


<p>Hudson County Recording Data Page Jeffrey Dublin Hudson County Register</p> 	<p>Official Use Only - Barcode</p> <p>20230714010049000 1/6 07/14/2023 10:53 AM DEED Bk: 9758 Pg: 648 JEFFREY DUBLIN Hudson County, Register of Deeds Receipt No. 256728</p>
<p>Official Use Only - Realty Transfer Fee</p> <p>20230714010049000 07/14/2023 10:53:32 am Consideration: \$400000.00 Exempt Code: Exempt County: \$0.00 State: \$0.00 NJAHTF: \$0.00 PHPF: \$0.00 EAA: \$0.00 General: \$0.00 Buyer's Fee: \$0.00 Total RTF: \$0.00</p>	
<p>Date of Document: 2023-06-28</p>	<p>Type of Document: DEED (Select all Deed Doc Types)</p>
<p>First Party Name: Joann Chiorazzi;</p>	<p>Second Party Name: Lou John Chiorazzi;</p>
<p>Additional Parties:</p>	

<p align="center">THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY</p>	
<p>Block: 449</p>	<p>Lot: 12</p>
<p>Municipality: Bayonne</p>	
<p>Consideration: 400000.00</p>	
<p>Mailing Address of Grantee: 129 Avenue F Bayonne , NJ 07002</p>	
<p align="center">THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY</p>	
<p>Original Book:</p>	<p>Original Page:</p>
<p align="center">HUDSON COUNTY RECORDING DATA PAGE Please do not detach this page from the original document as it contains important recording information and is part of the permanent record.</p>	

DISCLAIMER
 A recording officer shall not be liable for differences between the cover sheet or the electronic synopsis and the document. If discrepancies are found, the entire document will be rejected.

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

Prepared by: Juan C. Moran, Esq.

DEED

This Deed executed on June ²⁸, 2023 and delivered on June 28 2023, BETWEEN:

JOANN CHIORAZZI, unmarried, whose post office address is 129 Avenue F, Bayonne, NJ 07002 referred to as the "Grantor"

AND -

LOU JOHN CHIORAZZI, unmarried, whose post address is about to be 129 Avenue F, 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 **FOUR HUNDRED THOUSAND DOLLARS AND NO CENTS (\$400,000.00)**. The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:15-1.1) **CITY OF BAYONNE**
Block No.: 449 Lot No.: 12 Qual:

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 in the **CITY OF BAYONNE, COUNTY OF HUDSON AND STATE OF NEW JERSEY.**

The legal description is attached hereto and made a part hereof.

BEING THE SAME PREMISES conveyed to Joann Chiorazzi by Deed from Lou Chiorazzi, married and Jennifer Chiorazzi, NKA Jennifer Henrich, married TIC, dated 02/14/2000, recorded 02/23/2000 in the Hudson County Clerk/Register's Office in Book 5575, Page 32.

The street address of the Property is:

129 Avenue F, 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 judgement 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:

[Handwritten signature]

Joann Chiorazzi (L.S.)
JOANN CHIORAZZI

STATE OF NEW JERSEY)
COUNTY OF BERGEN)

. ss.:

I CERTIFY that on June 28, 2023, Joann Chiorazzi, unmarried, 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 FOUR HUNDRED THOUSAND DOLLARS AND NO

CENTS (\$400,000.00) as full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined as N.J.S.A. 46:15,5.)

[Handwritten signature]

RECORD AND RETURN TO:
Clear Skies Title Agency
15 Blecker Street, Suite A
Millburn, NJ 07041

JUAN C MORAN,
ATTORNEY AT LAW
STATE OF NJ

7000

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.1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

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

STATE OF NEW JERSEY

COUNTY HUDSON SS. County Municipal Code 0901

MUNICIPALITY OF PROPERTY LOCATION BAYONNE

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

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

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

Deponent, JOANN CHIORAZZI being duly sworn according to law upon his/her oath, deposes and says that he/she is the GRANTOR in a deed dated June 28, 2023 transferring real property identified as Block number 449 Lot number 12 located at 129 Avenue F, Bayonne, and annexed thereto.

(2) CONSIDERATION \$400,000.00 (Instructions #1 and #5 on reverse side) [X]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: (See Instructions #5A and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation

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. 1968, as amended through C. 66, P.L. 2004, on the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

Transfer between parent and child SALE BETWEEN PARENT AND CHILD

(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. 176, P.L. 1975, 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.
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.
[] 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 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 (Instructions #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 (Instructions #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 register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this 28th day of June, 2023

Signature of Deponent JOANN CHIORAZZI
129 Avenue F, Bayonne, NJ 07002

Grantor Name JOANN CHIORAZZI
129 Avenue F, Bayonne, NJ 07002

Deponent Address
Grantor Address at Time of Sale
Last three digits in Grantor's Social Security Number
Name/Company of Settlement Officer

Handwritten signature of attorney: JUAN C. MORAN, ESQ.

JUAN C. MORAN ESQ, ATTORNEY AT LAW STATE OF NJ

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

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to:

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

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at: https://www.state.nj.us/treasury/taxation/tp/localtax.shtml

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

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

Seller's Information

Name(s)
JOANN CHIORAZZI

Current Street Address
129 Avenue F

City, Town, Post Office
Bayonne

State
NJ

ZIP Code
07002

Property Information

Block(s)
449

Lot(s)
12

Qualifier

Street Address
129 Avenue F

City, Town, Post Office
Bayonne

State
NJ

ZIP Code
07002

Seller's Percentage of Ownership
100

Total Consideration
\$400,000.00

Owner's Share of Consideration
\$400,000.00

Closing Date
6/28/2023

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.

6/28/2023 Date

Joann Chiorazzi Signature (Seller)

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**

FILED
20230714010049000
07/14/2023 10:53 AM
DEED
NUMBER OF PAGES : 6
SSPANN

**EXHIBIT A
LEGAL DESCRIPTION**

Issuing Office File No. CST23050903

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 Northwesterly side line of Avenue F, distant 56.90 feet Southwesterly from the intersection formed by the Northwesterly sideline of Avenue F with the Southwesterly side line of Mechanic Street; and
Running thence (1) South 42 degrees 20 minutes West, along the Northwesterly sideline of Avenue F, 25 feet to a point;
Thence (2) North 47 degrees 12 minutes West, 75 feet to a point;
Thence (3) North 42 degrees 20 minutes East, 25 feet to a point;
Thence (4) South 47 degrees 12 minutes East, 75 feet to the point or place of BEGINNING.

FOR INFORMATION PURPOSES ONLY: BEING known as 129 Avenue F, Tax Lot 12, Tax Block 449 on the Official Tax Map of City of Bayonne, NJ.

UNRECORDED COPY