

# Deed



20160309010026400 1/5  
 03/09/2016 11:36:17 AM DEED  
 Bk: 9104 Pg: 965  
 Pamela E. Gardner  
 Hudson County, Register of Deeds  
 Receipt No. 1102590

A COPY OF THIS DEED  
 HAS BEEN SENT TO ASSESSOR'S OFFICE  
 This Deed is made on **Feb 11, 2016**

**BETWEEN ELEANOR BERBERICK, WIDOW & JAMES BEATTIE, UNMARRIED**  
 whose post office address is **27 EAST 3RD STREET, BAYONNE, NJ 07002**

referred to as the Grantor,  
**AND RANDY JOSKOWITZ & JENNIFER JOSKOWITZ, HIS WIFE AND SCOT JOSKOWITZ & JODI B. JOSKOWITZ, HIS WIFE**  
 whose post office address is **ABOUT TO BE 27 EAST 3RD STREET, 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 **\$225,000.00**

**Two Hundred Twenty-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. **356**, Lot No. **6**, 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 ELEANOR BERBERICK, WIDOW & JAMES BEATTIE, UNMARRIED BY DEED FROM ELEANOR BERBERICK, WIDOW, LUCY MCHUGH, AS EXECUTRIX FOR THE ESTATE OF RUTH O'NEILL, DATED MARCH 24, 2007, RECORDED APRIL 14, 2007, IN THE REGISTER'S OFFICE OF THE COUNTY OF HUDSON, NEW JERSEY, IN BOOK 8182, PAGE 197.**

20160309010026400  
 3/9/2016 11:36:00 AM  
 Consideration: \$225,000.00  
 Exempt Code: Regular  
 County: \$225.00 State: \$562.50  
 NJAHTF \$112.50 PHPF: \$112.50  
 EAA: \$117.50 General: \$ .00  
 Buyer's Fee: \$ .00  
 Total RTF: \$1,130.00

Prepared by:

**LINDA J. HOCKSTEIN, ESQ.**

(For Recorder's Use Only)

B83-5780 J.H.

# OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

## SCHEDULE A (Continued)

File No: **SDL-021182**

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HAS BEEN SENT TO ASSESSOR'S OFFICE

### LEGAL DESCRIPTION

ALL that certain lot, parcel or tract of land, situate and lying in the City of Bayonne, County of Hudson, State of New Jersey, and being more particularly described as follows:

BEGINNING at a point formed by the intersection of the northerly line of East Third Street and the westerly line of Lord Avenue, running thence

1. N-08°-48'-E, along the westerly line of Lord Avenue, a distance of 100.00 feet to a point, thence
2. N-81°-24'-W, a distance of 25.00 feet to a point, thence
3. S-08°-48'-W, a distance of 100.00 feet to a point in the northerly line of East Third Street, thence
4. S-81°-24'-E, along the northerly line of East Third Street, a distance of 25.00 feet to a point, said point being the point or place of beginning.

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot 6 in Block 356 on the City of Bayonne Tax Map.

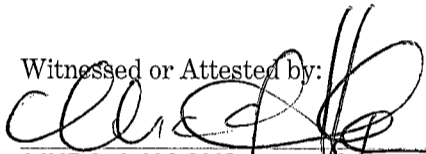
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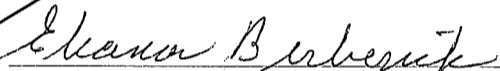
The street address of the Property is:  
**27 EAST 3RD STREET, BAYONNE, NJ**

**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:

  
LINDA J. HOCKSTEIN, ESQ.

 (Seal)  
ELEANOR BERBERICK

  
LINDA J. HOCKSTEIN, ESQ.

 (Seal)  
JAMES BEATTIE

STATE OF NEW JERSEY, COUNTY OF HUDSON

SS:

I CERTIFY that on 2/23/16

ELEANOR BERBERICK JAMES BEATTIE

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; and,
- (b) executed this Deed as his or her own act; and
- (c) made this Deed for \$ **225,000.00** 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:  
 LINDA J. HOCKSTEIN, ESQ.  
 660 BROADWAY  
 BAYONNE, NJ 07002

  
 LINDA J. HOCKSTEIN,  
 ATTORNEY AT LAW FOR NJ  
 Print name and title below signature

Record and Return  
 All Jersey Title, LLC  
 325 Bloomfield Avenue  
 Caldwell, NJ 07006  
 973-618-0566  
 SDL-021182



SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

(Please Print or Type)

SELLER'S INFORMATION

Name(s) Eleanor Berberick
Current Street Address 8422 Devon St.
City, Town, Post Office Box Kearny NJ
State NJ
Zip Code 07032

PROPERTY INFORMATION

Block(s) 356 Lot(s) 6 Qualifier
Street Address 27 East 3rd Street
City, Town, Post Office Box Bayonne NJ
State NJ
Zip Code 07002
Seller's Percentage of Ownership 50% Total Consideration \$225,000.00 Owner's Share of Consideration \$112,500.00 Closing Date 2/23/16

SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 apply to Residents and Nonresidents)

- 1. [X] 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.
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 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.
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 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.

2/23/16
Date

Eleanor Berberick
Signature
(Seller) Please indicate if Power of Attorney or Attorney in Fact

Date

Signature
(Seller) Please indicate if Power of Attorney or Attorney in Fact



SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

(Please Print or Type)

SELLER'S INFORMATION

Name(s) James Beattie
Current Street Address 27 East 3rd St
City, Town, Post Office Box Bayonne NJ Zip Code 07002

PROPERTY INFORMATION

Block(s) 356 Lot(s) 6 Qualifier
Street Address 27 East 3rd Street
City, Town, Post Office Box Bayonne NJ Zip Code 07002
Seller's Percentage of Ownership 50% Total Consideration \$225,000.00 Owner's Share of Consideration \$112,500.00 Closing Date 2-23-15

SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 apply to Residents and Nonresidents)

- 1. [X] Seller is a resident taxpayer...
2. [ ] The real property sold or transferred is used exclusively as a principal residence...
3. [ ] Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure...
4. [ ] Seller, transferor, or transferee is an agency or authority of the United States of America...
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).
8. [ ] The real property is being transferred by an executor or administrator of a decedent to a devisee or heir...
9. [ ] The real property being sold is subject to a short sale instituted by the mortgagee...
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...
12. [ ] The real property is being transferred between spouses or incident to a divorce decree...
13. [ ] The property transferred is a cemetery plot.
14. [ ] The seller is not receiving net proceeds from the sale.

FILED
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DEED
NUMBER OF PAGES : 5
LHAMPTON

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.

Date 2/23/16
Signature James Beattie
(Seller) Please indicate if Power of Attorney or Attorney in Fact