

Deed

ORIGINAL

This Deed is made on **March 2, 2023**

BETWEEN Narendra M. Patel

Suryalekha N. Patel

Husband and Wife

whose post office address is **247 Knob Road**
Mt. Pocono, PA 18344

247 Knob Road
Mt. Pocono, PA 18344

referred to as the Grantor,
AND 490 Avenue Realty LLC

whose post office address is **about to be:**
490 Avenue C
Bayonne, NJ 07002

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 **\$425,000.00**
Four Hundred Twenty-Five Thousand Dollars and No Cents

The Grantor acknowledges receipt of this money.

- 2. Tax Map Reference.** (N.J.S.A. 46:26A-3) Municipality of **Bayonne**
Block No. **210**, Lot No. **44**, Qualifier No. _____ and 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:

Please see attached Legal Description annexed hereto and made a part hereof. (Check box if applicable.)

Being the same premises conveyed to Narendra M. Patel and Suryalekha N. Patel, his wife by Deed from Seymour Swissman and Adele Swissman, his wife, dated April 29, 1994, recorded May 5, 1994 in the Hudson County Clerk/Register's Office in Deed Book 4723, Page 1.

Prepared by:

Les R. Kramsky, Esq.

(For Recorder's Use Only)



**SCHEDULE A-5
LEGAL DESCRIPTION**

Issuing Office File No. 22ATS-17860

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 on the southeasterly line of Avenue C, distant southwesterly fifty-two and sixty-seven one hundredths (52.67) feet from southwesterly side of West Twentysecond Street, and thence running

1. Southwesterly parallel with West Twenty-second Street, one hundred and five-tenths (101.5) feet; thence
2. Southwesterly parallel with Avenue C twenty five (25) feet; thence
3. Northwesterly parallel with West Twenty-second Street one hundred one and five-tenths (101.5) feet to 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.

FOR INFORMATION PURPOSES ONLY: BEING known as Tax Lot 44 in Tax Block 210 on the Official Tax Map of the City of Bayonne, Hudson County, State of NJ.

FOR INFORMATION PURPOSES ONLY: The address is: 490 Avenue C, Bayonne, NJ 07002.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Old Republic National 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; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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 } SS. County Municipal Code
COUNTY HUDSON 0901

FOR RECORDER'S USE ONLY
Consideration \$
RTF paid by Seller \$
Date By

MUNICIPALITY OF PROPERTY LOCATION City of Bayonne *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, Narendra M. Patel and Suryalekha N. Patel being duly sworn according to law upon his/her oath,
deposes and says that he/she is the Grantor in a deed dated 3/2/2023 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)
real property identified as Block number 210 Lot number 44 located at
490 Avenue C, Bayonne and annexed thereto.
(Street Address, Town)

(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:
(Instructions #5A and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation
\$471,000.00 + 95.69 % = \$ 450,699.90

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.

(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 THE 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 (Instruction #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 (Instruction #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 2 day of March, 2023
Signature of Deponent: Narendra M. Patel and Suryalekha N. Patel
Deponent Address: 490 Avenue C, Bayonne
Last three digits in Grantor's Social Security Number: xxx-xxx-595
Grantor Name: Narendra M. Patel and Suryalekha N. Patel
Grantor Address at Time of Sale: 490 Avenue C, Bayonne
Name/Company of Settlement Officer: ATS Title Agency, Inc.

NOTARY PUBLIC OF NEW JERSEY
JONATHAN DA SILVA
MY COMMISSION EXPIRES 10/28/24

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

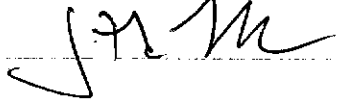
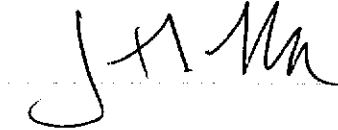
County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to:

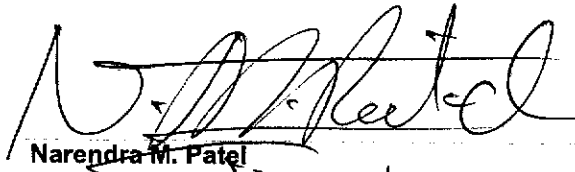
STATE OF NEW JERSEY
PO BOX 251
TRENTON, NJ 08695-0251
ATTENTION: REALTY TRANSFER FEE UNIT

The street address of the Property is:
490 Avenue C, Bayonne, NJ 07002

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). 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 or Attested by:


Narendra M. Patel (Seal)


Suryalekha N. Patel (Seal)

STATE OF NEW JERSEY, COUNTY OF UNION SS:

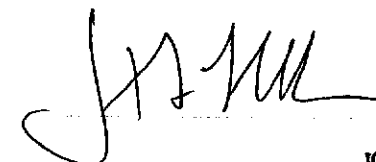
I CERTIFY that on **March 2, 2023**

Narendra M. Patel **Suryalekha N. Patel**

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;
- (b) executed this Deed as his or her own act; and
- (c) made this Deed for \$ **425,000.00** as 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.)

RECORD AND RETURN TO:
ATS Title Agency, Inc.
2400 Morris Avenue, Suite 105
Union, NJ 07083


Print name and title below signature
JONATHAN DA SILVA
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES 10/28/24