


**DEED**

<p><b>Hudson County Recording Data Page</b>  <b>Jeffrey Dublin</b>  <b>Hudson County Register</b></p> 	<p><i>Official Use Only - Barcode</i></p> <p>20250818010062400 1/7                  08/18/2025 09:00 AM DEED                  Bk: 9922 Pg: 887                  JEFFREY DUBLIN                  Hudson County, Register of Deeds                  Receipt No. 359311</p>
<p><i>Official Use Only - Realty Transfer Fee</i></p>	<p>20250818010062400                  08/18/2025 09:00:34 am                  Consideration: \$1925000.00                  Exempt Code: Regular                  County:\$1925.00 State:\$4812.50                  NJANTE:\$2662.50 PHPF:\$962.50                  EAA:\$4027.50 General:\$6777.50                  Buyer's Fee: \$19250.00                  Total RTF: \$20767.50</p>
<p>Date of Document:                  2025-07-09</p>	<p>Type of Document:                  DEED (Select all Deed Doc Types)</p>
<p>First Party Name:                  1012-1022 Holdings LLC;</p>	<p>Second Party Name:                  John &amp; Maryan, LLC;</p>
<p>Additional Parties:</p>	

<p align="center"><b>THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY</b></p>	
<p>Block:                  64 ,64</p>	<p>Lot:                  2 ,3</p>
<p>Municipality:                  Bayonne</p>	
<p>Consideration:                  1925000.00</p>	
<p>Mailing Address of Grantee: c/o Angelo Beskaly                  Jersey City, NJ 07307</p>	
<p align="center"><b>THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING &amp; PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES &amp; OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY</b></p>	
<p>Original Book:</p>	<p>Original Page:</p>
<p align="center"><b>HUDSON COUNTY RECORDING DATA PAGE</b>                  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.

Prepared by: Zare Khorozian, Esq.

**DEED**

This Deed is made as of July 9<sup>th</sup>, 2025 and delivered on July 9<sup>th</sup> 2025

**BETWEEN**

**1012-1022 HOLDINGS LLC, a New Jersey limited Liability Company**

whose address is 338 Palisade Avenue, Suite 257, Jersey City, NJ 07307, and

referred to as the Grantors,

**AND**

**John & Maryan, LLC, a New Jersey limited Liability Company**

whose address is 140 Bleeker Street, Jersey City, NJ 07307,

referred to as the Grantees.

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

**Transfer of Ownership.** The Grantors grant and convey (transfers ownership of) the property described below to the Grantees. This transfer is made for the sum of **One Million Nine Hundred Twenty-Five thousand (\$1,925,000.00) Dollars**. The Grantors acknowledge receipt of this money.

**Tax Map Reference.** (N.J.S.A. 46:26A-3) City of Bayonne; **Block No. 64; Lots. 2 and 3**

No property tax identification 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:

See attached Legal Description

The street address of the property is: 1012-1022 Avenue C, Bayonne, NJ 07002, and 53-57 West 48th Street, Bayonne, NJ 07002

SUBJECT to such state of facts as an accurate survey may reveal, restrictions and easements of record, if any, governmental ordinances and regulations.

BEING the same premises conveyed to 1012-1022 HOLDINGS LLC by Deed from Congregation Zichron Shaindel, Inc., dated 10/25/2022 and recorded 11/14/2022, in the Hudson County Clerk/Register's Office in Deed Book 9709, Page 507

**EXHIBIT A  
LEGAL DESCRIPTION**

Issuing Office File No. Mega-13422

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 southeasterly sideline of Avenue "C", said point being distant 47.00 feet from the intersection of the southwesterly sideline of West 49th Street with the said sideline of Avenue "C", and from said point of beginning running; Thence

- (1) South 47 degrees 40 minutes East, 85.32 feet to a point; Thence
- (2) North 68 degrees 36 minutes East, 47.39 feet to a point; Thence
- (3) North 21 degrees 24 minutes West, 10.18 feet to a point in the said sideline of West 49th Street; Thence
- (4) Along said sideline, South 47 degrees 40 minutes East, 34.13 feet to a point; Thence
- (5) South 68 degrees 36 minutes West, 93.00 feet to a point; Thence
- (6) South 21 degrees 24 minutes East, 5.00 feet to a point; Thence
- (7) South 68 degrees 36 minutes West, 127.56 feet to point in the northeasterly sideline of West 48th Street; Thence
- (8) Along said sideline, North 47 degrees 40 minutes West 38.17 feet to a point; Thence
- (9) Along said sideline of Avenue "C", North 42 degrees 20 minutes East 153.00 feet to the point and place of beginning.

**FOR INFORMATION PURPOSES ONLY:** BEING known as Tax Lots 2 and 3 in Tax Block 64 on the Official Tax Map of the City of Bayonne, Hudson County, State of New Jersey.

RTF-1EE (Rev. 7/8/25)  
MUST SUBMIT IN DUPLICATE

STATE OF NEW JERSEY  
AFFIDAVIT OF CONSIDERATION FOR GRADUATED PERCENT FEE  
(Chapter 49, P.L. 1968, as amended through Chapter 69, P.L. 2025) (N.J.S.A. 46:15-5 et seq.)

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

STATE OF NEW JERSEY

} SS.

County Municipal Code  
0901

COUNTY MIDDLESEX

MUNICIPALITY OF PROPERTY LOCATION City of Bayonne

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

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side) XXX-XX-X 3 4 7  
Last three digits in grantee's Social Security Number

Deponent, LINDA DIAZ being duly sworn according to law upon his/her oath,  
deposes and says that he/she is the OFFICER OF TITLE CO in a deed dated JULY 9, 2025 transferring  
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)  
real property identified as Block number 64 Lot number 2 and 3 located at  
1012-1022 Avenue C and 53-57 West 48th Street, Bayonne and annexed thereto.

(1012) (Street Address, Town) (10123)

(2) CONSIDERATION \$1,925,000.00 (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 THE OFFICIAL ASSESSMENT LIST (A PUBLIC RECORD) OF THE 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) Grantor required to remit the Graduated Percent Fee, complete (A) by checking off appropriate box or boxes below.  
 Class 2 - Residential  Class 4A - Commercial Properties (if checked, calculation in (E) required below)  
 Class 3A- Farm property (Regular) and any other real property transferred to same grantee in conjunction with transfer of Class 3A property  Cooperative unit (four families or less) (See C. 46:8D-3.) Cooperative units are Class 4C.

(B) Grantor is not required to remit Graduated Percent 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: 1 3B 4B 4C 15  
Property classes: 1-Vacant Land; 3B Farm property (Qualified); 4B-Industrial properties; 4C-Apartments; 15 Public Property, etc. (N.J.A.C. 18:12-2.2 et seq.)  
 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.  
 Intercompany transfer between combined group members as part of the unitary business (See Instruction #13 on reverse side) List the Combined group NU ID number (Required)

(C) When grantor transfers properties involving block(s) and lot(s) of two or more classes in one deed, one or more subject to the Graduated Percent Fee (A), with one or more than one not subject to the Graduated Percent Fee (B), pursuant to N.J.S.A 46:15-7.2, 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 GRADUATED PERCENT FEE APPLIES OR DOES NOT APPLY

Total Assessed Valuation + Director's Ratio = Equalized Valuation				
Property Class 4A	\$769,000	+	69.82	% = \$ 1,101,403.60
Property Class	\$	+		% = \$
Property Class	\$	+		% = \$
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 Assessed Valuation		
\$ 769,000	+	69.82 % = \$ 1,101,403.60

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 69, P.L. 2025, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(4) Deponent makes Affidavit of Consideration for Use by Seller 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 69, P.L. 2025.

Subscribing and sworn to before me this 13 day of JULY 2025

Signature of Deponent: Linda Diaz

1012-1022 Holdings LLC  
Grantor Name

721 Route 34 Matawan NJ 07747  
Deponent Address

1012-1022 Avenue C, Bayonne 07002  
Grantor Address at Time of Sale

Mega Title, LLC.  
Name/Company of Settlement Officer

Samah H. Ghabour  
Notary Public  
State of New Jersey  
Commission No: 2360304  
Expires: May 25, 2027

Samah H. Ghabour  
Notary Public  
State of New Jersey  
Commission No: 2360304  
Expires: May 25, 2027

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

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

RTF-1 (Rev. 3/2/22)
MUST SUBMIT IN DUPLICATE

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER
(Chapter 49, P.L. 1956 as amended through Chapter 33, P.L. 2004) (N.J.S.A. 18:15-6 et seq.)
BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

County Municipal Code
COUNTY MIDDLESEX 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, LINDA DIAZ being duly sworn according to law upon his/her oath,
deposes and says that he/she is the OFFICER OF TITLE CO In a deed dated JULY 9, 2025 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)
real property identified as Block number 64 Lot number 2 AND 3 located at

1012-1022 Avenue C and 53-57 West 49th Str, Bayonne and annexed thereto.
(10122) (Street Address, Town) (10123)

(2) CONSIDERATION \$ 1,925,000.00 (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
\$769,000 + 69.82 % = \$ 1,101,403.60

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 PFL (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. 1956, as amended through C. 36, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail

(5) PARTIAL EXEMPTION FROM PFL (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. 86, 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 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 registrar of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1956, as amended through Chapter 33, P.L. 2004.

Subscribed and sworn to before me this day of July, 2026

Signature of Deponent
721 Route 34 Melawan NJ 07747
Deponent Address
xxx-xxx-3 4 7
Last three digits in Grantor's Social Security Number

Signature of Notary
1012-1022 Holdings LLC
Grantor Name
1012-1022 Avenue C, Bayonne
Grantor Address at Time of Sale
Mega Title, LLC
Name/Company of Settlement Officer

Samah H. Ghahour
Notary Public
State of New Jersey
Commission No: 2450304
Expires May 25, 2027

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

one copy of each RTF-1 form when Section 3A is completed to:

STATE OF NEW JERSEY
PO BOX 281
TRENTON, NJ 08695-0251
ATTENTION: REALTY TRANSFER FEE UNIT

Samah H. Ghahour
Notary Public
State of New Jersey
Commission No: 2450304
Expires: May 25, 2027

GT/REP-3  
(8-24)  
(Print or Type)

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

**Seller's Information**

Name(s)  
1012-1022 HOLDINGS LLC, a New Jersey Limited Liability Company - *Alexander Kiszner*

Current Street Address  
338 PALISADE AVENUE, SUITE 257

City, Town, Post Office State ZIP Code  
JERSEY CITY NJ 07307

**Property Information**

Block(s) Lot(s) Qualifier  
64 2 AND 3

Street Address  
1012-1022 AVENUE C AND 53-57 WEST 48TH STREET

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

Seller's Percentage of Ownership	Total Consideration	Owner's Share of Consideration	Closing Date
100	\$1,925,000.00	\$1,925,000.00	7-9-25

**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.
- 7a  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 CODE 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. See instructions.
- 7b  Seller only received 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.
- 15  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.
- 16  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 has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

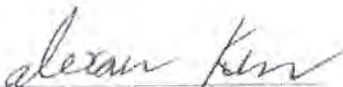
7-9-25 Date *Alexander Kiszner* Signature (Seller)  Indicate if Power of Attorney or Attorney in Fact

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

FILED  
20250818010062400  
08/18/2025 09:00 AM  
DEED  
NUMBER OF PAGES : 7  
LHAMPTON

**Promises by Grantors.** The Grantors promise that the Grantors have 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 Grantors have 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 Grantors).

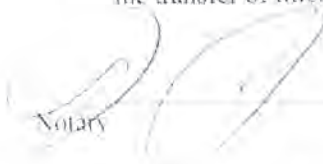
**Signatures.** The Grantors sign this Deed as of the date at the top of the first page.

  
1012-1022 Holdings LLC  
By: Alexander Kiszner, Sole Managing Member

STATE OF NEW YORK }  
COUNTY OF City J } SS.

I certify that on July 9th, 2025, Alexander Kiszner, Sole <sup>Managing</sup> Member of 1012-1022 HOLDINGS LLC, a New Jersey limited Liability Company, personally came before me and stated to my satisfaction that this person:

- a) was the maker of the attached Deed;
- b) was authorized and did execute this Deed as the Sole Member of 1012-1022 HOLDINGS LLC, the entity named in the Deed; and
- c) made this Deed for \$1,925,000.00 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)

  
Notary

DAVID FRIEDMAN  
Notary Public, State of New York  
No. 01FR6346321  
Qualified in Sullivan County  
Commission Expires 08/09/2028

**Record and Return to:**  
Mega Title, LLC  
721 Route 34, Suite 3  
Matawan, NJ 07747

M-83425