
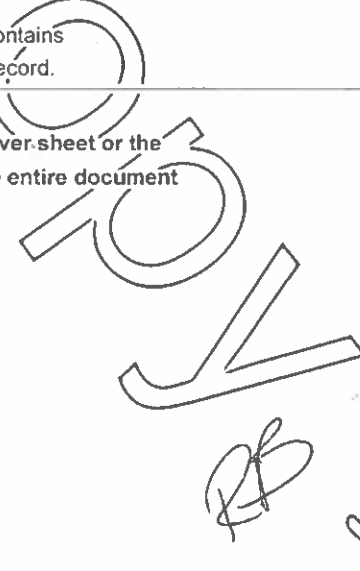


<p>Hudson County Recording Data Page Diane Coleman Hudson County Register</p> 	<p>Official Use Only – Barcode</p> <p>20220120010008070 01/20/2022 12:58:00 pm Consideration: \$520000.00 Exempt Code: Regular County:\$520.00 State:\$1300.00 NJAHTF:\$555.00 PHPF:\$260.00 EAA:\$796.00 General:\$936.00 Buyer's Fee: \$0.00 Total RTF: \$4367.00</p>
<p>Official Use Only – Realty Transfer Fee</p> <p>20220120010008070 1/5 01/20/2022 12:58 PM DEED Bk: 9632 Pg: 601 JEFFREY DUBLIN Hudson County, Register of Deeds Receipt No. 169463</p>	
<p>Date of Document: 12/20/2021</p>	<p>Type of Document: Deed</p>
<p>First Party Name: Charles T. Waldron</p>	<p>Second Party Name: Zara Realty LLC</p>
<p>Additional Parties:</p>	

<p align="center">THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY</p>	
<p>Block: 283</p>	<p>Lot: 23.01</p>
<p>Municipality: City of Bayonne</p>	
<p>Consideration: \$520,000.00</p>	
<p>Mailing Address of Grantee: 251 Winfield Avenue Jersey City, NJ 07305</p>	
<p align="center">THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY</p>	
<p>Original Book:</p>	<p>Original Page:</p>
<p align="center">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.</p>	

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.



COPY

Prepared By: Francis Rodman Rupp
Francis Rodman Rupp, Esq.

DEED

THIS DEED, is made on: December 20, 2021
BETWEEN Charles T. Waldron, formerly married and now a Single Man,
whose post office address is: **1401 Bay Ave., Pt. Pleas., NJ, 08742**
referred to as Grantor(s),

AND Zara Realty LLC, a New Jersey LLC
whose post office address is: **251 Winfield Avenue, Jersey City, NJ, 07305**
referred to as the Grantee(s).

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

Transfer of Ownership. The Grantor grants and conveys (transfer of ownership of) the property (called the Property) described below to the Grantee. This transfer is made for the sum of: **FIVE HUNDRED TWENTY THOUSAND DOLLARS AND NO/00- (\$520,000 .00)**

The Grantor acknowledges receipt of this money.

Tax map reference. (N. J. S. A. 46:15-2.1)

City of Bayonne

Block No. 283, Lot No. 23.01, Qualifier No. _____, Account No. _____

No lot and block or account number is available on the date of this Deed.

(Check Box if Applicable.)

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 Charles T. Waldron, married by Deed from Thomas J. Degnan and Elizabeth A. Degnan, married to each other, dated 6/8/1987, recorded 11/18/1987 in the Hudson County Clerk/Register's Office in Deed Book 3836 page 190.

The Street Address is: **7 West 8th Street, Bayonne, NJ, 07002**

COPY



**SCHEDULE C
LEGAL DESCRIPTION**

Issuing Office File No. Mega-10738

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 in the northerly line of W. Eighth Street, distant 106.56 feet westerly from the intersection formed by the westerly line of Broadway with the northerly line of W. Eighth Street running thence:

1. westerly and along the northerly line of W. Eighth Street on a curve to the right an arc distance of 31.20 feet to point, thence
2. N 35° E and parallel to Broadway a distance of 72.06 feet to a point, thence
3. S 55° E a distance of 25 foot to a point, thence
4. S 35° W and parallel to Broadway a distance of 53.34 feet to a point in the northerly line of W. Eighth Street, said point being the point or place of beginning.

FOR INFORMATION PURPOSES ONLY: BEING known as Tax Lot 23.01 in Tax Block 283 on the Official Tax Map of the City of Bayonne, Hudson County, State of New Jersey.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National 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.

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

State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s) Charles T. Waldron, formerly married and now single
 Current Street Address 401 Bay Ave.
 City, Town, Post Office Point Pleasant State NJ ZIP Code 08742

Property Information

Block(s) 283 Lot(s) 23.01 Qualifier
 Street Address 7 West 8th Street
 City, Town, Post Office Bayonne State NJ ZIP Code 07002
 Seller's Percentage of Ownership 100 Total Consideration 520,000.00 Owner's Share of Consideration 520,000.00 Closing Date 12/20/21

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.

12/20/21 Date Signature (Seller) Indicate if Power of Attorney or Attorney in Fact

Date Signature (Seller) Indicate if Power of Attorney or Attorney in Fact

Promises by Grantor. The grantor has done no act to encumber the Property. This promise is called a covenant as to grantor's act (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)

Signatures. The Grantor signs this Deed as of the date at the top of the first page.
(Print name below each signature)


Francis Rodman Rupp, Esq., Witness

 (Seal)
Charles T. Waldron

STATE OF NEW JERSEY

SS:

COUNTY OF OCEAN

I CERTIFY that on Dec. 20th, 2021,

Charles T. Waldron,

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 or as attorney-in-fact;
- (c) made this Deed for **\$520,000.00** as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined to N.J.S.A. 46:15-5)


Francis Rodman Rupp, Esq.
Attorney at Law State of New Jersey

Record and Return to:



MEGA TITLE. LLC
721 ROUTE 34. SUITE 3
MATAWAN NJ 07747

FILED
20220120010008070
01/20/2022 12:58 PM
DEED
NUMBER OF PAGES :-5
RBROWN