing of South 47 degrees 40 minutes east for a distance of 110.00 feet to the westerly line of Avenue C being the point or place of BEGINNING.

Said premises are also known as 1103-1105 Avenue C, Bayonne, New Jersey Lot 28 Block 34.

The sale shall be subject to the mortgage held by C.F.G. Realty Company, Inc., which shall be assumed by the Buyer. The purchase price herein consists of the sum of \$205,951.36, the current principal balance under the mortgage, and \$64,048.64 the amount of cash passing between the Seller and the Buyer.

BEING the same premises conveyed to John M. O'Keefe and John Papi, by deed of C.F.G. Realty Company, Inc., a corporation of the State of New Jersey, dated October 17, 1996 and recorded October 24, 1996 in Deed Book 5058 at Page 172.

BEING the same premises conveyed to John M. O'Keefe by deed of John Papi, dated March 6, 1998 and recorded in the Register of Hudson County on March 12, 1998 in Deed Book 5259 at Page 341, John Papi conveyed all of his right, title and interest in the property to John M. O'Keefe.

SUBJECT to restrictions and easements of record, zoning ordinances and regulations, party walls, and such state of facts as an accurate survey may disclose, provided it does not render title unmarketable.

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

97961

DEED

Prepared by
[Signature]
RONALD P. COLICCHIO, ESQ.

RECEIVED
AND
RECORDED
011900

A COPY OF THIS DEED AS
BEING...

This Deed is made on November 2, 2001,

BETWEEN

BENJAMIN ANAYA and JESSICA ANAYA, Husband and Wife, whose address is 1101 Avenue Bayonne, New Jersey, referred to as the Grantor,

AND

EL MAR, L.L.C., whose address is 1105 Avenue C, Bayonne, New Jersey, referred to as the Grantee,

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

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REGISTER OF
HUDSON COUNTY
NOV 14 AM 9:01

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 **TWO HUNDRED SIXTY THREE THOUSAND (\$263,000.00) AND 00/100 DOLLARS**. The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Bayonne, Block No. 34, Lot No. 27 Account No.

No property tax identification number is available on the date of this deed. (Check box if applicable.)

Property. The property consists of the land and all buildings and structures on the land in the City of Bayonne, County of Hudson, and State of New Jersey. The legal description is:

SEE LEGAL DESCRIPTION ATTACHED

BEING the same premises conveyed to Benjamin Anaya and Jessica Anaya, husband and wife, by Deed dated January 12, 2001, and recorded in the Office of the Register of Hudson County on January 23, 2001 in Book 5748, Page 42.

BEING COMMONLY known as 1101 Avenue C, Bayonne, New Jersey.

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 act" (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.)

Consideration : \$ 263000.00 Exempt Code: S

| County | State | N. P. N. R. F | Total |
|--------|------------------|---------------|---------|
| 263.26 | 657.24 | 169.50 | 1090.00 |
| fee2 | Date: 11/14/2001 | | |

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02 SEP 10 AM 10:16

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AND
RECORDED

Barbara A. Winkler
HUDSON COUNTY
REGISTER OF DEEDS

Prepared by:

Susan Ferraro
Susan Ferraro, Esq.

DEED

This Deed is made on the 30th day of July, 2002,

BETWEEN:

WILLIAM JEROME JACKSON, whose post office address is 1099 Avenue C,
Bayonne, New Jersey 07002,

referred to as Grantor,

AND

Di-Pa, L.L.C., whose post office address is 1105 Avenue C, Bayonne, New
Jersey 07002

Consideration : 9 235000.00 Exempt Code: S

| County | State | M.P.M.R.F | Total |
|--------|--------|------------------|--------|
| 235.24 | 587.26 | 127.50 | 950.00 |
| fee3 | | Date: 09/10/2002 | |

referred to as 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 described below to the Grantee. This transfer is made for the sum of:

TWO HUNDRED THIRTY FIVE THOUSAND AND 00/100 (\$235,000.00) DOLLARS

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Block No. 34 Lot 26 on the Official Tax Map of the City of Bayonne, County of Hudson, State of New Jersey.

Property. See description attached hereto as Exhibit A.

Subject to and together with right of way as set forth in Deed Book 2491 Page 317 and Deed Book 3205 Page 880.

Subject to rights of adjacent owner in party wall providing support common to building on subject premises and that on adjacent premises.

Being the same premises conveyed to William Jerome Jackson by Deed from Ralph A. Famiglietti and Mildred Famiglietti, his wife, by Deed dated May 26, 1976 and recorded May 26, 1976 in the Hudson County Register's Office in Deed Book 3205 at Page 880.


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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:



Susan Ferraro, Esq.

 (Seal)
William Jerome Jackson, Grantor

State of New Jersey)
) SS:
County of Hudson)

On this 30th day of July, 2002, WILLIAM JEROME JACKSON, personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- a. is named in and personally signed this Deed;
- b. signed, sealed and delivered this Deed as his act and deed; and
- c. made this Deed for Two Hundred Thirty Five Thousand and 00/100 (\$235,000.00) Dollars, as the full and actual consideration paid or to be paid for the transfer of title.


Susan Ferraro, Esq.
Attorney-At-Law of
State of New Jersey

RECORD AND RETURN TO:

JOHN J. HUGHES, ESQ.
HUGHES & FINNERTY, P.C.
846 Broadway
Bayonne, New Jersey 07002


BK10-3pgs


Exhibit A

~~SCHEDULE C~~ LEGAL DESCRIPTION

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:

COMMENCING at a point on the northwesterly side of Avenue C, distant northeasterly 100 feet from the northeasterly side of West Fifty-third Street, thence running



- (1) Northwesterly parallel with West Fifty-third Street, 110 feet to a point; thence
- (2) Northeasterly parallel with said Avenue C, 25 feet to a point; thence
- (3) Southeasterly parallel with said West Fifty-third Street 110 feet to said Avenue C; thence
- (4) Southwesterly along said Avenue C, 25 feet to the point or place of BEGINNING.

NOTE FOR INFORMATION ONLY: Being Lot(s) 26, Block 34, Tax Map of the City of Bayonne, County of Hudson.

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

A COPY OF THIS DEED
 MUST BE SENT TO ASSESSOR'S OFFICE.

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|--|--|
| Hudson County Recording Data Page Honorable Diane Coleman Hudson County Register  | Official Use Only - Barcode  20180713010076440 1/5 07/13/2018 10:06:13 AM DEED Bk: 9322 Pg: 964 Diane Coleman Hudson County, Register of Deeds Receipt No. 1423954 |
| Official Use Only - Record & Return Nancy Feinberg, Esq. Feinberg & Feinberg 76 South Orange Avenue - Suite 206A South Orange, NJ 07079 | Official Use Only - Realty Transfer Fee 20180713010076440 7/13/2018 10:06:00 AM Consideration: \$330,000.00 Exempt Code: Regular County: \$330.00 State: \$825.00 NJRHTF \$270.00 PHPF: \$165.00 EAR: \$359.00 General: \$.00 Buyer's Fee: \$.00 Total RTF: \$1,949.00 |
| Date of Document: 7/6/2018 | Type of Document: Deed |
| First Party Name: Osmell Estrada, Jr. and Gloria M. Estrada, his wife | Second Party Name: An-Lu LLC |
| Additional Parties: | |

| THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY | |
|--|---------|
| Block: 34 | Lot: 30 |
| Municipality: City of Bayonne | |
| Consideration: \$330,000.00 | |
| Mailing Address of Grantee: 68 W. 54 th Street, 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: |

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.

Prepared by:

DEED

Nicholas P. Corrado, Esq.
Nicholas P. Corrado, Esq.

This Deed is made on July 6, 2018,

BETWEEN OSMELL ESTRADA, JR. AND GLORIA M. ESTRADA, HIS WIFE,
whose address is 68 W. 54th Street, Bayonne, New Jersey 07002,
referred to as the Grantor,

AND AN-LU LLC, whose address is about to be 68 W. 54th Street,
Bayonne, New Jersey 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 THIRTY
THOUSAND (\$330,000.00) DOLLARS. The Grantor acknowledges receipt
of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of
Bayonne, Block No. 34, Lot No. 30, Account No.

Property. The property consists of 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:

*****See Attached Rider for Property Description*****

Being the same property conveyed to Grantor by Katherine
Oppenheimer and Maurice Oppenheimer, her husband, and Anna Osbahr,
by Deed dated ____-____-____ and recorded on September 24, 2007 in
the office of the Hudson County Register, Book 8333, Page 208.

LEGAL DESCRIPTION

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 southwesterly sideline of West 54th Street, 60.00 feet wide, said point being distant 135.00 feet northwesterly from the intersection formed by said sideline and the northwesterly sideline of Avenue "C" and running, THENCE;

1. Leaving the southwesterly sideline of West 54th Street and at right angles to the same, South 31 degrees 30 minutes 00 seconds West, a distance of 100.00 feet to a point, THENCE;
2. North 58 degrees 30 minutes 00 seconds West, a distance of 25.00 feet to a point, THENCE;
3. North 31 degrees 30 minutes 00 seconds East, a distance of 100.00 feet to a point in the aforementioned southwesterly sideline of West 54th Street, THENCE;
4. Along the same, South 58 degrees 30 minutes 00 seconds East, a distance of 25.00 feet to the point and place of BEGINNING.

The above description being drawn in accordance with a survey prepared by Schmidt Surveying, LLC dated June 21st, 2018.

FOR INFORMATION PURPOSES ONLY: BEING known as Tax Lot 30 in Tax Block 34 on the Official Tax Map of the City of Bayonne, Hudson County, State of NJ.

FOR INFORMATION PURPOSES ONLY: The mailing address is: 68 W 54th 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. The Grantor signs this Deed as of the date at the top of the first page.

Witnessed by: *Paul St. J.* (Seal)
Osmell Estrada, Jr.

Francis Messina *Gloria M. Estrada* (Seal)
Gloria M. Estrada

STATE OF NEW JERSEY, COUNTY OF HUDSON SS.:

I CERTIFY that on July 5, 2018, OSMELL ESTRADA, JR. AND GLORIA M. ESTRADA, HIS WIFE, personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person): (a) is named in and personally signed this Deed; (b) signed, sealed and delivered this Deed as his or her act and deed; and (c) made this Deed for the full and actual consideration stated above paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5).

Francis Messina
Notary Public

FRANCES MESSINA
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 9/28/2021

=====

D E E D Dated: July 6, 2018

OSMELL ESTRADA, JR. AND
GLORIA M. ESTRADA, HIS WIFE

Grantor, * RECORD AND RETURN TO:
TO NANCY S. FEINBERG, ESQ.
FEINBERG AND FEINBERG
76 South Orange Avenue, Suite 206A
South Orange, NJ 07079

AN-LU LLC

Grantee.

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State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/E

GIT/REP-3
9-2015)

FILED
20180713010076440
07/13/2018 10:06:13 AM
DEED
NUMBER OF PAGES : 5
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(Please Print or Type)

SELLER'S INFORMATION

Name(s)

Osmell Estrada, Jr. and Gloria M. Estrada, his wife

Current Street Address

1675 Union Avenue

City, Town, Post Office Box

Hazlet

State

NJ

Zip Code

07730

PROPERTY INFORMATION

Block(s)

34

Lot(s)

30

Qualifier

Street Address

68 W. 54th Street

City, Town, Post Office Box

Bayonne

State

NJ

Zip Code

07002

Seller's Percentage of Ownership

100%

Total Consideration

\$330,000.00

Owner's Share of Consideration

\$330,000.00

Closing Date

7/6/18

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.

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.

7/5/18

Date

7/5/18

Date

[Signature]
Signature Osmell Estrada, Jr.
(Seller) Please indicate if Power of Attorney or Attorney in Fact
[Signature]
Signature Gloria M. Estrada
(Seller) Please indicate if Power of Attorney or Attorney in Fact