



Hudson County Recording Data Page  
 Honorable Diane Coleman  
 Hudson County Register



Official Use Only - Barcode



20180723010080370 1/6  
 07/23/2018 02:58:19 PM DEED  
 Bk: 9325 Pg: 593  
 Diane Coleman  
 Hudson County, Register of Deeds  
 Receipt No. 1426298

Official Use Only - Record & Return

Official Use Only - Realty Transfer

20180723010080370  
 7/23/2018 2:58:00 PM  
 Consideration: \$10,100.00  
 Exempt Code: Exempt  
 County \$ .00 State \$ .00  
 NJAHTF \$ .00 PHPF \$ .00  
 EAA \$ .00 General \$ .00  
 Buyer's Fee: \$ .00  
 Total RTF: \$ .00

Date of Document:  
 April 25, 2018

Type of Document:  
 Deed

First Party Name:  
 City of Bayonne

Second Party Name:  
 Remo Ferraro

Additional Parties:  
 None

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

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY

Block: 72	Lot: 8
Municipality: City of Bayonne	
Consideration: \$10,100.00	
Mailing Address of Grantee: C/O Susan Ferraro, 766-768 Broadway, Suite 1, 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:
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**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.

6 402 60

Record and Return to:  
Susan Ferraro, Esq.  
766-768 Broadway, Suite 1  
Bayonne, NJ 07002

Prepared by:

  
John F. Coffey II, Esq.

### QUITCLAIM DEED

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

This Deed is made as of April 25, 2018, between:

**CITY OF BAYONNE**, a municipal corporation of the State of New Jersey, having its address at 630 Avenue C, Bayonne, New Jersey 07002 (referred to as "Grantor"); and

**REMO FERRARO**, having an address of 121 West 25<sup>th</sup> Street, Bayonne, New Jersey 07002 (referred to as "Grantee").

The words "Grantor" and "Grantee" shall mean all Grantors and Grantees listed above.

**Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of **TEN-THOUSAND ONE HUNDRED and XX/100 (\$10,100.00) DOLLARS**. The Grantor acknowledges receipt of this money.

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

**Tax Map Reference.** (N.J.S.A. 46:1-2.1) City of Bayonne, County of Hudson, Block No. 72  
Lot No. 8  
Account No.

No property tax identification is available on the date of this Deed.

**Property.** The property consists of the land located at 755 Avenue E, in the City of Bayonne, County of Hudson and State of New Jersey. The legal description is:

**SEE SCHEDULE "A" ANNEXED**

This deed is given under and by virtue of City of Bayonne Municipal Council Resolution #02-09-12-048 adopted by the Municipal Council on September 12, 2002; City of Bayonne Municipal Council Resolution #02-12-18-080 adopted by the Municipal Council on December 18, 2002, subject to the provisions of N.J.S.A. 40A:12-13.

Being the same lands and premises conveyed to the City of Bayonne by deed from Prudential Property and Casualty Insurance Company to City of Bayonne dated May 11, 1983, recorded June 10, 1983, in the Hudson County Register's Office in Deed Book 3380 page 145.

**FIRST AMERICAN TITLE INSURANCE COMPANY**

**TITLE INSURANCE COMMITMENT**

File Number: 133 GLA 406900

**SCHEDULE C LEGAL DESCRIPTION**

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, County of Hudson, State of New Jersey:

BEGINNING at a point on the westerly side of Avenue E distant southerly 90.00 feet from the corner formed by the intersection of the westerly line of Avenue E with the southerly line of East 48th Street; thence running:

- (1) In a westerly direction and parallel with East 48th Street, 50.00 feet; thence
- (2) Southerly and parallel with Avenue E, 30.18 feet to the northeasterly side of Grand Street; thence
- (3) Southeasterly along said side of Grand Street, 54.09 feet to the westerly line of Avenue E; thence
- (4) Northerly along said side of Avenue E, 55.60 feet to the point and place of BEGINNING.

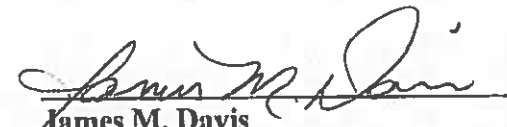
NOTE FOR INFORMATION ONLY: Being Lot(s) 8, Block 72, Tax Map of the City of Bayonne, County of Hudson.

Issued by:  
**General Land Abstract Company**  
One Gateway Center  
Suite 2503  
Newark, NJ 07102-5311  
Telephone: (973) 621-7400  
Fax: (973) 621-7488


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

Signatures. The Grantor signs this Deed as of the date of the top of the first page.

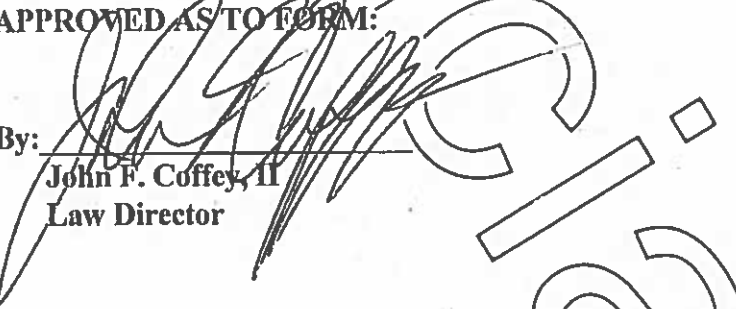
CITY OF BAYONNE

By:   
James M. Davis  
Mayor of the City of Bayonne

ATTEST:

By:   
Robert F. Sloan  
Clerk of the City of Bayonne

APPROVED AS TO FORM:

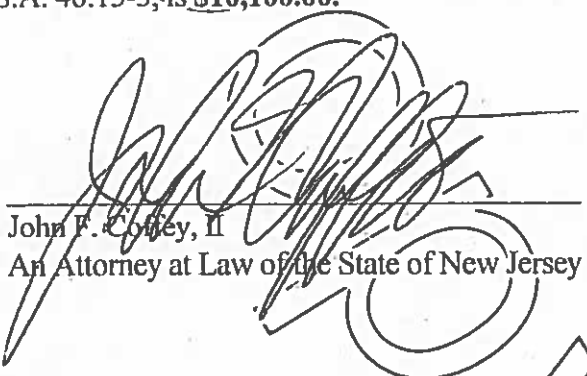
By:   
John F. Coffey, II  
Law Director

STATE OF NEW JERSEY

SS:

COUNTY OF HUDSON

BE IT REMEMBERED, that on this 25<sup>th</sup> day of April, 2018, before me, the subscriber, an Attorney at Law of the State of New Jersey, personally appeared James M. Davis, who, I am satisfied, is the Mayor of the City of Bayonne, the municipal corporation named in and which executed the foregoing Deed as such officer for and on behalf of such municipal corporation, and acknowledged that said Deed was made by said municipal corporation and sealed with its seal as the voluntary act and deed to said municipal corporation. The full and actual consideration paid or to be paid for the transfer of title as such consideration is defined in N.J.S.A. 46:15-5, is \$10,100.00.

  
John F. Coffey, II  
An Attorney at Law of the State of New Jersey

State of New Jersey  
**SELLER'S RESIDENCY CERTIFICATION/EXEMPTION**  
(C.55, P.L. 2004)



(Please Print or Type)

**SELLER(S) INFORMATION (See Instructions, Page 2)**

Names(s)  
CITY OF BAYONNE

Current Resident Address:  
Street: 630 Avenue C

City, Town, Post Office Bayonne	State NJ	Zip Code 07002
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**PROPERTY INFORMATION (Brief Property Description)**

Block(s) 72	Lot(s) 8	Qualifier
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Street Address:  
755 Avenue E

City, Town, Post Office Bayonne	State NJ	Zip Code 07002
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Seller's Percentage of Ownership 100	Consideration 10,100.00	Closing Date 4/25/2018
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**SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 10 apply to Residents and Non-residents)**

1.  I am a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
2.  The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
3.  I am 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 as such not required to make an estimated payment pursuant to N.J.S.A.54A:1-1 et seq.
6.  The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.
7.  The gain from the sale will not be recognized for Federal income tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION). If such 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 (see instructions).  
 No non-like kind property received.
8.  Transfer 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 property being sold is subject to a short sale instituted by the mortgagee, whereby the seller has 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 being recorded is a deed dated prior to the effective date of P.L. 2004, c. 55 (August 1, 2004), and was previously unrecorded.

**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 could 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 the 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.

4/25/2018

Date

*[Signature]*  
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 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

MUNICIPALITY OF PROPERTY LOCATION Bayonne

FOR RECORDER'S USE ONLY
Consideration \$ 10,100.00
RTF paid by seller \$ Exempt
Date 7/23/18 By [Signature]

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

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

Deponent, James M. Davis, being duly sworn according to law upon his/her oath, deposes and says that he/she is the Mayor/Grantor in a deed dated April, 2018 transferring real property identified as Block number 72 Lot number 8 located at 755 Avenue E and annexed thereto.

(2) CONSIDERATION \$ 10,100.00 (Instructions #1 and #5 on reverse side) [X] 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: (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 (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. (B) Transfer by an instrumentality of the State (a municipality)

(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
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 QU

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.

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DEED NUMBER OF PAGES: 6
SSPANN

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

- [ ] Entirely new improvement. [ ] Not previously occupied.
[ ] Not previously used for any purpose. [ ] "NEW CONSTRUCTION" printed clearly at top or 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. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this 25 day of April, 2018

[Signature] JOHN F. COFFEY II Attorney at Law of the State of New Jersey

[Signature] Signature of Deponent
630 AVENUE C, BAYONNE, NJ Deponent Address
XXX-XXX- 8 4 2 Last three digits in Grantor's Social Security Number

CITY OF BAYONNE Grantor Name
630 AVENUE C, BAYONNE, NJ Grantor Address at Time of Sale
Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY
Instrument Number County Hudson
Deed Number Book Page
Deed Dated 7/23/18 Date Recorded 7/23/18

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