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Deed

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This Deed is made on June 10th, 1997  
BETWEEN AMIR NOSSIER

Bayonne, New Jersey  
HUDSON COUNTY

A-9

whose post office address is 480 Avenue C, Bayonne, New Jersey 07002

referred to as the Grantor,  
AND (KAMAL GIRGIS

whose post office address is 71 Suburban Court, Jersey City, New Jersey

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 \$42,000.00

The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of Bayonne

Block No. 216

Lot No. 32

Account 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 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.)

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

CONSIDERATION:	42000.00	EXEMPT CODE:		
COUNTY	STATE	H.P.H.A.F.	TOTAL	
42.00	104.92	.00	147.00	
GXA	DATE	6/23/1997		

Prepared by: (print signer's name below signature)

MICHAEL MASONE, ESQ.

(For Recorder's Use Only)


DUPLICATE

The street address of the Property is: 46 WEST 21ST STREET, BAYONNE, NEW JERSEY 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. 46:4-0). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the Property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

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

Witnessed By:

 (Seal)  
 AMIR NOSSIER

 (Seal)  
 MICHAEL MASONE  
 An Attorney at Law of New Jersey


\_\_\_\_\_ (Seal)

STATE OF NEW JERSEY, COUNTY OF HUDSON  
I CERTIFY that on June 10th, 1997

SS.:

Amir Nossier  
 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 \$ 42,000.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)

RECORD AND RETURN TO:  
 RAFF & MASONE PA  
 1081 AVENUE C  
 BAYONNE NJ 07002

  
 (Print name and title below signature)  
 MICHAEL MASONE, ESQ.  
 ATTORNEY AT LAW OF NEW JERSEY

UNOFFICIAL COPY

"Schedule A"

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

BEGINNING at a point on the southerly side of West Twenty First Street distant thereon easterly one hundred and one and five tenths (101.5) feet from the corner formed by the intersection of the easterly side of Avenue C and the southerly side of West Twenty First Street and running thence (1) southerly and parallel with Avenue C one hundred and two and sixty seven one hundredths (102.67) feet; thence running (2) easterly parallel with West Twenty first Street twenty five (25) feet; thence running (3) northerly parallel with Avenue C, one hundred and two and sixty seven one hundredths (102.67) feet; thence running (4) westerly and along the southerly side of West Twenty first Street twenty five (25) feet to the point or place of beginning.

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