

Hudson County Recording Data Page Honorable Diane Coleman Hudson County Register	<i>Official Use Only - Barcode</i> Hudson County Register 20190807010075950 Bk: 9424 Pg:286 1/7 08/07/2019 02:55:10 PM DEED Diane Coleman Hudson County, Register of Deeds Receipt No. 1541741
Record & Return To: Angel Title and Abstract Inc 2 Melrose Terrace North Middletown, NJ 07748	<i>Official Use Only - Reality Transfer Fee</i>



Date of Document: 07/10/2019	Type of Document: DEED
First Party Name: MATTHEW V MULLANE JR	Second Party Name: 326 BROADWAY STREET LLC
Additional Parties: PATRICIA MULLANE NEIL REYNOLDS MARIE J REYNOLDS ELAINE BRANDEFINE	

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY

Block: 247	Lot: 57
Municipality: Bayonne	
Consideration: \$615000.00	
Mailing Address of Grantee: 20 EAST 51ST STREET, BAYONNE, NJ 07002	

HUDSON COUNTY RECORDING DATA PAGE

DO NOT DETACH THIS PAGE FROM THE ORIGINAL DOCUMENT AS IT
CONTAINS IMPORTANT RECORDING INFORMATION AND IS PART OF THE
PERMANENT RECORD.

20190807010075950
8/7/2019 2:55:00 PM

Consideration: \$615,000.00 Exempt.Code: Regular
County:\$615.00 State:\$1,537.50
NJAHTF : \$697.50 PHPF: \$307.50
State E.A.A:\$1,014.50 General:\$1,172.00
Buyer's Fee: \$0.00
Total RTF: \$5,344.00

Prepared by


William J. Finnerty, Esq.

Deed

This Deed is made on July *10* 2019

BETWEEN

**Matthew V. Mullane, Jr. and Patricia Mullane, h/w and
Neil Reynolds and Marie J. Reynolds, h/w and
Elaine Brandefine, unmarried**

Whose post office addresses are: 48 Country Village Court, Bayonne, NJ 07002
21 Schyler Court, Bayonne, NJ 07002
46 Country Village Court, Bayonne, NJ 07002

Referred to as the **Grantor,**

AND

326 Broadway Street LLC

Whose post office address is 20 East 51st Street
Bayonne, NJ 07002

The words "Grantor" and "Grantee" shall mean all Grantors and 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 Fifteen Thousand xx/100 Dollars) \$615,000.00.**

The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:15-1.1) City of Bayonne, Block No. 247, Lot No. 57
Qualifier NO. 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 attached.

BEING the same land and premises that became vested in Matthew V. Mullane, Jr and Patricia Mullane, h/w and Neil Reynolds and Marie J. Reynolds, h/w and Elaine Brandefine, unmarried by Deed from Gregory Lezzi and Adele T. Lezzi, husband and wife, dated August 26, 1996, recorded September 8, 1996 in the Hudson County Clerk/Register's Office in Book 5332 and Page 266.

The Property is commonly known as: 326 Broadway, City of Bayonne, County of Hudson and State of New Jersey.

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).

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

**SCHEDULE C
LEGAL DESCRIPTION**

File No.: **ANG-2800**

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 Southeasterly line of Broadway distant therein 26.05 feet northeasterly from the intersection of the southeasterly line of E.15th Street and from said point or place of beginning running,

- (1) Along the southeasterly line of Broadway North 42 degrees 20 minutes East, 25 feet to a point, thence
- (2) South 47 degrees 40 minutes East 100.41 feet to a point, thence
- (3) South 42 degrees 46 minutes 30 seconds West, 25 feet to a point, thence
- (4) North 47 degrees 40 minutes West, 100.21 feet to the point or place of BEGINNING.

FOR INFORMATION PURPOSES ONLY: BEING known as 326 Broadway, Tax Lot 57, Tax Block 247 on the Official Tax Map of City of Bayonne, NJ.

NOTE: Lot and Block shown for informational purposes only.



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
 (9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

Neil Reynolds and Marie J. Reynolds

Current Street Address

21 Schyler Court

City, Town, Post Office Box

Bayonne

State

NJ

Zip Code

07002

PROPERTY INFORMATION

Block(s)

247

Lot(s)

57

Qualifier

Street Address

326 Broadway

City, Town, Post Office Box

Bayonne

State

NJ

Zip Code

07002

Seller's Percentage of Ownership

1/3 percent

Total Consideration

\$615,000.00

Owner's Share of Consideration

205,000 -

Closing Date

7-11-19

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.

7-10-19

Date

7-10-19

Date

Neil Reynolds

Signature

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

Marie J. Reynolds

Signature

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



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
 (9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

Elaine Brandefine

Current Street Address

46 Country Village Court

City, Town, Post Office Box

Bayonne

State

NJ

Zip Code

07002

PROPERTY INFORMATION

Block(s)

247

Lot(s)

57

Qualifier

Street Address

326 Broadway

City, Town, Post Office Box

Bayonne

State

NJ

Zip Code

07002

Seller's Percentage of Ownership

1/3 percent

Total Consideration

\$615,000.00

Owner's Share of Consideration

205,000 -

Closing Date

7-11-19

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

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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.
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7-10-19

Date

Elaine Brandefine

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



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
 (9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s) Mr. Matthew V. Mullane and Patricia Mullane
 Current Street Address
48 Country Village Court
 City, Town, Post Office Box State Zip Code
Bayonne NJ 07002

PROPERTY INFORMATION

Block(s) Lot(s) Qualifier
247 57
 Street Address
326 Broadway
 City, Town, Post Office Box State Zip Code
Bayonne NJ 07002
 Seller's Percentage of Ownership Total Consideration Owner's Share of Consideration Closing Date
1/3 percent \$615,000.00 205,000 - 7-11-19

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

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SELLER'S DECLARATION

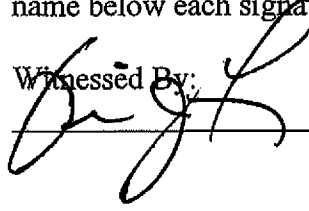
The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the 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.


7-10-19
 Date
7-10-19
 Date

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

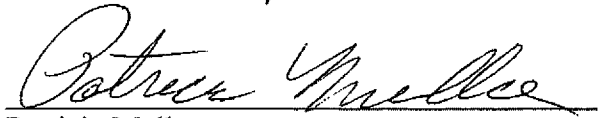
This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the Property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

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

Witnessed By:




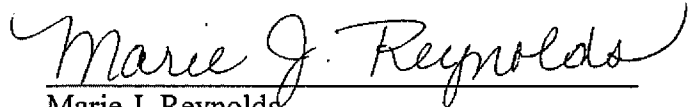
Matthew V. Mullane, Sr.




Patricia Mullane



Neil Reynolds



Marie J. Reynolds



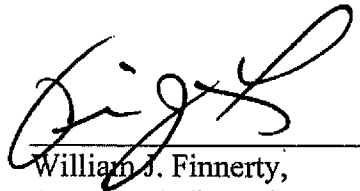
Elaine Brandefine

STATE OF New Jersey, COUNTY OF Hudson

I CERTIFY that on July 10, 2019

^{Sr.}
Matthew V. Mullane and Patricia Mullane
Neil Reynolds and Marie J. Reynolds
Elaine Brandefine

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;
(c) made this Deed for \$615,000.00 as 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.)



William J. Finnerty,
Attorney At Law, State of New Jersey

FILED
20190807010075950
08/07/2019 02:55:10 PM
NUMBER OF PAGES : 7
JCHAMBERS

RECORD AND RETURN TO:
O'Halloran & Vitale
27 West 8th Street
Bayonne, NJ 07002