

TITLE REPORT



OWNER'S POLICY OF TITLE INSURANCE

SCHEDULE A

Name and Address of Title Insurance Company:

**Westcor Land Title Insurance Company
875 Concourse Parkway South, Suite 200
Maitland, FL 32751**

Policy No.: **OP-15-NJ1118-7149073**
Address Reference: **455-461 AVENUE C, Bayonne, NJ 07002**
Amount of Insurance: **\$800,000.00**
Date of Policy: **February 28, 2019**

File No.: **18PLJ-L1674BLA**

1. Name of Insured:

JOHN & MARYAN, LLC

2. The estate or interest in the Land that is insured by this policy is:

Fee Simple

3. Title is vested in:

JOHN & MARYAN, LLC, by Deed from JOSEFA QUINTELA, A/K/A JOSEFA QUINTELLA, dated 2/8/2019, recorded 2/28/2019, in the Hudson Clerk/Register's Office at Book 9383 Page 453.

4. The Land referred to in this policy is described as follows: **See LEGAL DESCRIPTION attached hereto.**

Westcor Land Title Insurance Company

Katharine Johnson
Authorized Officer or Agent

Issued by
PLJ Title Agency, LLC
130 Pompton Avenue
Verona, New Jersey 07044
973-239-0101 Fax: 973-239-7033



By: Mary O'Donnell
President
Attest: [Signature]
Secretary



OWNER'S POLICY OF TITLE INSURANCE

SCHEDULE B

EXCEPTIONS FROM COVERAGE

Policy No.: OP-15-NJ1118-7149073

File No.: 18PLJ-L1674BLA

Notwithstanding any provision of the policy to the contrary, the following matters are expressly excepted from the coverage of the policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. Notwithstanding any provision of the policy to the contrary, any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
2. Taxes paid through the 1st Quarter 2019. Subsequent taxes not yet due and payable.
3. Subject to added or omitted assessments pursuant to N.J.S.A. 54:4-63.1 et seq.
4. Amount of calculated acreage or quantity of land is not insured.
5. Subsurface conditions and/or encroachments not disclosed by an instrument of record. (Fee Policy only).
6. SUBJECT TO TERMS AND CONDITION OF THE LEASE IN DEED BOOK 5410 PAGE 248.
7. RESTRICTION(S) CONTAINED IN DEED BOOK 3200 PAGE 5.

11281

002542

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RECEIVED
AND
RECORDED

Barbara D. Annelly
HUDSON COUNTY
REGISTERED PROFESSIONAL CLERK

LANDLORD'S WAIVER AND CONTINGENT LEASE

Premises: 455-461 AVENUE C, BAYONNE, NEW JERSEY 07002
Landlord: MIGUEL & JOSEFA QUINTELA
Address(es): 690 AVENUE C
City, State, Zip: BAYONNE, NEW JERSEY 07002
Tele. No(s): 201/823-3409
Debtor/Tenant: MIGUEL & JOSEFA QUINTELA
Secured Party: GARDEN STATE LAUNDRY SYSTEMS, INC.
Contract No: 0012436 (the "Contract")

In recognition of the fact that Debtor/Tenant will be using the Premises as a coin laundry and/or cleaners and installing equipment and surface mounted leasehold improvements that can be removed without effecting the Premises (hereinafter collectively referred to as the "Secured Equipment") which is or will be subject to a security interest in favor of Secured Party, the undersigned Landlord hereby: (A) As to Secured Party, waives all rights which Landlord now has or may hereafter acquire to the Secured Equipment until such time as Debtor/Tenant's obligations to Secured Party are paid in full; (B) Grants to Secured Party the right to repossess and/or recover possession of the Secured Equipment in the event that there is a default by this, or any subsequent, Debtor/Tenant in the performance of its obligations pursuant to either the Contract, a subsequent agreement regarding the Secured Equipment, or any lease executed by Landlord for the Premises (if Secured Party removes the Secured Equipment, such removal must be performed in a workmanlike, commercially reasonable manner); and, (C) Irrevocably agrees that in the event of a breach or default in the Contract by Debtor/Tenant, Secured Party shall have the rights hereby expressly granted (without prior demand or notice and without thereby waiving or prejudicing any other rights, powers or remedies under the Contract and without being responsible for any storage charges) and shall, at its option, be permitted to appoint any other person or concern to take over and operate the Secured Equipment in the Premises, along with the necessary leasehold improvements and plumbing, heating, air conditioning, electrical equipment and/or fixtures for five years from the date of said appointment, with such appointee having an option to renew such lease for an additional five year term. The initial gross monthly rental shall be fifty percent of the then existing market rental rate for like premises, and said rate shall increase every five years by the lower of 15% or the average increase in the Cost of Living during the previous five years as reported by the United States government bureau responsible for reporting such information for the smallest geographical area where the Premises is located. All of the other terms and conditions of such lease shall be those contained in the standard form Commercial Lease Agreement utilized by either the local Real Estate Board in the area of the Premises, or, if there is no such local Real Estate Board, the New York City Real Estate Board. Landlord acknowledges that this Landlord's Waiver will be assigned to Viking Financial Services L.L.C. ("Viking"), whose notice address is 469 Doughty Boulevard, Inwood, New York 11096-0338 and all communications that Landlord would otherwise have sent to Secured Party shall be sent to Viking.

This Agreement: (a) may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument; and, (b) shall inure to the benefit of the successors and assigns of Secured Party and shall be binding upon the heirs, personal representatives, successors and assigns of Landlord. Rights granted hereunder shall not be terminated by bankruptcy of the Debtor/Tenant or the Landlord.

Miguel Quintela Miguel Quintela Date: 1.14.99
Josefa Quintela Josefa Quintela Date: 1.14.99

ASSIGNMENT BY SECURED PARTY GARDEN STATE LAUNDRY SYSTEMS, INC. hereby assigns, transfers and sets over to Viking Financial Services L.L.C., 469 Doughty Boulevard, Inwood, NY 11096, all of its rights title and interest in and to the above Landlord's Waiver and Contingent Lease.

By: Noel H. Cooper Resident Date: 1.14.99
Print Name and, if applicable, Title

PLEASE RECORD AND RETURN TO:
VIKING FINANCIAL SERVICES L.L.C.
469 DOUGHTY BOULEVARD
INWOOD, NY 11096-0338

NOTARIAL ACKNOWLEDGMENTS ARE ON THE REVERSE SIDE HEREOF
PAGE 1 OF 2

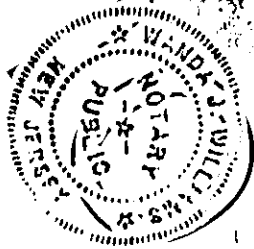
NOTARIAL ACKNOWLEDGMENTS OF LANDLORD(S)' SIGNATURE(S)

STATE OF New Jersey, COUNTY OF Union On the 4th day of January

1999, before me, the undersigned Notary Public, personally appeared **MIGUEL QUINTELA,**

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his/her capacity, and that by his/her signature on the instrument, the person or the entity upon behalf of which the person acted, executed the instrument.

Witness my hand and official seal



Wanda J. Williams
Signature of Notary Public

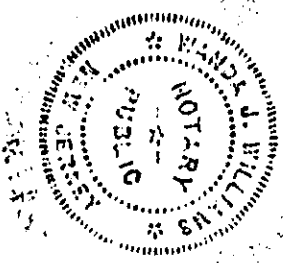
WANDA J. WILLIAMS
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Sept. 12, 2003

STATE OF New Jersey, COUNTY OF Union On the 4th day of January

1999, before me, the undersigned Notary Public, personally appeared **JOSEFA QUINTELA,**

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in his/her capacity, and that by his/her signature on the instrument, the person or the entity upon behalf of which the person acted, executed the instrument.

Witness my hand and official seal



Wanda J. Williams
Signature of Notary Public

WANDA J. WILLIAMS
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Sept. 12, 2003

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100.
Page 3 of 4
TODD A. COHEN ESQ.
Date: 7/18/98 Time: 11:34:30 PM
RECEIVED
005887

09/29/98 TUE 11:49 FAX 9082940545
From: Joseph De Luca To: Coastal Title

110-8219 BANCAR AND SALE (Change in Color) and
NO 10-80 OLDOR - Fee Letter
Mar. 2nd 1982

Approved 1987 by ALL STATE LEGAL SOCIETY OF
The Commonwealth of New Jersey

DEED

Prepared by (this space reserved)
John J. Bouze
JOHN J. BOUZE

This Deed is made on September 8th, 1998

BETWEEN

VINCENT MILITELLO

REC. FILED IN
MUNICIPALITY OF BAYONNE

show address is 15-16 Belle Aire Court West, Pt. Pleasant, NJ
referred to as the Grantee.

AND

NIQUEL QUINYELA and JOSEFA QUINYELA, his wife

whose post office address is

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above, referred to as the Grantee.

Transfer of Ownership. The Grantor grant and convey (transfer ownership of) the property described below to the Grantee. This transfer is made for the sum of ONE HUNDRED SEVENTY-THREE THOUSAND and 00/100 DOLLARS (\$173,000.00)
The Grantee acknowledges receipt of this money.

Tax Map Reference: IN.J.S.A. 44:1-1.1; Municipality of Bayonne
Block No. 219 Lot No. 28 & 25
Actuate No.

The property has identification number in Assessor's map for the use of this deed, if not, has a separate property. The property consists of the land and all the buildings and structures on the land in the City of Hudson County of Hudson and State of New Jersey. The legal description is:

See annexed Description.

BEING the same premises conveyed to Vincent Militello this date by deed from Michael Esposito, which deed is to be recorded simultaneously herewith.

BEING the same premises conveyed to Michael Esposito by deed from Gertrude S.W. Swanson and Charles S. Swanson, her husband to Michael Esposito, dated April 26, 1985 and recorded April 22, 1985 in Deed Book 3433, Page 125.

DATE	AMOUNT	BY	FOR
09/29/98	173,000.00	COASTAL TITLE	DELUCA

BA4903PG23A

BK5410PG250

104

TRACT ONE

BEGINNING at a point in the northwesterly side of Av. distant thereon 77.81 feet southwesterly from the corner form the intersection of the said side of Avenue C with southwesterly side of West 26th Street; thence running

- 1) North 28 degrees 00 minutes west a distance of 110.00 feet to a point; thence
- 2) South 65 degrees 00 minutes west a distance of 25.00 feet to a point; thence
- 3) South 25 degrees 00 minutes east a distance of 110.00 feet to the said northwesterly side of Avenue C; thence
- 4) Along the same, North 65 degrees 00 minutes east a distance of 25.00 feet to the point and place of BEGINNING.

COMMONLY known as 485 Avenue C, Bayonne, New Jersey.

Being the same premises from Wallace Temple African Methodist Episcopal Zion Church, a Religious Corporation to Michael Esposito, dated February 20, 1926 and recorded February 24, 1928 in Deed Book 1314 Page 121.

TRACT TWO

BEGINNING at a point in the northwesterly line of Avenue "C" distant southwesterly 32.67 feet from the southwesterly line of West Twentieth Street; thence running

- 1) Northwesterly parallel with West Twentieth Street, 110 feet; thence
- 2) Southwesterly parallel with Avenue "C", 25.00 feet; thence
- 3) Southeasterly parallel with West Twentieth Street, 110.00 feet to said side of Avenue "C"; thence
- 4) Northeasterly along said side of Avenue "C", 25.00 feet to the place of beginning.

COMMONLY known as 487 Avenue "C", Bayonne, New Jersey.

4 of 54 - ~~Est~~
Bh

Official

Copy

BK5410PG252

11/30/1968

DEED

THIS DEED, made this 26th day of September, 1975,
BETWEEN, HOWARD KUSHNER and DORIS ROSENZWEIG KUSHNER,
his wife, residing at 50 Garden Avenue, Island Heights, Ocean
County, New Jersey; PHILIP BLANK and BEATRICE ROSENZWEIG BLANK,
his wife, residing at 32 Newark Bay Court, Bayonne, Hudson County,
New Jersey; HAROLD SCHLANGER and SHIRLEY ROSENZWEIG SCHLANGER, also
known as "SHERRY" SCHLANGER, his wife, residing at 61 Sycamore
Drive, Jersey City, Hudson County, New Jersey; CHARLES ROSENZWEIG
and REBECCA ROSENZWEIG, his wife, residing at 14 Wesley Court,
Bayonne, Hudson County, New Jersey; and HAROLD ROSENZWEIG and
BARBARA ROSENZWEIG, his wife, residing at 1 Neuville Drive,
Somerset, Somerset County, New Jersey, herein designated as the
Grantors,

AND WALLACE TEMPLE, 455 Avenue "C", Bayonne, Hudson
County, New Jersey, herein designated as Grantees,

WITNESSETH, that the Grantors, for and in consideration
of ONE DOLLAR (\$1.00)—lawful money of the United States of
America, to the Grantors in hand well and truly paid by the
Grantees, at or before the sealing and delivery of these presents,
the receipt of whereof is hereby acknowledged, and the Grantors
being therewith fully satisfied, do by these presents grant,
bargain, sell, donate, give and convey unto the Grantees forever,

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

BEGINNING at a point in the northwesterly side of Avenue
C distant thereon Seventy-seven and sixty-seven one-hundredths
(77.67) feet southwesterly from the corner formed by the inter-
section of the said side of Avenue C with the southwesterly side of
West Twentieth Street; thence running (1) northwesterly parallel
with West Twentieth Street, one hundred ten (110) feet; thence

-1-

COUNTY OF HUDSON	
CONSIDERATION	EXEMPT
REALTY TRANSFER FEE	
DATE 2-13-76	BY JF / 1

LIBER 3200 PG 5

(2) southwesterly parallel with Avenue C twenty-five (25) feet; thence (3) southeasterly parallel with West Twentieth Street, one hundred ten (110) feet to the said side of Avenue C; thence (4) northeasterly along said side of Avenue C, twenty-five (25) feet to the point or place of beginning.

BEING also known as 455 Avenue C, Bayonne, New Jersey.

BEING THE SAME premises vested in Beatrice Rosenzweig Blank, Charles Rosenzweig, Harold Rosenzweig, Sherry Rosenzweig Schlanger and Doris Rosenzweig Kushner as follows:

Florence Rosenzweig and David Rosenzweig, h/h acquired title to premises under deed from Good Value Realty, A Corporation of New Jersey dated January 30, 1940, recorded February 7, 1940 in Book 1963, page 41.

Florence Rosenzweig and David Rosenzweig conveyed premises to Max Lashinsky, unmarried by deed dated February 18, 1942, recorded February 24, 1942 in Book 2004, page 579.

Max Lashinsky, unmarried conveyed premises to Florence Rosenzweig, the wife of David Rosenzweig by deed dated February 18, 1942, recorded February 24, 1942 in Book 2004, page 581.

Florence Rosenzweig died on December 19, 1969 as disclosed by her Will which was probated on March 18, 1970 in Book of Wills 492, page 1062 under the terms of said Will all rest, residue and remainder of estate went to her husband David Rosenzweig, subject to \$500.00 bequest to the grandchildren of the testatrix.

David Rosenzweig died on September 14, 1970 as disclosed by his Administration filed on February 2, 1971 in Book of Administrations 360, page 1143. His Heirs at Law are Beatrice Rosenzweig Blank, Charles Rosenzweig, Sherry Rosenzweig Schlanger, Doris Rosenzweig Kushner and Harold Rosenzweig.

AS a consideration for this conveyance, the grantee hereby agrees and binds itself to designate and denote, by the installation of a sign, plaque, or other suitable identification, that the building erected on said premises shall be erected "In Memorium to David and Florence Rosenzweig" and that such covenant and restriction shall run with the land and shall bind all future grantees, assigns, and successors in interest.

TOGETHER with all and singular the buildings, improvements, ways, woods, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances to the same belonging or in anywise appertaining; and the reversion and reversions remainder and remainders, rents, issues and profits thereof, and of every part and parcel thereof; AND ALSO all the estate, right, title, interest, use, possession, property, claim and demand whatsoever, of the Grantors both in law and in equity, of, in and to the premises herein described, and every part and parcel thereof, with the appurtenances. TO HAVE AND TO HOLD all and singular, the premises herein described, together with the appurtenances, unto the Grantees and to Grantees' proper use and benefit forever.

AND the Grantors covenant that they have not done or executed, or knowingly suffered to be done or executed, any act, deed or thing whatsoever whereby or by means whereof the premises conveyed herein, or any part thereof, now are or at any time hereafter, will or may be charged or encumbered in any manner or way whatsoever.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

Wherever in this instrument any party shall be designated or referred to by name or general reference, such designation is intended to and shall have the same effect as if the words "heirs, executors, administrators, personal or legal representatives,"

successors and assigns" had been inserted after each and every such designation.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals the day and year first above written.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Mary Elizabeth Gilson
MARY ELIZABETH GILSON
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires July 21, 1978

Sworn and subscribed before me this
Day of *September* 19 *75*
Witnessed & subscribed to
before me this 1st day of Oct 19 75
Max Schlanger
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Oct. 22, 1978

Max Schlanger
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires October 2, 1977

TONI FINENBERG
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Sept. 5, 1973

Louis G. Eston
LOUIS G. ESTON
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires June 18, 1973

WITNESSED BY: Howard W. Kushner, Esq.

Howard Kushner
HOWARD KUSHNER

Doris Rosenzweig Kushner
DORIS ROSENZWEIG KUSHNER

Philip Blank
PHILIP BLANK

Beatrice Rosenzweig Blank
BEATRICE ROSENZWEIG BLANK

Harold Schlanger
HAROLD SCHLANGER

Sherry Schlanger
SHIRLEY ROSENZWEIG SCHLANGER
also known as "SHERRY" SCHLANGER

Charles Rosenzweig
CHARLES ROSENZWEIG

Rebecca Rosenzweig
REBECCA ROSENZWEIG

Harold Rosenzweig
HAROLD ROSENZWEIG

Barbara Rosenzweig
BARBARA ROSENZWEIG

GILSON
NOTARY PUBLIC
SCHLANGER
NOTARY PUBLIC
NEW JERSEY
FINENBERG
NOTARY PUBLIC
NEW JERSEY
ESTON
NOTARY PUBLIC
NEW JERSEY

State of New Jersey,
County of Monmouth

ss.:

We it Remembered, that on this 26th day of September 19 75, before me,
the subscriber, A Notary Public of New Jersey
personally appeared HOWARD KUSHNER AND DORIS ROSENZWEIG KUSHNER

who, I am satisfied, are the persons named in and who executed the within Instrument,
and thereupon they acknowledged that they signed, sealed and delivered the same as

their act and deed, for the uses and purposes therein expressed, and that the full
and actual consideration paid or to be paid for the transfer of title to
realty evidenced by the within deed, as such consideration is defined
in P.L.1968, C.49, Sec.1(c), is \$1.00.

Mary Elizabeth Gilson
MARY ELIZABETH GILSON
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires July 24, 1980

State of New Jersey,
County of HUDSON

ss.:

We it Remembered, that on this 3 day of October 19 75, before me,
the subscriber, A Notary Public of New Jersey
personally appeared PHILIP BLANK and BEATRICE ROSENZWEIG BLANK

who, I am satisfied, are the persons named in and who executed the within Instrument,
and thereupon they acknowledged that they signed, sealed and delivered the same as

their act and deed, for the uses and purposes therein expressed, and that the full
and actual consideration paid or to be paid for the transfer of title to
realty evidenced by the within deed, as such consideration is defined
in P.L.1968, C.49, Sec.1(c), is \$1.00.

Philip Blank
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Feb. 25, 1979

State of New Jersey,
County of HUDSON

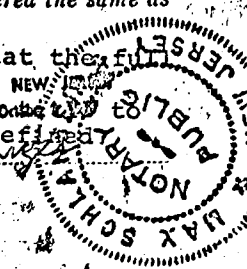
ss.:

We It Remembered, that on this _____ day of _____ 19 _____, before me,

the subscriber, A Notary Public of New Jersey
personally appeared HAROLD SCHLANGER and SHIRLEY ROSENZWEIG SCHLANGER

who, I am satisfied, are the persons named in and who executed the within Instrument,
and thereupon they acknowledged that they signed, sealed and delivered the same as
their act and deed, for the uses and purposes therein expressed, and that the full

and actual consideration paid or to be paid for the transfer of title to
realty evidenced by the within deed, as such consideration is defined
in P.L.1968, C.49, Sec.1(c), is \$1.00.



State of New Jersey,
County of HUDSON

ss.:

We It Remembered, that on this 24th day of October 19 75, before me,

the subscriber, A Notary Public of New Jersey
personally appeared CHARLES ROSENZWEIG and REBECCA ROSENZWEIG

who, I am satisfied, are the persons named in and who executed the within Instrument,
and thereupon they acknowledged that they signed, sealed and delivered the same as

their act and deed, for the uses and purposes therein expressed, and that the full
and actual consideration paid or to be paid for the transfer of title to
realty evidenced by the within deed, as such consideration is defined
in P.L.1968, C.49, Sec.1(c), is \$1.00.

TONI FINEBERG
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Sept. 5, 1978

LIBER 3200 PG 10

State of New Jersey,
County of

} ss.:

We It Remembered, that on this 29TH day of OCTOBER 1975, before me,
the subscriber, a Notary Public of New Jersey
personally appeared HAROLD ROSENZWEIG and BARBARA ROSENZWEIG

who, I am satisfied, are the person s named in and who executed the within Instrument,
and thereupon they acknowledged that they signed, sealed and delivered the same as

their act and deed, for the uses and purposes therein expressed., and that the full
and actual consideration paid or to be paid for the transfer of title to
realty evidenced by the within deed as such consideration is defined
in P.L.1968, C.49, Sec.1(c), is \$1.00.

Louis G. Estok
NOTARY PUBLIC OF NEW JERSEY
My Comm. Expires June 18, 1979
LOUIS G. ESTOK

Insured by: Howard W. Kuehn, Exp. -7-

81 ROSE

LIBER 3200 PG 11

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION

To Be Recorded With Deed Pursuant to c. 49, P.L. 1968 (N.J.S.A. 46:15-5 et seq.)

FOR RECORDER'S USE ONLY

STATE OF NEW JERSEY)
) SS. County of

Consideration \$.....
Realty Transfer Fee \$.....

(1) PARTY OR LEGAL REPRESENTATIVE (see Instruction #3)

JOHN MCQUILLA being duly sworn
according to law upon his oath deposes and says that he is the
CHAIRMAN OF THE TRUSTEE BOARD, THE LEGAL REPRESENTATIVE OF THE GRANTEE
(State whether Grantor, Grantee or Legal Representative; if Legal Representative, specify in what capacity) CHURCH
in the deed between
Howard Kushner et ux and others all of New Jersey and Wallace Temple AME ZION
(Name and Address of Grantor)
455 Avenue "C" Bayonne, New Jersey
(Name and Address of Grantee)

dated September 26, 1975 and annexed hereto.

(2) OFFICER OF CORPORATE GRANTOR OR CORPORATE GRANTEE (see Instruction #4)

Deponent states that he is the
(Title of Corporate Officer)
of and that he is fully
(Name of Corporate Grantor or Grantee)
acquainted with the business of said corporation and knows the actual and full consideration paid
or to be paid for the transfer of title to the premises described in the deed annexed hereto.

(3) OFFICER OF TITLE COMPANY OR LENDING INSTITUTION (see Instruction #5)

Deponent states that he is the of
(Title)
..... participating in
(Name of Title Company or Lending Institution)
the deed transaction herein described and that he knows the actual and full consideration paid
or to be paid for the transfer of title to the premises described in the deed annexed hereto.

(4) CONSIDERATION (see Instruction #6)

Deponent states that, with respect to deed hereto annexed, the actual amount of money
and the monetary value of any other thing of value constituting the entire compensation paid
or to be paid for the transfer of title to the lands, tenements or other realty, including the remaining
amount of any prior mortgage to which the transfer is subject or which is to be assumed and
agreed to be paid by the grantee and any other lien or encumbrance thereon not paid, satisfied
or removed in connection with the transfer of title is One Dollar (\$1.00)

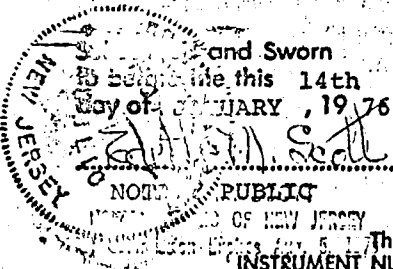
(5) LOCATION OF PROPERTY

Deponent states that the real property transferred by the deed annexed hereto is located in
Bayonne, New Jersey, Hudson County
(Taxing District(s))
and
(County(s))

(6) EXEMPTION FROM FEE (complete only if exemption from fee is claimed. See Instruction #7)

Deponent claims that this deed transaction is exempt from the realty transfer fee imposed
by c. 49, P.L. 1968 for the following reasons: Conveyance made for consideration
of one dollar. There are no mortgages or any liens or en-
cumbrances on the realty.

Deponent makes affidavit to induce the County Clerk or Register of Deeds to record the
deed and accept the fee submitted herewith in accordance with the provisions of c. 49, P.L. 1968.



John McQuilla
CHAIRMAN BOARD OF TRUSTEES
Name of Deponent
48 WEST 17th STREET
BAYONNE, NEW JERSEY 07002
Address of Deponent

FOR OFFICIAL USE ONLY

This space for use of County Clerk or Register of Deeds.
INSTRUMENT NUMBER COUNTY
DEED NUMBER BOOK PAGE
DEED DATED DATE RECORDED

IMPORTANT—BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE
HEREOF.

This form is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by
law, and may not be altered or amended without the approval of the Director.

RECEIVED
FEB 13 12 12 PM '76
HUDSON COUNTY
REGISTER OF DEEDS

687

17.25

X150

HUDSON COUNTY REGISTER

COPIES

*PHOTO PRINT MADE
PHOTO DELETED
PHOTO SAVED*



LEGAL DESCRIPTION

Policy No.: OP-15-NJ1118-7149073

File No.: 18PLJ-L1674BLA

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 THE INTERSECTION FORMED BY THE NORTHWESTERLY SIDELINE OF AVENUE C AND THE SOUTHWESTERLY SIDELINE OF WEST 20TH STREET AND RUNNING THENCE;

(1) ALONG THE NORTHWESTERLY SIDELINE OF AVENUE C, SOUTH 42 DEGREES 20 MINUTES WEST 102.67 TO A POINT; THENCE

(2) NORTH 47 DEGREES 34 MINUTES WEST, 185.00 FEET TO A POINT; THENCE

(3) NORTH 42 DEGREES 20 MINUTES EAST, 102.67 FEET TO A POINT IN THE SOUTHWESTERLY SIDELINE OF WEST 20TH STREET; THENCE

(4) ALONG SAID SIDELINE, SOUTH 47 DEGREES 34 MINUTES EAST, 185.00 TO THE POINT AND PLACE OF BEGINNING.

THE ABOVE DESCRIPTION IS IN ACCORDANCE WITH A SURVEY MADE BY BEHAR SURVEYING ASSOCIATES, PC, DATED MARCH 12, 2018.

FOR INFORMATIONAL PURPOSES ONLY: ALSO KNOWN AS LOT 24.01 IN BLOCK 219 ON THE CITY OF BAYONNE TAX MAP.



**SURVEY ENDORSEMENT
(For Commitment or Policy)**

Attached to Policy No.: OP-15-NJ1118-7149073

File No.: 18PLJ-L1674BLA-

Exception No. 1 is removed. NOTWITHSTANDING ANY PROVISION IN THE POLICY TO THE CONTRARY, UNLESS AN EXCEPTION IS TAKEN IN SCHEDULE B, THE POLICY INSURES AGAINST LOSS ARISING FROM ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE. THE FOLLOWING MATTERS SHOWN ON A SURVEY MADE BY BEHAR SURVEYING ASSOCIATES, PC, DATED MARCH 12, 2018 SHOWING AN UNIMPROVED LOT, ARE ADDED TO SCHEDULE B:

- A. MISLOCAITON OF FENCES ALL PROPERTY LINES;
- B. METAL BOLLARDS ALONG SOUTHWEST & NORTHEAST LINES;
- C. DRAINS INSIDE NORTHEAST LINE;
- D. CURB INSIDE AND ALONG NORTHWEST LINE.

SURVEY AFFIDAVIT DATED 2/2/2019 SHOWS NO CHANGE.

This policy does not insure against errors or inaccuracies in the survey with respect to matters which do not affect title.

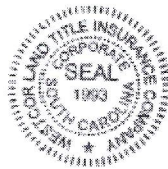
This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Dated: February 28, 2019

Westcor Land Title Insurance Company

Katharine Johnson
Authorized Officer or Agent

Issued by
PLJ Title Agency, LLC
130 Pompton Avenue
Verona, New Jersey 07044
973-239-0101 Fax: 973-239-7033



By: Mary O'Donnell
President
Attest: [Signature]
Secretary