

DEEDS

AMENDMENT
TO
CERTIFICATE OF FORMATION
OF
KENNEDY BOULEVARD MW LLC



The undersigned of KENNEDY BOULEVARD MW LLC (the "Company"), for the purposes of amending the Certificate of Formation of the Company pursuant to the Revised Uniform Limited Liability Company Act, N.J.S.A.42:2C-1, et seq., hereby certifies:

1. The Name of the Company is: KENNEDY BOULEVARD MW LLC
2. Date of Filing of Original Certificate: The original Certificate of Formation was filed in the Office of the Treasurer of the State of New Jersey on September 15, 2021.
3. Amendment to Certificate of Formation: The Certificate of Formation of the Company is amended as follows:

ARTICLE 1 shall be deleted and the following shall be inserted in its place:

ARTICLE 1: The name of the Company is: KENNEDY BOULEVARD MW URBAN RENEWAL LLC

ARTICLE 4 shall be deleted and the following Article 4A and Article 4B shall be inserted in its place:

ARTICLE 4A: The general character of the Company's business is to perform and conduct any business activity permitted or authorized under the Law for a New Jersey limited liability company, including, but not limited to, owning, developing, operating and realizing upon real estate.

ARTICLE 4B: The purpose for which the Company is formed shall be to operate under P.L. 1991, c. 431 (C.40A:20-1, et seq.) and to initiate and conduct projects for the redevelopment of a redevelopment area pursuant to a redevelopment plan, or projects necessary, useful, or convenient for the relocation of residents displaced or to be displaced by the redevelopment of all or part of one or more redevelopment areas, or low and moderate income housing projects, and, when authorized by financial agreement with the municipality, to acquire, plan, develop, construct, alter, maintain, or operate housing, senior citizen housing, business, industrial, commercial, administrative, community, health, recreational, educational, or welfare projects, or any combination of two or more of these types of improvements in a single project, under such conditions as to use, ownership, management and control as regulated pursuant to P.L. 1991, c. 431 (C. 40A:20-1 et. Seq.).

- b. So long as the Company is obligated under a financial agreement with a municipality made pursuant to P.L. 1991, e. 431 (C. 40A:20-1 ct. seq.), it shall engage in no business other than the ownership, operation and management of the project.
- c. The Company has been organized to serve a public purpose and its operations shall be directed toward: (1) the redevelopment of redevelopment areas, the facilitation of the relocation of residents displaced or to be displaced by the redevelopment, or the conduct of low and moderate income housing projects; (2) the acquisition, management, and operation of a project, redevelopment, relocation housing project, or low and moderate income housing project under P.L. 1991 c. 431 (C. 40A:20-1 ct. seq.); and (3) shall be subject to regulation by the municipality in which its project is situated, and to a limitation or prohibition, as appropriate on profits or dividends for so long as it remains the owner of the project subject to P.L. 1991 c. 431 (C. 40A:20-1 ct. seq.).
- d. The Company shall not voluntarily transfer more than 10% of the ownership of the project or any portion thereof undertaken by the Company under P.L. 1991 c. 431 (C. 40A:20-1 ct. seq.) until it has first removed both itself and the project from all restrictions under P.L. 1991 c. 431 (C. 40A:20-1 ct. seq.) in the manner required by P.L. 1991 c. 431 (C. 40A:20-1 ct. seq.) and, if the project includes housing units, has obtained the consent of the Commissioner of the Department of Community Affairs, to such transfer; with the exception of transfer to another urban renewal entity, as approved by the municipality in which the project is situated, which other urban renewal entity shall assume all contractual obligations of the transferor entity under the financial agreement with the municipality. The Company shall file annually with the municipal governing body a disclosure of the persons having an ownership interest in the project, and of the extent of the ownership interest of each. Nothing herein shall prohibit any transfer of the ownership interest in the Company itself provided that the transfer, if greater than 10% is disclosed to the municipal governing body in the annual disclosure statement or in correspondence sent to the municipality in advance of the first annual disclosure statement referred to above.
- e. The Company is subject to the provisions of section 18 of the P.L. 1991 c. 431 (C. 40A:20-18 ct. seq.) respecting the powers of the municipality to alleviate financial difficulties of the urban renewal entity or to perform actions on behalf of the entity upon a determination of financial emergency.
- f. Any housing units constructed or acquired by the Company shall be managed subject to the supervision of, and rules adopted by, the Commissioner of the Department of Community Affairs.

ARTICLE 5 SHALL BE AMENDED AS FOLLOWS

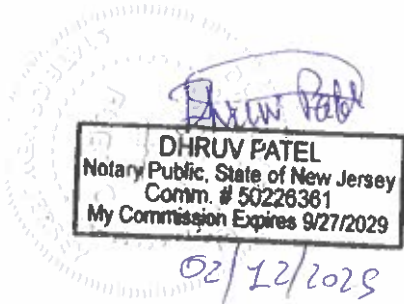
Effective Date: This Amendment to Certificate of Formation shall be effective upon filing.


IN WITNESS WHEREOF, the undersigned, hereby executes this Amendment to Certificate of Formation this 2 day of Feb, 2025.

KENNEDY BOULEVARD MW URBAN
RENEWAL LLC

By: _____
Name/Title

Mohammad Gousuf Khan
Managing Partner



<p>Hudson County Recording Data Page Honorable Diane Coleman Hudson County Register</p> 	<p><i>Official Use Only - Barcode</i></p> <p>20211209010128690 1/5 12/09/2021 11:06 AM DEED Bk: 9621 Pg: 856 DIANE COLEMAN Hudson County, Register of Deeds Receipt No. 159903</p>
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<p>Record & Return To: Law Office of Michael C. Schonberger, LLC 190 Christopher Columbus Drive, Suite 2A Jersey City, NJ 07302</p>	<p><i>Official Use Only - Reality Transfer Fee</i></p> <p>20211209010128690 12/09/2021 11:06:24 am Consideration: \$625000.00 Exempt Code: Regular County: \$625.00 State: \$1562.50 NJAHTF: \$712.50 PPHP: \$312.50 EAA: \$1037.50 General: \$1200.00 Buyer's Fee: \$0.00 Total RTF: \$5450.00</p>
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<p>Date of Document: 10/27/2021</p>	<p>Type of Document: DEED</p>
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<p>First Party Name: MICHAEL FALCIANI, EXECUTOR OF THE LAST WILL AND TESTAMENT OF JEAN FALCIANI</p>	<p>Second Party Name: KENNEDY BOULEVARD MW LLC</p>
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Additional Parties:

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY

<p>Block: 262</p>	<p>Lot: 7</p>
<p>Municipality: Bayonne</p>	
<p>Consideration: \$625000.00</p>	
<p>Mailing Address of Grantee: 317 GROVE STREET, JERSEY CITY , NJ 07302</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.

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

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

DEED

This Deed is made on **October 27, 2021** and delivered on November 22, 2021

Between

Michael Falciani, Executor of the Last Will and Testament of Jean Falciani,

whose post office address is **20 Springbrook Drive, Jackson, NJ 08527,**

referred to as the Grantor,

and

Kennedy Boulevard MW LLC,

whose post office address is **317 Grove Street, Jersey City, NJ 07302,**

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 **SIX HUNDRED TWENTY-FIVE THOUSAND (\$625,000.00)**. The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:15:1.1) Municipality of **City of Bayonne**
Block No. 262 Lot No. **7** Qualifier No.

No property tax identification 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 LAND AND PREMISES vested in Michael Falciani as Executor Under the Last Will and Testament of Jean Falciani, Dated June 20, 2006, probated February 28, 2020, in the Hudson County Surrogate's Office as File No. 319364.

BEING THE SAME LAND AND PREMISES PREVIOUSLY vested in Jean Falciani as Surviving Tenant By-the-Entirety by Deed from Joseph Pintauro and Claire Pintauro, His Wife, dated April 30, 2008, recorded May 1, 2008, in the Hudson County Clerk's Office in Deed Book 3299, Page 900.

Note: August D. Falciani departed this life on January 18, 1999.

The street address of the Property is: **361-363 JF Kennedy Boulevard, Bayonne, NJ 07002.**

Prepared by: (print signer's name below signature)
Michael O. Bertone, Esq.

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

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

Seller's Information

Name(s)
Michael Falciani, Executor of the Last Will and Testament of Jean Falciani

Current Street Address
20 Springbrook Drive

City, Town, Post Office
Jackson

State
NJ

ZIP Code
08752

Property Information

Block(s)
262

Lot(s)
7

Qualifier

Street Address
361-363 JF Kennedy Boulevard

City, Town, Post Office
Bayonne

State
NJ

ZIP Code
07002

Seller's Percentage of Ownership	Total Consideration	Owner's Share of Consideration	Closing Date
100	\$625,000.00	\$625,000.00	11/22/2021

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.

10/27/2021
Date

Michael Falciani
Signature (Seller)

Michael Falciani, Executor
Indicate if Power of Attorney or Attorney in Fact

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

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

LEGAL DESCRIPTION

ALL that certain lot, parcel or tract of land, situate and lying in the City of Hudson, County of Hudson, State of New Jersey, and being more particularly described as follows:

BEGINNING at the corner formed by the intersection of the westerly side of Kennedy Boulevard, formerly Hudson County Boulevard, and the northerly side of West 12th Street; thence running

- (1) northerly and along said side of Kennedy Boulevard 50 feet; thence
- (2) westerly and parallel with West 12th Street 92.5 feet; thence
- (3) southerly and at right angles to West 12th Street 50 feet; thence
- (4) easterly and along the northerly side of West 12th Street 92.5 feet to the point or place of BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot 7 in Block 262 on the City of Hudson Tax Map.

Property Address: 361-363 JF Kennedy Boulevard, Bayonne, NJ 07002

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NUMBER OF PAGES : 5
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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).

Witness: Michael G. Canaley
Printed Name

Michael G. Canaley

Michael Falciani {SEAL}
Michael Falciani, Executor of the Last Will
and Testament of Jean Falciani

Michael G Canaley
Notary Public
New Jersey


STATE OF NEW JERSEY, COUNTY OF MONMOUTH: SS.: **My Commission Expires 4-13-2022**
No. 50058668

I CERTIFY that on October 27th, 2021, Michael Falciani, Executor of the Last Will and Testament of Jean Falciani, 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 **\$625,000.00** 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).

Michael G. Canaley
Notary Public for the State of New Jersey

RECORD AND RETURN TO:
Michael Schonberger, Esq.
190 Christopher Columbus Drive, Suite A
Jersey City, NJ 07302
Phone: 201-492-1212 – Fax: 201-604-7101

<p>Hudson County Recording Data Page Honorable Diane Coleman Hudson County Register</p> <p>20211112010117940 1/5 11/12/2021 01:14 PM DEED Bk: 9613 Pg: 870 DIANE-COLEMAN Hudson County, Register of Deeds Receipt No. 153226</p> 	<p><i>Official Use Only - Barcode</i></p> <p>20211112010117940 11/12/2021 01:14:20 pm Consideration: \$999999.00 Exempt Code: Regular County:\$1000.00 State:\$2500.00 NJAITF:\$1275.00 PHPP:\$500.00 EAA:\$1900.00 General:\$2400.00 Buyer's Fee: \$0.00 Total RFF: \$9575.00</p>
<p>Record & Return To: Coastal Title Agency 2 Paragon Way Freehold, NJ 07728</p>	<p><i>Official Use Only - Reality Transfer Fee</i></p>

<p>Date of Document: 09/17/2021</p>	<p>Type of Document: DEED</p>
<p>First Party Name: PAZ PARTNERS HOLDINGS LLC</p>	<p>Second Party Name: KENNEDY BOULEVARD MW, LLC</p>
<p>Additional Parties:</p>	

<p align="center">THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY</p>	
<p>Block: 262</p>	<p>Lot: 8</p>
<p>Municipality: Bayonne</p>	
<p>Consideration: \$999999.00</p>	
<p>Mailing Address of Grantee: 701 AVENUE E, BAYONNE, NJ 07002</p>	

<p align="center">THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES, AND OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY</p>	
<p>Original Book: Instrument No:</p>	<p>Original Page:</p>

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.

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

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

Deed

This Deed is made on September 17, 2021

Between

PAZ PARTNERS HOLDINGS LLC

whose post office address is 17 Shonny Court, Lakewood, NJ 08701

referred to as the Grantor,

and

Kennedy Boulevard MW, LLC

whose post office address is 701 Avenue E, 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 **Nine Hundred Ninety-Nine Thousand Nine Hundred Ninety-Nine and 00/100 Dollars (\$999,999.00)**. The Grantor acknowledges receipt of this money.

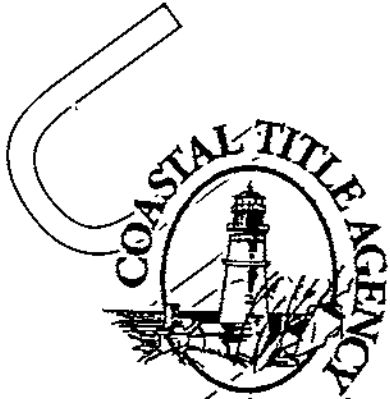
2. Tax Map Reference. (N.J.S.A. 46:15:1.1) City of Bayonne
Block No. 262 Lot No. 8

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 annexed hereto and made a part hereof.

Title is vested in PAZ PARTNERS HOLDINGS LLC by Final Judgement dated February 21, 2018, recorded February 26, 2018, in Deed Book 9285, Page 587.

SUBJECT to easements and/or other restrictions of record, if any, municipal ordinances and such facts as an ordinary survey would reveal.



COASTAL TITLE AGENCY, INC.
PO Box 740
Freehold, New Jersey 07728
Ph: 732 308-1660 / 800 521-0378
Fax: 732 308-1881
Website: www.coastaltitleagency.com

American Land Title Association

Commitment for Title Insurance 08/01/16

Adopted 05/23/2017 Technical Corrections 04/02/2018, Last Revised 09/01/19

COMMITMENT FOR TITLE INSURANCE

SCHEDULE A - 3

DESCRIPTION

File No. CT-75866

ALL that certain lot, parcel or tract of land, situate and lying in the City of Hudson, County of Hudson, State of New Jersey, and being more particularly described as follows:

BEGINNING at a point on the westerly side of Hudson County Boulevard distant southerly along the same fifty (50) feet from the corner formed by the intersection of the westerly side of the Hudson County Boulevard with the southerly side of West Thirteenth Street, running thence

- (1) Westerly, parallel with the southerly side of West Thirteenth Street 92.5 feet; thence
- (2) Southerly parallel with the westerly side of the Hudson County Boulevard, 100 feet; thence
- (3) Easterly and again parallel with the southerly side of West Thirteenth Street 92.5 feet to the Westerly side of the Hudson County Boulevard; thence
- (4) Northerly along the westerly side of Hudson County Boulevard 100 feet to the point and place of BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot 8 in Block 262 on the City of Hudson Tax Map.

Property Address: 365-371 Kennedy Boulevard, Bayonne, NJ 07002

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

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

NEW JERSEY LAND TITLE
INSURANCE RATING BUREAU

NJRB 3-09
Last Revised: 08/01/19

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NUMBER OF PAGES : 5
rshah


The street address of the Property is: 365-371 Kennedy Boulevard, 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. If the Grantor is a corporation, this Deed is signed and attested to by its proper corporate officers and its corporate seal is affixed.

PAZ PARTNERS HOLDINGS LLC

By:

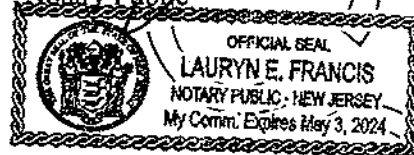

Moshe Ritterman, Managing Member

STATE OF NEW JERSEY, COUNTY OF MONMOUTH, ss.:

I CERTIFY that on **September 17, 2021**, **Moshe Ritterman** personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) was the maker of the attached instrument;
- (b) was authorized and did execute this instrument as **Managing Member** of **PAZ PARTNERS HOLDINGS LLC**, the entity named in this instrument;
- (c) executed this instrument as the act of the entity named in this instrument; and
- (d) made this Deed for **\$999,999.00** 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).


Notary Public



RECORD AND RETURN TO:
Coastal Title Agency, Inc.
2 Paragon Way
Freehold, NJ 07728

CT- 75866

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

<p>Hudson County Recording Data Page Honorable Jeffrey Dublin Hudson County Register</p> 	<p>20220504010048770 1/5 05/04/2022 09:33 AM DEED Bk: 9663 Pg: 678 JEFFREY DUBLIN Hudson County, Register of Deeds Receipt No. 192505</p>
<p>Record & Return To: Coastal Title Agency 2 Paragon Way Freehold, NJ 07728</p>	<p>20220504010048770 <i>Official Use Only - Read in Transfer Fee</i> Consideration: \$540000.00 Exempt Code: Regular County: \$540.00 State: \$1350.00 NJAHTF: \$585.00 PHPF: \$270.00 EAA: \$842.00 General: \$972.00 Buyer's Fee: \$0.00 Total RTF: \$4559.00</p>

<p>Date of Document: 04/04/2022</p>	<p>Type of Document: DEED</p>
<p>First Party Name: JUDITH HUNTER</p>	<p>Second Party Name: 373 KENNEDY BLVD PARTNERS</p>
<p>Additional Parties:</p>	

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY

<p>Block: 262 (Lot: 9)</p>
<p>Municipality: Bayonne</p>
<p>Consideration: \$540000.00</p>
<p>Mailing Address of Grantee: 373 KENNEDY BOULEVARD, 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

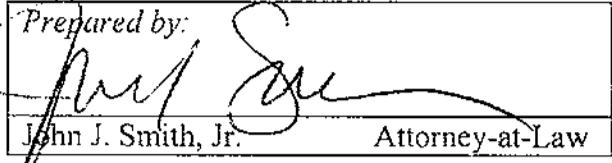
<p>Original Book: Instrument No:</p>	<p>Original Page:</p>
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HUDSON COUNTY RECORDING DATA PAGE

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PERMANENT RECORD.

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DEED

Prepared by:	
	
John J. Smith, Jr.	Attorney-at-Law

This deed is made on April ^{7th} 4, 2022

BETWEEN

Judith Hunter

whose post office address is 373 Kennedy Boulevard, Bayonne, NJ 07002

referred to as **GRANTOR**,

AND

373 Kennedy Blvd Partners LLC

whose post office address is about to be 373 Kennedy Boulevard, Bayonne, NJ 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 **\$540,000.00**. The Grantor acknowledges receipt of this money.

Five hundred forty thousand and 00/100

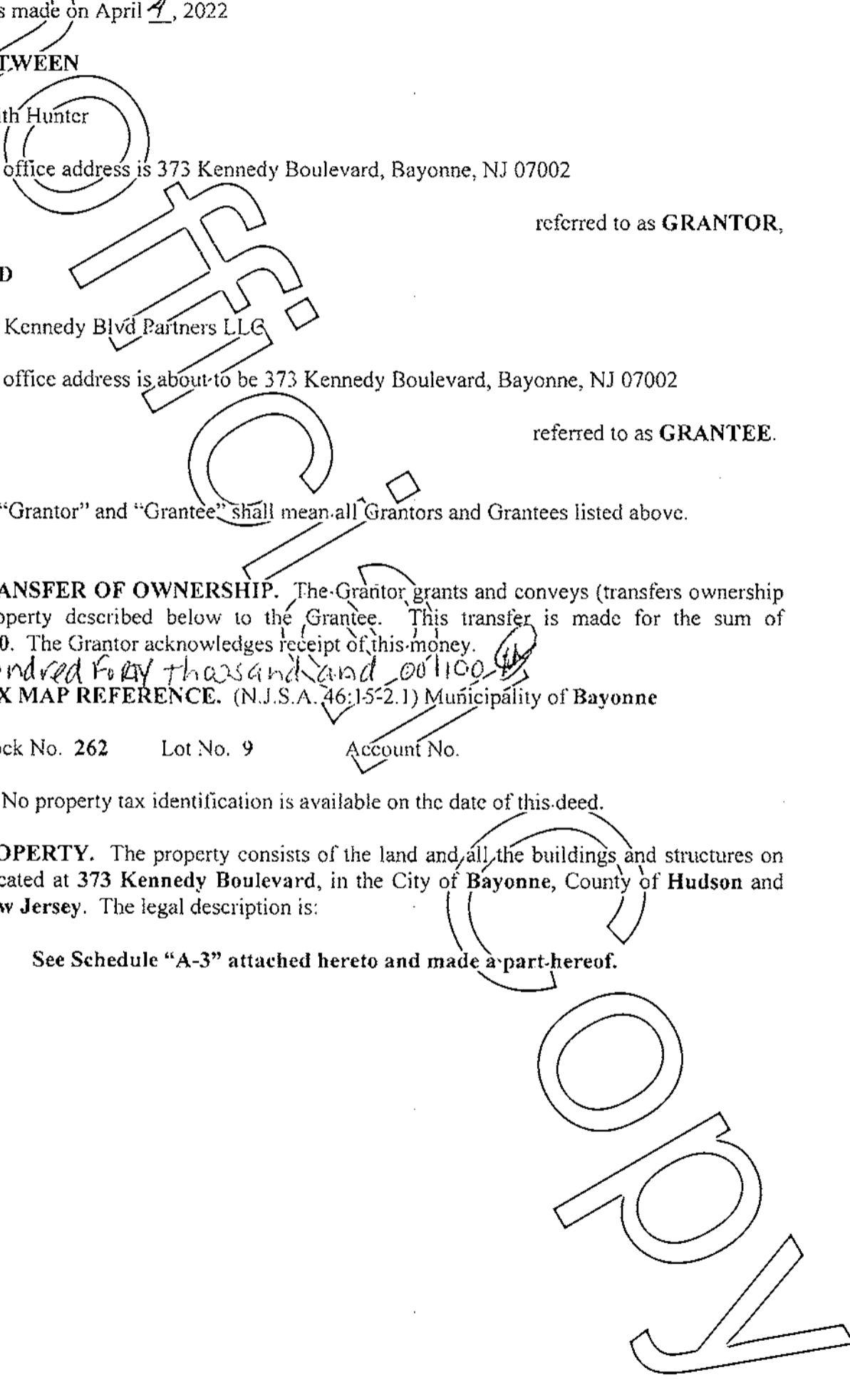
TAX MAP REFERENCE. (N.J.S.A. 46:15-2.1) Municipality of Bayonne

Block No. 262 Lot No. 9 Account No.

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

PROPERTY. The property consists of the land and all the buildings and structures on the land located at **373 Kennedy Boulevard**, in the City of **Bayonne**, County of **Hudson** and State of **New Jersey**. The legal description is:

See Schedule "A-3" attached hereto and made a part hereof.



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



COASTAL TITLE AGENCY, INC.
PO Box 740
Freehold, New Jersey 07728
Ph: 732 308-1660 / 800 521-0378
Fax: 732 308-1881
Website: www.coastaltitleagency.com

American Land Title Association

Commitment for Title Insurance 08/01/16

Adopted 05/23/2017 Technical Corrections 04/02/2018, Last Revised 09/01/19

COMMITMENT FOR TITLE INSURANCE
SCHEDULE A - 3
DESCRIPTION

File No. CT-76351

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

BEGINNING at a point on the westerly side of the Hudson Boulevard, distant along the same 25 feet southerly from the corner formed by the intersection of the southerly side of West Thirteenth Street with the said westerly side of the Hudson Boulevard; running thence

- (1) westerly and parallel with the said side of West Thirteenth Street 92.5 feet; thence
- (2) southerly and parallel with said side of Hudson Boulevard 25 feet; thence
- (3) easterly and parallel with the first course 92.5 feet to the said westerly side of Hudson Boulevard and thence
- (4) northerly and along the said westerly side of the Hudson Boulevard 25 feet to the point or place of Beginning.

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot 9 in Block 262 on the City of Bayonne Tax Map.

Property Address: 373 ~~JK~~ Kennedy Boulevard, Bayonne, NJ 07002

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

NEW JERSEY LAND TITLE
INSURANCE RATING BUREAU

NJRB 3-09
Last Revised: 09/01/19

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

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

Seller's Information

Name(s)
Judith Hunter

Current Street Address
373 Kennedy Boulevard

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

Property Information

Block(s) 262 Lot(s) 9 Qualifier

Street Address
373 Kennedy Boulevard

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

Seller's Percentage of Ownership	Total Consideration	Owner's Share of Consideration	Closing Date
100	\$540,000.00	\$540,000.00	4/5/2022

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

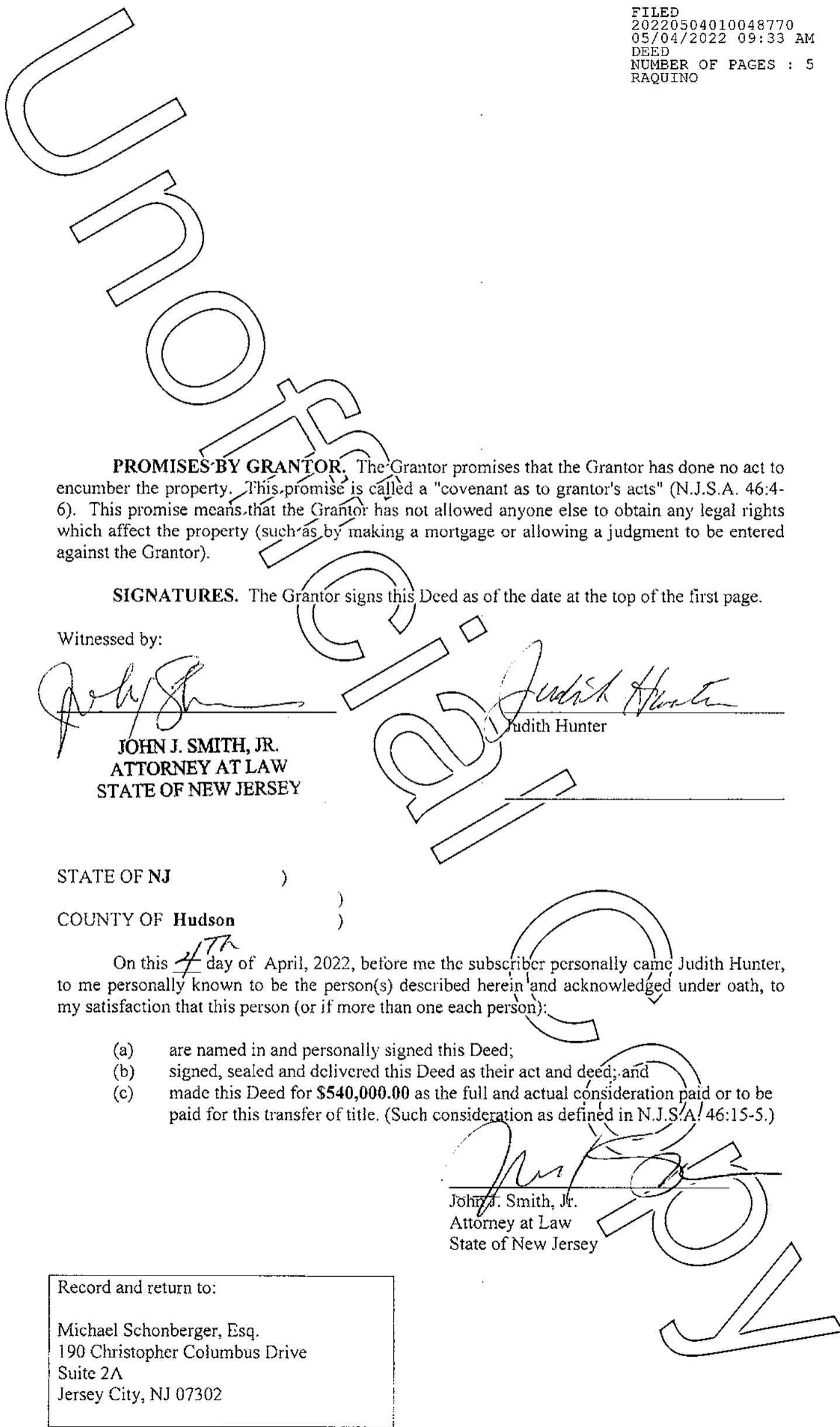
The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the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

4/4/2022 Date Signature (Seller) Judith Hunter Indicate if Power of Attorney or Attorney in Fact

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

10/4

FILED
20220504010048770
05/04/2022 09:33 AM
DEED
NUMBER OF PAGES : 5
RAQUINO



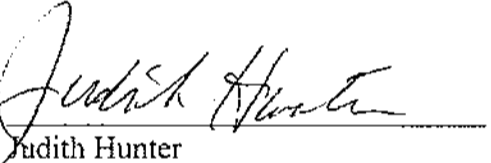
PROMISES BY GRANTOR. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as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

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

Witnessed by:



**JOHN J. SMITH, JR.
ATTORNEY AT LAW
STATE OF NEW JERSEY**



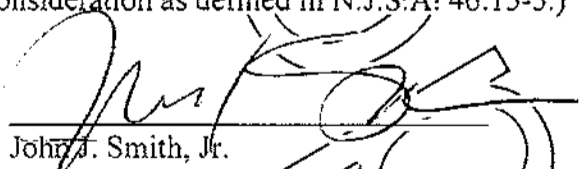
Judith Hunter

STATE OF NJ)

COUNTY OF Hudson)

On this 4TH day of April, 2022, before me the subscriber personally came Judith Hunter, to me personally known to be the person(s) described herein and acknowledged under oath, to my satisfaction that this person (or if more than one each person):

- (a) are named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as their act and deed; and
- (c) made this Deed for **\$540,000.00** as the full and actual consideration paid or to be paid for this transfer of title. (Such consideration as defined in N.J.S.A. 46:15-5.)


John J. Smith, Jr.
Attorney at Law
State of New Jersey

Record and return to:

Michael Schonberger, Esq.
190 Christopher Columbus Drive
Suite 2A
Jersey City, NJ 07302