


<p>Hudson County Recording Data Page Honorable Jeffrey Dublin Hudson County Register</p> 	<p><i>Official Use Only - Barcode</i></p> <p>20220715010074570 1/6 07/15/2022 08:20 AM DEED Bk: 9682 Pg: 310 JEFFREY DUBLIN Hudson County, Register of Deeds Receipt No. 205371</p>
<p>Record & Return To: Vested Recordings 165 Passaic Ave. Ste 101 Fairfield, NJ 07004</p>	<p><i>Official Use Only - Reality Transfer Fee</i></p> <p>20220715010074570 07/15/2022 08:20:38 am Consideration: \$425000.00 Exempt Code: Regular County:\$425.00 State:\$1062.50 NJAHTF:\$412.50 PHPF:\$212.50 EAA:\$577.50 General:\$765.00 Buyer's Fee: \$0.00 Total RTF: \$3455.00</p>
<p>Date of Document: 06/29/2022</p>	<p>Type of Document: DEED</p>
<p>First Party Name: 14TH AND BROADWAY, LLC</p>	<p>Second Party Name: 317 BROADWAY BAYONNE, LLC</p>
<p>Additional Parties:</p>	

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY

<p>Block: 252</p>	<p>Lot: 17</p>
<p>Municipality: Bayonne</p>	
<p>Consideration: \$425000.00</p>	
<p>Mailing Address of Grantee: 148 EAST 5TH STREET BUILDING 7A, BAYONNE, NJ 07002</p>	

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES, AND OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY

<p>Original Book: Instrument No:</p>	<p>Original Page:</p>
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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.

100688
Hudson
GM

Prepared by:
Paul S. Werther, Esq.
Preparer's signature no longer required
N.J.S.A. 46:26A-3

DEED

THIS DEED is made on 29th, June 2022 and delivered on June 27th, 2022

BETWEEN: 14TH AND BROADWAY, LLC, a New Jersey Limited Liability Company, with a mailing address of 174 Washington Street, Apt #2D, Jersey City, New Jersey 07302, referred to as the Grantor.

AND: 317 BROADWAY BAYONNE, LLC, with a mailing address of 148 East 5th Street, Building 7A, Bayonne, New Jersey 07002, referred to as the Grantee.

The word "Grantee" shall mean all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership) the property described below to the Grantee. This transfer is made for the sum of **FOUR HUNDRED TWENTY-FIVE THOUSAND and 00/100 Dollars (\$425,000.00)**. The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) City of Bayonne, County of Hudson, State of New Jersey, shown as Lot 17, Block 252.

Property. The property consists of the land and all the buildings and structures on that certain land in the City of Bayonne, County of Hudson, and State of New Jersey.

See Schedule A annexed hereto and incorporated by reference.

BEING part of the same premises conveyed to 14th and Broadway, LLC by Deed from JSS Developers, LLC, dated May 4, 2017, and recorded on May 11, 2017, in the Hudson County Clerk's/Register's Office in Deed Book 9199, Page 860.

SUBJECT to easements and restrictions of record, if any, zoning and municipal ordinances and such facts as would be disclosed by an accurate survey.

The street address of the Property is:

**317 Broadway
Bayonne, New Jersey 07002**



SCHEDULE A
REVISED LEGAL DESCRIPTION

Issuing Office File No. 100688

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

BEGINNING at a point in the westerly line of Broadway distant 50.60 feet northerly from its intersection with the northerly line of West 14th Street and from thence running;

1. North 58 degrees 40 minutes 55 seconds West 108.50 feet to a point; thence
2. North 31 degrees 00 minutes East 25.00 feet to a point; thence
3. South 58 degrees 40 minutes 55 seconds East 108.50 feet to a point in the westerly line of Broadway; thence
4. South 31 degrees 00 minutes West 25.00 feet to the point and place of BEGINNING.

The above description being in accordance with a survey prepared by Lakeland Surveying dated January 26, 2022

FOR INFORMATION PURPOSES ONLY: BEING known as 317 Broadway, Tax Lot 17 in Tax Block 252 on the Official Tax Map of the City of Bayonne, NJ.

GIT/REP-3
(2-21)
(Print or Type)

**State of New Jersey
Seller's Residency Certification/Exemption**

Seller's Information

Name(s)
14TH AND BROADWAY, LLC

Current Street Address
174 Washington Street, Apt #2D

City, Town, Post Office	State	ZIP Code
Jersey City	NJ	07302

Property Information

Block(s)	Lot(s)	Qualifier
252	17	

Street Address
317 Broadway

City, Town, Post Office	State	ZIP Code
Bayonne	NJ	07002

Seller's Percentage of Ownership	Total Consideration	Owner's Share of Consideration	Closing Date
100%	\$425,000.00	\$425,000.00	6/29/22

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.
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.
16. 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.
17. 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.

6/29/2022		Stephanie Vacca, Sole Member of 14TH AND BROADWAY, LLC
Date	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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RTF-1 (Rev. 3/2/22)
MUST SUBMIT IN DUPLICATE

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L.1968, as amended through Chapter 33, P.L. 2006) (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, Stephanie Vacca, Sole Member of 14TH AND BROADWAY, LLC, being duly sworn according to law upon his/her oath, deposes and says that he/she is the Grantor in a deed dated 6/29/22 transferring real property identified as Block number 252 Lot number 17 located at 317 Broadway, Bayonne, New Jersey 07002 and annexed thereto.

(2) CONSIDERATION \$425,000.00 (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

\$304,000.00 + 91.24 % = \$333,187.20

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. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(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) IF APPLIES ALL BOXES MUST BE CHECKED.

- [] 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) IF APPLIES ALL BOXES MUST BE CHECKED.

- [] 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) IF APPLIES ALL BOXES MUST BE CHECKED.

- [] 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) INTERCOMPANY TRANSFER IF APPLIES ALL BOXES MUST BE CHECKED. (Instruction #15 on reverse side)

- [] Intercompany transfer between combined group members as part of the unitary business
[] Combined group NU ID number (Required)

(9) 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. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this 29th day of June, 2022
Paul S. Werther
Attorney at Law
New Jersey

Signature of Deponent
Stephanie Vacca
174 Washington Street, Apt #2D,
Jersey City, NJ 07302
Deponent Address
xxx-xx-x 584
Last three digits in Grantor's Social Security Number

Stephanie Vacca, Sole Member of
14TH AND BROADWAY, LLC
Grantor Name
174 Washington Street, Apt #2D,
Jersey City, NJ 07302
Grantor Address at Time of Sale
Paul S. Werther, Esq.
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:

FILED
20220715010074570
07/15/2022 08:20 AM
DEED
NUMBER OF PAGES : 6
SVELAZQUEZ

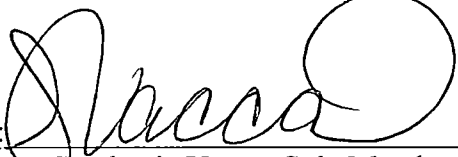
Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

Signatures. This Deed is signed and attested to by the Grantor as of the date at the top of the first page.

WITNESS:

GRANTOR:

14TH AND BROADWAY, LLC

By: 
Name: Stephanie Vacca, Sole Member

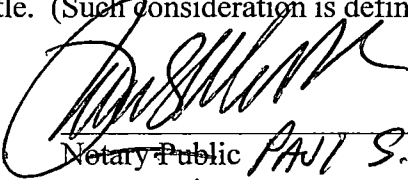
Notary Public
Paul S. Weather, Esq.

ACKNOWLEDGEMENT

STATE OF NEW JERSEY
COUNTY OF Essex

I certify that on June 29, 2022, **STEPHANIE VACCA**, Sole Member of **14TH AND BROADWAY, LLC** personally came before me and this person acknowledged under oath, to my satisfaction that:

- (a) was the maker of the attached Deed;
- (b) was authorized to and did execute this Deed as Sole Member of the LLC;
- and
- (c) made this Deed for \$425,000.00 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 Public PAUL S. Weather
Attorney at Law
New Jersey

Record and Return to:
Vested Land Service
165 Passaic Avenue
Fairfield, NJ 07004-0995
Bayonne, NJ 07002