


Hudson County Recording Data Page Diane Coleman Hudson County Register 		Official Use Only - Barcode	
Official Use Only - Realty Transfer Fee 20200203010012250 1/6 02/03/2020 03:20-PM-DEED Bk: 9468 Pg: 909 DIANE COLEMAN Hudson County, Register of Deeds Receipt No. 11884		20200203010012250 02/03/2020 03:20:24 pm Consideration: \$1.00 Exempt Code: Exempt County:\$0.00 State:\$0.00 NJAHTF:\$0.00 PHPF:\$0.00 EAA:\$0.00 General:\$0.00 Buyer's Fee: \$0.00 Total RTF: \$0.00	
Date of Document: 2020-01-09		Type of Document: DEED (Select all Deed Doc Types)	
First Party Name: Amal Tawadros; Adel S.-Saed;		Second Party Name: Amal Tawadros;	
Additional Parties: Adel S. Saed			

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
Block: 192	Lot: 20
Municipality: Bayonne	
Consideration: 1.00	
Mailing Address of Grantee: 41 East 40th 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.	

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.

Deed

This Deed is made on January 9th, 2020

Between

Amal Tawadros and Adel S. Saed, wife and husband

whose post office address is 41 East 40th Street, Bayonne, NJ 07002

referred to as the Grantor,

and

Amal Tawadros

whose post office address is 41 East 40th 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 **One Dollar (\$1.00)**. The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:15:1.1) Municipality of City of Bayonne
Block No. 192 Lot No. 20 Account No.

• No property tax identification 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.

The street address is 527 Avenue A, Bayonne, NJ 07002

4. **Type of Deed.** This Deed is called a Quitclaim Deed. The Grantor makes no promises as to ownership or title, but simply transfers whatever interest the Grantor has to the Grantee.

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

(print signer's name below signature)

(For Recorder's Use Only)

Adel Saed
ADEL S. SAED

LEGAL DESCRIPTION

Beginning at a point in the Northwestern line of Avenue A distant Southwesterly along the same 176.53 feet from the middle line of West 23rd Street, extended, said point being the division line between lands formerly of John Carrigan and Thomas McDonald and from thence running

1. Northwesterly along the aforesaid division line, 187.04 feet; thence
2. Northeasterly at right angles with the first course, 40 feet; thence
3. Southeasterly parallel with the first course, 183.73 feet to the Northwestern line of Avenue A; and thence
4. Southwesterly, along the Northwestern line of Avenue A, 40.13 feet to the point or place of beginning.

Note: Being Lot(s) 20, Block 192, Tax Map of the City of Bayonne, County of Hudson.

Tax ID: 192-20



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
 (9-2015)

(Please Print or Type)

Name(s)
 Adel S. Saed and Amal Tawadros, husband and wife

Current Street Address
 527 Avenue A

City, Town, Post Office Box
 Bayonne

State
 NJ

Zip Code
 07002

PROPERTY INFORMATION

Block(s)
 192

Lot(s)
 20

Qualifier

Street Address
 527 Avenue A

City, Town, Post Office Box
 Bayonne

State
 NJ

Zip Code
 07002

Seller's Percentage of Ownership	Total Consideration	Owner's Share of Consideration	Closing Date
100%	\$1.00	\$1.00	01/09/2020

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.

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.

01-09-2020
 Date

01-09-2020
 Date

Adel Saed
 ADEL S. SAED
 Signature
 (Seller) Please indicate if Power of Attorney or Attorney in Fact

Amal Tawadros
 AMAL TAWADROS
 Signature
 (Seller) Please indicate if Power of Attorney or Attorney in Fact

RTF-1 (Rev. 7/14/10)
MUST SUBMIT IN DUPLICATE

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L.1988, as amended through Chapter 33, P.L. 2008) (N.J.S.A. 46:15-5 et seq.)

BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

COUNTY HUDSON } SS. County Municipal Code 0901
MUNICIPALITY OF PROPERTY LOCATION BAYONNE

FOR RECORDER'S USE ONLY

Consideration \$
RTF paid by seller \$
Date By

*Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See instructions #3 and #4 on reverse side)

Deponent, (ADEL S. SAED) being duly sworn according to law upon his/her oath,
(Name)
deposes and says that hereto is the GRANTOR in a deed dated JANUARY 9, 2020 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)
real property identified as Block number 192 Lot number 20 located at
527 Avenue A Bayonne NJ 07002
(Street Address, Town) and annexed thereto.

(2) CONSIDERATION \$ 1.00 (Instructions #1 and #5 on reverse side) No prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS:
(See instructions #5A and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation

\$ % = \$

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (See instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1988, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

CONSIDERATION BELOW \$100.00

(5) PARTIAL EXEMPTION FROM FEE (Instruction #9 on reverse side)

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

- A. SENIOR CITIZEN Grantor(s) 62 years of age or over. (Instruction #9 on reverse side for A or B)
- B. BLIND PERSON Grantor(s) legally blind or,
- DISABLED PERSON Grantor(s) permanently and totally disabled receiving disability payments not gainfully employed*

*Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:

- Owned and occupied by grantor(s) at time of sale. Resident of State of New Jersey.
- One or two-family residential premises. Owners as joint tenants must all qualify.

*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (Instruction #9 on reverse side)

- Affordable according to H.U.D. standards. Reserved for occupancy.
- Meets income requirements of region. Subject to resale controls.

(6) NEW CONSTRUCTION (Instructions #2, #10 and #12 on reverse side)

- Entirely new improvement. Not previously occupied.
- Not previously used for any purpose. "NEW CONSTRUCTION" printed clearly at top of first page of the deed.

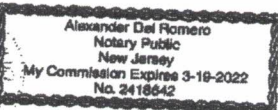
(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side)

- No prior mortgage assumed or to which property is subject at time of sale.
- No contributions to capital by either grantor or grantee legal entity.
- No stock or money exchanged by or between grantor or grantee legal entities.

(8) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1988, as amended through Chapter 33, P.L. 2008.

Subscribed and sworn to before me this 9th day of JANUARY, 2020

(Notary Signature)
Alexander Del Romero
(Print name and title below signature)



ADEL S. SAED
Signature of Deponent

ADEL S. SAED
Grantor Name

527 Avenue A,
Bayonne NJ 07002
Deponent Address

527 Avenue A
Bayonne NJ 07002
Grantor Address at Time of Sale

XXX-XXX- 401
Last three digits in Grantor's Social Security Number

INVESTORS FIRST TITLE AGENCY
Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY
Instrument Number _____ County _____
Deed Number _____ Book _____ Page _____
Deed Dated _____ Date Recorded _____

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to:

STATE OF NEW JERSEY
PO BOX 251
TRENTON, NJ 08695-0251

ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at: www.state.nj.us/treasury/taxation/tp/localtax.htm

FILED
20200203010012250
02/03/2020 03:20 PM
DEED
NUMBER OF PAGES : 6
JCHAMBERS

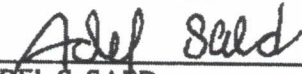
Witnessed by:





AMAL TAWADROS {SEAL}

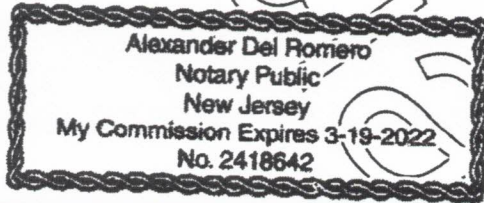




ADEL S. SAED {SEAL}

STATE OF NEW JERSEY, } ss.
COUNTY OF HUDSON }

I CERTIFY that on 9th of January, 2020, Amal Tawadros and Adel S. Saed personally came before 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 \$1.00 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).





(Notary Signature)
Alexander Del Romero

(Print name and title below signature)

RECORD AND RETURN TO:
Investors First Title Agency
425 Amwell Road
Suite 2
Hillsborough, NJ 08844

Copy