


Deed to QOZ
6-27-2019

Hudson County Recording Data Page Diane Coleman Hudson County Register				Official Use Only - Barcode 20190627010059650 6/27/2019 10:00:00 AM Consideration: \$5,250,000.00 Exempt Code: Regular County: \$5,250.00 State: \$13,125.00 NJAITF: \$7,650.00 PIFF: \$2,025.00 State E.A.A: \$11,675.00 General: \$10,675.00 Buyer's Fee: \$97,500.00 Total RTF: \$61,000.00	
Official Use Only - Ready Transfer Fee Hudson County Register 20190627010059650 Blk 9412 Pg:658 1/7 06/27/2019 10:00:08 AM DEED Diane Coleman Hudson County, Register of Deeds Receipt No: 1512238					
Date of Document:		2019-06-14		Type of Document:	
				DEED (Select all Deed Doc Types)	
First Party Name:			Second Party Name:		
MHP 33 Prospect Avenue Urban Renewal LLC;			QOZ Prospect Urban Renewal LLC;		
Additional Parties:					

A Property

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY			
Block:	455	LSE:	1.01
Municipality:	Bayonne		
Consideration:	5250000.00		
Mailing Address of Grantee:	1051 Bloomfield Avenue, Suite 8 Clifton, NJ 07012		
THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY			
Original Book:		Original Pages:	
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.

Prepared by: _____
SCOTT HERZOG, ESQUIRE

DEED

THIS DEED is made effective as of the 14th day of June, 2019

BETWEEN MHP 33 Prospect Avenue Urban Renewal LLC a New Jersey limited liability company having an address at 585 Albro Lane Lawrence, NY 11559 referred to as GRANITOR,

AND

QOZ Prospect Property Urban Renewal LLC having an address at 1051 Bloomfield Avenue, Suite 6, Clifton NJ 07012 referred to as GRANTEE.

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

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the real property described below to the Grantee. This transfer is made for the sum of Five Million Two Hundred Fifty Thousand and 00/100 (\$5,250,000.00) Dollars. The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of the City of Bayonne and designated as Block No. 455, Lot No. 1.01 aka 1, 2 & 3 Account No.:

 No property tax identification number is available on the date of the deed. (Check 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 Exhibit A.

BEING the same premises conveyed to Grantor by deed from William Minder a/k/a William Minder, III and Lucy Minder a/k/a Lucy Hilton Minder husband and wife, dated January 2, 2019 and recorded January 18, 2019 in the Hudson County Clerk's Office in Deed Book 9374, Page 647.

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. This Deed is properly signed and witnessed on behalf of the Grantor as of the date at the top of the first page.

EXHIBIT A

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

Tract I:

BEGINNING at the point of intersection of the northwesterly line of Prospect Avenue (f.k.a. Railroad Avenue) (60.00 feet wide), with the northwesterly line of East 21st Street (50.00 feet wide), and from said beginning point running, thence;

1. North 88 degrees 56 minutes 31 seconds West, a distance of 100.00 feet, along the said line of East 21st Street to a point, being distant 50.00 feet easterly from the center line of Conrail (formerly C.R.R. of N.J.) thence;
2. North 32 degrees 35 minutes 29 seconds East, a distance of 75.00 feet to a point, thence;
3. South 58 degrees 56 minutes 31 seconds East, a distance of 100.00 feet to a point, in the said line of Prospect Avenue, thence;
4. South 32 degrees 35 minutes 29 seconds West, a distance of 75.00 feet, along the said line of Prospect Avenue, to the point and place of BEGINNING.

Tract II:

BEGINNING at a point in the northwesterly line of Prospect Avenue (f.k.a. Railroad Avenue) (60.00 feet wide), therein distant 75.00 feet as measured northeasterly along the same with the northeasterly line of East 21st Street (50.00 feet wide), and from said beginning point running, thence;

1. North 56 degrees 58 minutes 31 seconds West, a distance of 100.00 feet, along the common division line of Lots 1 & 2 to a point, thence;
2. North 32 degrees 35 minutes 29 seconds East, a distance of 100.00 feet, along the line of the Central Railroad of New Jersey to a point, thence;
3. South 58 degrees 58 minutes 31 seconds East, a distance of 100.00 feet, to a point in the said line of Prospect Avenue, thence;
4. South 32 degrees 35 minutes 29 seconds West, a distance of 100.00 feet, along the said line of Prospect Avenue, to the point and place of BEGINNING.

Tract III:

BEGINNING at a point in the northwesterly line of Prospect Avenue (f.k.a. Railroad Avenue) (60.00 feet wide), therein distant 175.00 feet as measured northeasterly along the same with the northeasterly line of East 21st Street (50.00 feet wide), and from said beginning point running, thence;

1. North 57 degrees 24 minutes 31 seconds West, a distance of 100.00 feet, and at a right angle to Prospect Avenue, being distant 50.00 feet southeasterly at a right angles from the centerline of the Central Railroad of New Jersey as filed in the Office of the Secretary of State, thence;
2. North 32 degrees 35 minutes 29 seconds East, a distance of 25.00 feet and parallel with said center line to a point, thence;
3. South 57 degrees 24 minutes 31 seconds East, a distance of 100.00 feet, at a right angle to Prospect Avenue, to a point in the same, thence;
4. South 32 degrees 35 minutes 29 seconds West, a distance of 25.00 feet, along the said line of Prospect Avenue, to the point and place of BEGINNING.



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

SIT/REP-3
(9-2016)

(Please Print or Type)

GENERAL INFORMATION

Name(s)	WHP 33 Prospect Avenue Urban Renewal LLC		
Current Street Address	385 Albro Lane		
City, Town, Post Office Box	State	Zip Code	
Lawrence	NY	11559	

PROPERTY INFORMATION

Block(s)	Lot(s)	Qualifier	
455	1.01		
Street Address	33 Prospect Street		
City, Town, Post Office Box	State	Zip Code	
Bayonne	NJ	07007	
Seller's Percentage of Ownership	Total Consideration	Owner's Share of Consideration	Closing Date
100%	\$5,250,000	100%	6/19/19

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 mortgagee 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.

FINAL 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.

6/19/2019

Date

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

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 45, P.L. 1989, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 45:15-5 et seq.)
BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

FOR RECORDER'S USE ONLY

Consideration \$ _____
RTF paid by seller \$ _____
Date _____

COUNTY

County Municipal Code
0801

Use symbol "C" to indicate that fee is exclusively for county use

MUNICIPALITY OF PROPERTY LOCATION: Bayonne

(1) PARTY OR LEGAL REPRESENTATIVE (See instructions #3 and #4 on reverse side)

Deponent, Jankar Vela being duly sworn according to law upon his/her oath, deposes and says that he/she is the Officer of Title Company in a deed dated June 14, 2010 transferring (Grantor, legal representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.) real property identified as Block number 155 Lot number 1.01 located at 33 Prospect Street, Bayonne NJ and annexed thereto. (Street Address, Town)

(2) CONSIDERATION \$ 5,250,000.00 (Instructions #3 and #6 on reverse side) no prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4B 4C (circle one), if property transferred as Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS: (See instructions #6A and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation
\$ 4,174,200.00 + 3413 % = \$ 1,322,384.00
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. 1985, 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. 170, P.L. 1973, 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,
C. 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 TERMS BY THE ENTIRETY.

D. LOW AND MODERATE INCOME HOUSING (Instruction #9 on reverse side)
 Affordable according to F.U.D. standards. Reserved for occupancy.
 Meets income requirements of region. Subject to resale controls.

(6) NEW CONSTRUCTION (Instructions #2, #10 and #11 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 #6, #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. 1985, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this 27 day of June, 2010. Signature of Deponent: MHP Prospect Avenue Urban Reno
212 Second Street, Suite 502 Grantor Name
Lakewood, NJ 07001 685 Aairo Lane
Lawrence, NY 11559

Deponent Address: Grantor Address at Time of Sale
XXX-XXX-981 Riverite Abstract, LLC
Last three digits in Grantor's Social Security Number Name/Company of Settlement Officer

BASYAH ZUCKERMAN
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES DEC. 23, 2020

FOR OFFICIAL USE ONLY
Instrument Number _____ County _____
Deed Number _____ Page _____
Deed Date _____ Date Recorded _____

RTF-1EE (Rev. 12/09)
MUST SUBMIT IN DUPLICATE

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY BUYER

(Chapter 49, P.L. 1998, as amended through Chapter 33, P.L. 2008) (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

FOR RECORDER'S USE ONLY

COUNTY Hudson } SS. County Municipal Code 0801

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 6 3

Deponent, Jennifer Valle (Name) being duly sworn according to law upon his/her oath, deposes and says that he/she is the Title Officer in a deed dated 6/14/2010 transferring (Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.) real property identified as Block number 455 Lot number 101 located at 33 Prospect Street, Bayonne, NJ 07002 and annexed thereto. (Street Address, Town)

(2) CONSIDERATION \$ 250,000.00 (See Instructions #1, #4, 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. 18:27-2.2 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. 46:2D-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: 1 3B 4B 4C 15
Property classes: 1-Vacant Land; 3B - Farm property (Qualifying); 4B - Industrial properties; 4C - Apartments; 15 - Public Property, etc. (N.J.A.C. 18:27-2.2 et seq.)
 Exempt organization determined by federal Internal Revenue Service (Internal Revenue Code of 1986, 26 U.S.C. § 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 that are not subject to the 1% 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 1% FEE APPLIES OR DOES NOT APPLY

Total Assessed Valuation + Director's Ratio = Equalized Valuation

Property Class \$ _____ + _____ % = \$ _____
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 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.

(F) 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. 1998, as amended through Chapter 33, P.L. 2008, for the following reason(s). Mere 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. 1998, as amended through Chapter 33, P.L. 2008.

Subscribed and sworn to before me this 25 day of July, 2010

Signature of Deponent
212 Sycamore Street, Lakewood NJ
Deponent Address

Grantee Name
1051 Broadfield Avenue, DEERFIELD NJ 07001
Grantee Address at Time of Sale
Riverdale Abstract LLC
Member/Company of Sole/General Officer

BASYAH ZUCKERMAN
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES DEC. 28, 2020


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

STATE OF NJ - DIVISION OF TAXATION
PO BOX 281
TRENTON, NJ 08646-0281
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/ptfdocidatx.shtml

WITNESS/ATTEST:


Name: Gregory [unclear]
Title:

GRANTOR:
MHP 33 Prospect Avenue Urban Renewal LLC

By: 
Name: Michael Alon
Title: Manager

STATE OF NEW York COUNTY OF Nassau S.S.:
I CERTIFY that on June 2, 2019

Michael Alon, personally came before me and stated under oath to my satisfaction that he:
a) signed this Deed as manager of MHP 33 Prospect Avenue Urban Renewal LLC;
(b) was authorized to sign this Deed on behalf of said limited liability company; and
(c) made this Deed for \$5,250,000 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.



CRAIG A. SPATZ
Notary Public, State of New York
No. 5018023
Qualified in Nassau County
Commission Expires October 4, 2021

Record and Return to:

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER
(Chapter 43, P.L. 1988, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-6 et seq.)

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

STATE OF NEW JERSEY

FOR RECORDER'S USE ONLY

Consideration \$ _____
RTF paid by seller \$ _____
Date By _____

COUNTY

Ocean

SS. County Municipal Code
085

*Use symbol "C" to indicate that fee is actually for owner's use

MUNICIPALITY OF PROPERTY LOCATION Bayonne

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)

Deponent Felty Buser being duly sworn according to law upon his/her oath, deposes and says that he/she is the Officer of Title Company in a deed dated June 14, 2019 transferring legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc. real property identified as Block number 459 Lot number 1.01 located at 33 Prospect Street, Bayonne NJ and annexed thereto. (Street Address, Town)

(2) CONSIDERATION \$ 6,250,000.00 (Instructions #1 and #5 on reverse side) No prior mortgage to which property is subject

(3) Property transferred is Class 4A AD 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

\$ 4,174,200.00 x .3413 = \$ 1,422,384.00

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 the deed transaction is fully exempt from the Realty Transfer Fee imposed by G. 49, P.L. 1988, as amended through G. 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 Grantor's Purposes Fees, as applicable, imposed by G. 176, P.L. 1975; G. 113, P.L. 2004, and G. 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
C. 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.

D. LOW AND MODERATE INCOME HOUSING (Instruction #10 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 #13 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 #6, #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 43, P.L. 1988, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this 28 day of June, 2019

Signature of Deponent
212 Garden Street, Suite 502
Lakewood, NJ 08701

MHE Prospect Avenue Urban Rede
Grantor Name
585 Alton Lane
Lawrence, NY 11550

Goldie M Sen Saravalla
NOTARY PUBLIC
State of New Jersey
ID # 50090701

My Commission Expires 9/30/2023

Deponent Address: XXX-XXX-901
Grantor Address at Time of Sale: Riverside Abstract, LLC
List three digits in Grantor's Social Security Number: _____
Name/Company of Settlement Officer: _____

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

000613

CHARGE

December 30,
1988

Prepared by:

Nicholas A. Panepinto
NICHOLAS A. PANEPINTO
Attorney at Law
State of New Jersey

DEED GRANTING AN EASEMENT

That we, MARK KONIGSBERG and CELIA KONIGSBERG, HIS WIFE, residing at 36 West 33rd Street, City of Bayonne, County of Hudson, State of New Jersey, (Grantors) for and in consideration of the sum of \$40,000.00 to us in hand paid by the CITY OF BAYORNE, a municipal corporation of the State of New Jersey, 530 AVENUE C, City of Bayonne, County of Hudson, State of New Jersey, (Grantee) receipt of which is hereby acknowledged, the further consideration being allowed to use the following described perpetual easement for the purpose of constructing a 30-inch sanitary force main in, upon and across the following described perpetual easement located in the City of Bayonne, County of Hudson, State of New Jersey, more particularly described as follows:

BEGINNING at a point of intersection of the northwesterly sideline of Prospect Avenue and the northeasterly sideline of East 21st Street; from said point running:

- (1) North 47 degrees 12 minutes West along the said northeasterly sideline of East 21st Street 100 feet to a point; thence
- (2) North 42 degrees 20 minutes East 75 feet to a point; thence
- (3) South 47 degrees 12 minutes East 15 feet to a point; thence
- (4) South 42 degrees 20 minutes West 60 feet to a point; thence
- (5) South 47 degrees 12 minutes East 85 feet to a point in the northwesterly sideline of Prospect Avenue; thence
- (6) Along the said northwesterly sideline of Prospect Avenue South 42 degrees 20 minutes West 15 feet to the point and place of

DK 4 084 PG 2 88

11-25-2019
33 Prospect
017 April 11/19

BEGINNING.

Being part of Lots 12, 13 and 14 in city Block 303, on the Tax Map of the City of Bayonne, and being the same premises conveyed to the Grantors by Central Jersey Industries, Inc., on August 8, 1983, and recorded in the Registrar's Office of Hudson County in Book 3387, Page 447.

To have and to hold the same perpetually to the City of Bayonne and its successors, together with the right and privilege at any and all times to enter said premises, or any part thereof, for the purpose of constructing, reconstructing and maintaining said sanitary force main, and for making connections therewith, all upon the conditions that the City of Bayonne will at all times, after doing any work in connection with the construction, reconstruction or repair of said sanitary force main, restore said premises to the condition in which same were found before such work was undertaken, and that in the use of said rights and privileges herein granted the City of Bayonne will not create a nuisance or do any act that will be detrimental to said premises.

The Grantee, its successors and assigns, shall indemnify and save harmless the Grantors, their heirs and successors and assigns, from any and all claims whatsoever for injuries or other damages suffered or sustained by any person, firm or corporation, as a result of the construction, use, operation and repair of the 30-inch sanitary force main.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals, and such of them as are corporations have caused their corporate seal to be hereto

affixed and these presents to be signed by their proper officers, the day and year first above written.

Mark Konigsberg
MARK KONIGSBERG

Witness:

Richard A. Kaplow
Richard A. Kaplow
Attorney at Law
State of New Jersey

Celia Konigsberg
CELIA KONIGSBERG

CITY OF BAYONNE

Robert F. Sloan
ROBERT F. SLOAN
CITY CLERK

Bennie P. Collins
BENNIE P. COLLINS
MAYOR

STATE OF NEW JERSEY)
COUNTY OF HUDSON) SS.

I certify that on *December 30, 1988,*

personally came before me and this person acknowledged under oath, to my satisfaction that:

(a) this person is the Clark of the City of Bayonne, the corporation named in this Deed;

(b) this person is the attesting witness to the signing of this Deed by the proper corporate officer who is the Mayor of the City of Bayonne;

(c) this Deed was signed and delivered by the corporation as its voluntary act duly authorized by a proper ordinance of its Municipal Council, being Ordinance No. O-88-15;

CHANDLER

26-00

RECEIVED

1955 JAN 20 AM 9 40

FRANK O. CHANDLER
PRESIDENT
MEMBER OF THE BOARD

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