


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

Hudson County Recording Data Page Diane Coleman Hudson County Register				20210706010069700 1/8 07/06/2021 03:50 PM DEED Bk: 9579 Pg: 149 DIANE COLEMAN Hudson County, Register of Deeds Receipt No. 123135	
Official Use Only - Realty Transfer Fee		20210706010069700 07/06/2021 03:50:32 pm		Consideration: \$2900000.00 Exempt Code: Regular County: \$2900.00 State: \$7250.00 NJAHTF: \$4125.00 PHPF: \$1450.00 EAA: \$6270.00 General: \$10570.00 Buyer's Fee: \$29000.00 Total RTF: \$32565.00	
Date of Document: 2020-12-17		Type of Document: DEED (Select all Deed Doc Types)			
First Party Name: 285 Realty LLC;		Second Party Name: Bayonne Equities BII Urban Renewal LLC;			
Additional Parties:					

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
Block: 264	Lot: 15,16,17,18
Municipality: Bayonne	
Consideration: 2900000.00	
Mailing Address of Grantee: 409 Second Avenue Bradley Beach, NJ 07720	
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

Handwritten: 2/17/20
UNRECORDED

PREPARED BY: _____
DAVID P. KELIN ESQ.

DEED

THIS DEED is made on December 17th, 2020

BETWEEN

285 REALTY, LLC, a New Jersey limited liability company, having an address at P.O. Box 5200, Weehawken, New Jersey 07086, referred to as the Grantor

AND

Bayonne Equities Bll Urban Renewal, LLC, a New Jersey limited liability company, having an address at 409 Second Avenue, Bradley Beach, NJ 07720, 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 TWO MILLION, NINE HUNDRED THOUSAND (\$2,900,000.00) DOLLARS.

The Grantor acknowledges receipt of this money.

2. TAX MAP REFERENCE. (N.J.S.A. 46:15-1.1) Block 264, Tax Lots 15, 16, 17 in the City of Bayonne.

3. PROPERTY. The Property consists of the land and all the buildings and structures on the land in the City of Bayonne, Hudson County, New Jersey. The legal description is:

Please see attached Legal description annexed hereto, made a part hereof and recorded herein.

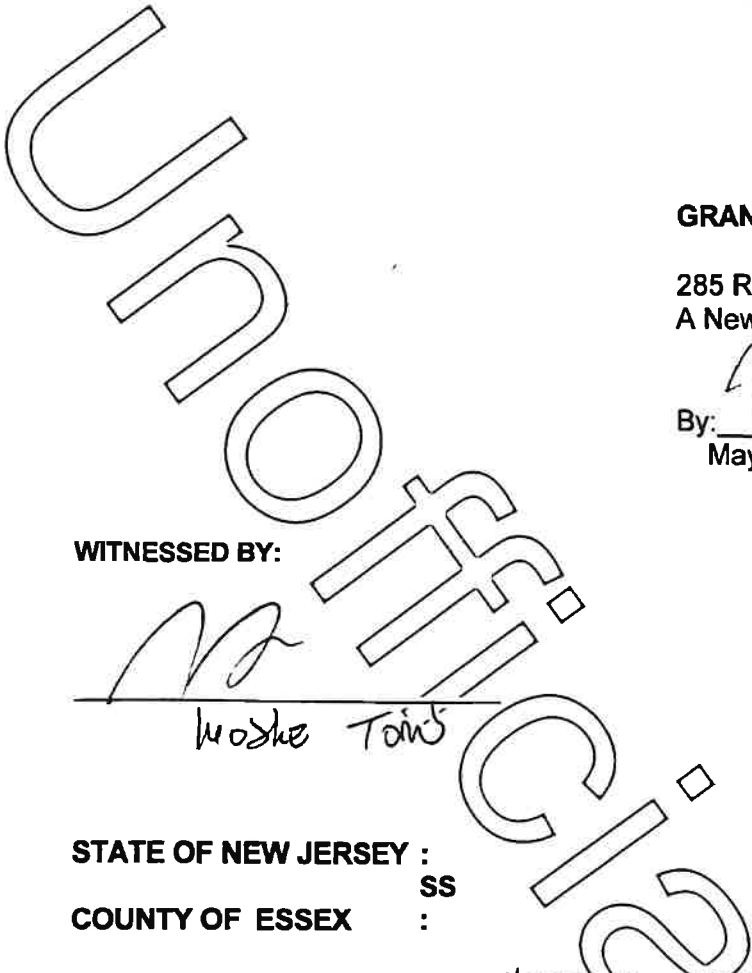
The Property address is: 281, 283-287 Broadway, Bayonne, New Jersey.
Handwritten: 289 Broadway / 9-11 West 12th Street Bayonne New Jersey
BEING the same premises conveyed to Grantor herein by Deed from Alfra Realty Corporation, dated March 1, 2006, recorded April 5, 2006, in the Register's Office of the County of Hudson, New Jersey, in Deed Book 7862, page 85.

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. 146:4-6). 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 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.

[Signature Page to Follow]



GRANTOR

285 Realty, LLC,
A New Jersey limited liability company

By: Mayer Weiss
Mayer Weiss, Managing Member

WITNESSED BY:

Moshe Torn
Moshe Torn

STATE OF NEW JERSEY :
SS
COUNTY OF ESSEX :

I certify that on December 14 2020, Mayer Weiss, personally came before me and stated to my satisfaction that: (a) Mayer Weiss signed, sealed and delivered this Deed as the as Managing Member of 285 Realty, LLC, the limited liability company named in this Deed; and (b) this Deed was signed and made by the limited liability company as its voluntary act and deed by virtue of authority from all of its members; and (c) made this Deed for \$2,900,000.00 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.)

Moshe Torn
Moshe Torn
Notary Republic of New Jersey
My Commission Expires 9/12/2021
MOSHE TORN
NOTARY PUBLIC OF NEW JERSEY
Comm. # 50045685
My Commission Expires 9/12/2021

RECORD AND RETURN TO:

Everest Abstract Services
271 Madison Ave, Suite 401
New York, NY 10016



RTF-1 (Rev. 7/14/19) 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. 48:15-5 et seq.) BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

COUNTY

Hudson

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, Mayor Weiss (Name) being duly sworn according to law upon his/her oath,

deposes and says that he/she is the Managing Member of Grantor in a deed dated December 17, 2020 transferring (Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

real property identified as Block number 264 Lot number 15, 16, 17 located at

281, 283-287 Broadway, Bayonne (Street Address, Town) and annexed thereto

(2) CONSIDERATION \$ 2,900,000.00 (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:

(See 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 (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)
[] 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)
[] 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)

[] 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 14 day of DECEMBER, 20

AFFIRMED

Signature of Deponent Mayor Weiss
P.O. Box 5200, Weehawken, New Jersey 07086

285 Realty, LLC
Grantor Name
P.O. Box 5200, Weehawken, New Jersey 07086

Deponent Address XXX-XXX-
Grantor Address at Time of Sale Everest Abstract Services, LLC
Name/Company of Settlement Officer

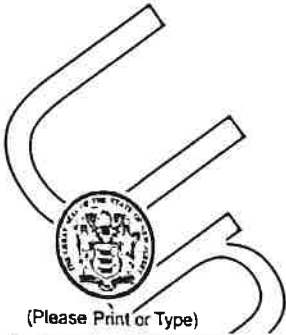
MOSHE TORN
NOTARY PUBLIC OF NEW JERSEY
Comm. # 50045685
My Commission Expires 9/12/2021

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: www.state.nj.us/treasury/tax/ten/pt/localtax.htm



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
(9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)
285 Realty, LLC
Current Street Address
P.O. Box 5200
City, Town, Post Office Box
Weehawken
State
NJ
Zip Code
07086

PROPERTY INFORMATION

Block(s)
264
Lot(s)
15, 16, 17
Qualifier
Street Address
281, 283-287 Broadway @ 9-11 West 4th Street Bayonne, NJ 289 Broadway
City, Town, Post Office Box
Bayonne
State
NJ
Zip Code
07002
Seller's Percentage of Ownership
100%
Total Consideration
\$2,900,000
Owner's Share of Consideration
100%
Closing Date
12/17/2020

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

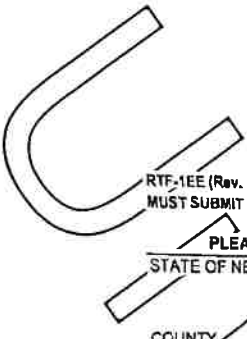
The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the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

12/14/20
Date

Wayne Wells
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



RTF-1EE (Rev. 12/09)

MUST SUBMIT IN DUPLICATE

STATE OF NEW JERSEY AFFIDAVIT OF CONSIDERATION FOR USE BY BUYER

(Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 49:15-5 et seq.)

PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM BEFORE COMPLETING THIS AFFIDAVIT

STATE OF NEW JERSEY

FOR RECORDER'S USE ONLY

COUNTY HUDSON } SS. County Municipal Code 0901

Consideration RTF paid by buyer \$ Date By

MUNICIPALITY OF PROPERTY LOCATION Bayonne

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side) Last three digits in grantee's Social Security Number XXX-XX-X 545

Dependent (Name) Vincent Setta being duly sworn according to law upon his/her oath, deposes and says that he/she is the Closar in a deed dated 12/17/2020 transferring (Grantee, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

real property identified as Block number 264 Lot number 15,16,17 or 18 located at 281 283-287 Broadway 19-11 West 12th Street Bayonne, NJ and annexed thereto. 389 Broadway

(2) CONSIDERATION \$ 2,900,000.00 (See Instructions #1, #5, and #11 on reverse side)

Entire consideration is in excess of \$1,000,000.

PROPERTY CLASSIFICATION CHECKED OR CIRCLED BELOW IS TAKEN FROM OFFICIAL ASSESSMENT LIST (A PUBLIC RECORD) OF MUNICIPALITY WHERE THE REAL PROPERTY IS LOCATED IN THE YEAR OF TRANSFER. REFER TO N.J.A.C. 18:12-2.2 ET SEQ.

(A) Grantee required to remit the 1% fee, complete (A) by checking off appropriate box or boxes below. Class 2 - Residential Class 3A - Farm property (Regular) and any other real property transferred to same grantee in conjunction with transfer of Class 3A property Class 4A - Commercial properties (if checked, calculation in (E) required below) Cooperative unit (four families or less) (See C. 45:8D-3.) Cooperative units are Class 4C.

(B) Grantee is not required to remit 1% fee (one or more of following classes being conveyed), complete (B) by checking off appropriate box or boxes below. Property class. Circle applicable class or classes: 3B 4B 4C 15 Exempt organization determined by federal Internal Revenue Service/Internal Revenue Code of 1986, 26 U.S.C. s. 501. Incidental to corporate merger or acquisition, equalized assessed valuation less than 20% of total value of all assets exchanged in merger or acquisition. If checked, calculation in (E) required and MUST ATTACH COMPLETED RTF-4.

(C) When grantee transfers properties involving block(s) and lot(s) of two or more classes in one deed, one or more subject to the 1% fee (A), with one or more than one not subject to the 1% fee (B), pursuant to N.J.S.A. 49:15-7.2, complete (C) by checking off appropriate box or boxes and (D). Property class. Circle applicable class or classes: 1 2 3B 4A 4B 4C 15

(D) EQUALIZED VALUE CALCULATION FOR ALL PROPERTIES CONVEYED, WHETHER THE 1% FEE APPLIES OR DOES NOT APPLY Total Assessed Valuation + Director's Ratio = Equalized Valuation Property Class \$ + % = \$

(E) REQUIRED EQUALIZED VALUE CALCULATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS: (See Instructions #6 and #7 on reverse side) Total Assessed Valuation + Director's Ratio = Equalized Value \$ + % = \$

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed valuation. If Director's Ratio is equal to or exceeds 100%, the assessed valuation will be equal to the equalized value.

(3) TOTAL 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 Chapter 33, P.L. 2006, for the following reason(s). More reference to exemption symbol is insufficient. Explain in detail.

(4) Deponent makes Affidavit of Consideration for Use by Buyer to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith pursuant to the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this 17 day of December, 2020

MEV KIRA NOTARY PUBLIC OF NEW JERSEY MY COMMISSION EXPIRES: 4/23/2022 Signature of Deponent: Vincent Setta Lior Darel Grantee Name: 70 Grand Ave River Edge NJ 07661 Deponent Address: 287 Broadway Bayonne NJ 0700 Grantee Address at Time of Sale: Everest Abstract Services Name/Company of Settlement Officer

County recording officers: forward one copy of each RTF-1EE to:

STATE OF NJ - DIVISION OF TAXATION PO BOX 261 TRENTON, NJ 08646-0251 ATTENTION: REALTY TRANSFER FEE UNIT

FOR OFFICIAL USE ONLY Instrument Number County Deed Number Book Page Deed Dated Date Recorded

The Director, Division of Taxation, Department of the Treasury has prescribed this form, as required by law. It may not be altered or amended without prior approval of the Director. For further information on the Realty Transfer Fee or to print a copy of this Affidavit or any other relevant forms, visit: www.state.nj.us/treasury/taxation/pt/localtax.shtml

FILED
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07/06/2021 03:50 PM
NUMBER OF PAGES : 8
EBLAKE


 First American Title™	ALTA Commitment for Title Insurance
	ISSUED BY First American Title Insurance Company
Description	Title No.: EFA2174NJH

EXHIBIT A

All that that certain Lot, piece or parcel of land, situate, lying and being in the City of Bayonne, County of Hudson and State of New Jersey, being bounded and described as follows:

BEGINNING at a point formed by the intersection of the westerly line of Broadway with the northerly line of West 12th Street and running; thence

1. North 42 degrees 00 minutes East, and along the westerly line of Broadway a distance of 93.37 feet to a point; thence
2. North 48 degrees 44 minutes West, a distance of 160.51 feet to a point; thence
3. South 42 degrees 00 minutes West, a distance of 91.32 feet to a point in the northerly line of West 12th Street; thence
4. South 48 degrees 44 minutes East along the northerly line of West 12th Street, a distance of 160.50 to a point on the westerly line of Broadway, the point or place of BEGINNING

Block: 264

Lot(s): 15 and 16 and 17 and 18

Street Addresses: 9-11 West 12th Street, Bayonne, NJ.07002; 281 Broadway, Bayonne, NJ 07002; 283-287 Broadway; and, 289 Broadway, all in Bayonne, NJ.07002

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by. FIRST AMERICAN TITLE INSURANCE COMPANY. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent, that may be in electronic form.

ALTA Commitment for Title Insurance Adopted 6-17-06 Revised 08-01-2016

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NJRB 3-09
Last Revised 5/23/17

