

Hudson County Recording Data Page Jeffrey Dublin Hudson County Register 	Official Use Only - Barcode 20250227010015700 1/5 02/27/2025 03:47 PM DEED Bk: 9882 Pg: 807 JEFFREY DUBLIN Hudson County, Register of Deeds Receipt No. 335659
Official Use Only - Realty Transfer Fee 20250227010015700 02/27/2025 03:47:12 pm Consideration: \$600000.00 Exempt Code: Regular County: \$600.00 State: \$1500.00 NJAHTF: \$675.00 PHPF: \$300.00 EAA: \$980.00 General: \$1130.00 Buyer's Fee: \$0.00 Total RTF: \$5185.00	
Date of Document: 2025-02-04	Type of Document: DEED (Select all Deed Doc Types)
First Party Name: Estate of Stanley S. Magda; Stanley M. Magda Executor;	Second Party Name: Broadway Freedom LLC;
Additional Parties: Stanley M Magda Executor	

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
Block: 267	Lot: 23
Municipality: Bayonne	
Consideration: 600000.00	
Mailing Address of Grantee: 43 Ocean Ave Jersey City, NJ 07305	
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.

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

Prepared by:

LINDA J. HOCKSTEIN, ESQ.

DEED

This Deed made on February 4th, 2025

BETWEEN

ESTATE OF STANLEY S. MAGDA BY STANLEY M. MAGDA, EXECUTOR,

Whose post office address is 271 BROADWAY, BAYONNE, NJ 07002

referred to as the "Grantor"
AND

BROADWAY FREEDOM LLC, a New Jersey Limited Liability Company

whose post office address is 43 Ocean Ave, Jersey City, NJ 07305 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 **SIX HUNDRED THOUSAND DOLLARS (\$600,000.00)**. The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:15-1.1) **CITY of BAYONNE COUNTY OF HUDSON, STATE OF NEW JERSEY.**

BLOCK NO. 267 LOT NO. 23 QUALIFIER:

☐ 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, STATE OF NEW JERSEY.**

The legal description is:

Exhibit A
See ~~XXXXXX~~ Description attached hereto and made a part hereof.

Being the same premises conveyed to Stanley Magda and Patricia Magda, husband and wife, by deed from Henry J. Millan and Lillian Millan, his wife, and Judith Bock and Joel Milane, as Co-Executors of the Estate of Joseph E. Milane, dated 05/08/1998 and recorded with Hudson County Clerk on 05/21/1998 in Book 5286, Page 113.

The said Patricia Magda died on May 19, 2006 and title became vested in Stanley Magda by operation of law. Thereafter, the said Stanley Magda died testate on July 13, 2024, a resident of Hudson County, New Jersey. The Last Will and Testament of the decedent was dated June 28, 2017 and probated with the Hudson County Surrogate's Court on August 9, 2024 under Docket No. 328270. Stanley M. Magda qualified as Alternate Executor of said Estate.

The street address of the Property is: 271 BROADWAY, BAYONNE, NJ 07002.

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EXHIBIT A

File No.: ATS-18273

LEGAL DESCRIPTION

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

BEGINNING at a point on the Northwestern R.O.W. line of Broadway (70' R.O.W.), said point being a distance of 75.00 feet from its intersection with the Northeasterly R.O.W line of West 11th Street (50' R.O.W.), and running; thence

1. North 47 degrees 19 minutes 00 seconds West, a distance of 108.50 feet to a point; thence
2. North 42 degrees 20 minutes 00 seconds East, a distance of 24.41 feet to a point; thence
3. South 47 degrees 19 minutes 00 seconds East, a distance of 108.50 feet to a point on said Northwestern R.O.W. line of Broadway; thence
4. Along same, South 42 degrees 20 minutes 00 seconds West, a distance of 24.41 feet to the point being the Point and Place of BEGINNING.

Subject to Zoning Ordinances, Easements, Covenants and Restrictions of record and any other rights to the public in the roads herein mentioned.

Being in accordance with a survey of said premises prepared by Morgan Engineering, LLC, dated February 4th, 2025, marked project #25-00624.

FOR INFORMATIONAL PURPOSES ONLY: Being known as LOT 23 in BLOCK 267 on the Official Tax Map of the City of Bayonne.

GIT/REP-3

(8-24)

(Print or Type)

State of New Jersey Seller's Residency Certification/Exemption

Seller's Information

Name(s)

ESTATE OF STANLEY S. MAGDA BY STANLEY M. MAGDA, EXECUTOR

Current Street Address

19 QUAKER AVENUE

City, Town, Post Office

RANDOLPH

State

NJ

ZIP Code

07869

Property Information

Block(s)

267

Lot(s)

23

Qualifier

Street Address

271 BROADWAY

City, Town, Post Office

BAYONNE

State

NJ

ZIP Code

07002

Seller's Percentage of Ownership

100

Total Consideration

600,000.00

Owner's Share of Consideration

600,000.00

Closing Date

2-20-25

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, 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.
- 7a. ☐ 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 CODE 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. See instructions.
- 7b. ☐ Seller only received 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.

2/4/2025

Date

Stanley M. Magda, Executor

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

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DEED
NUMBER OF PAGES : 5
JCHAMBERS

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 judgement 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 By:

Regina Cusati
Regina Cusati

Stanley M. Magda, Executor
ESTATE OF STANLEY S. MAGDA BY (Seal)
STANLEY M. MAGDA, EXECUTOR

STATE OF New Jersey:

COUNTY OF Morris:

I CERTIFY that on February 4, 2025, ESTATE OF STANLEY S. MAGDA BY STANLEY M. MAGDA, EXECUTOR 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 in their capacity as Executor of the Estate of Stanley S. Magda
- (c) made this Deed for SIX-HUNDRED THOUSAND DOLLARS (\$600,000.00) as full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined as N.J.S.A. 46:15-5.)

Regina Cusati
NOTARY PUBLIC
REGINA CUSATI
A Notary Public of New Jersey
My Commission Expires OCTOBER 19, 2025

RECORD AND RETURN TO:

Atlantic Title & Settlement Services, LLC

130 Clinton Road

Suite 201

Fairfield, NJ 07004