


Hudson County Recording Data Page Jeffrey Dublin Hudson County Register	 Hudson County Register 20240610010041550 Bk: 9827 Pg: 518 06/10/2024 11:51 AM DEED JEFFREY DUBLIN Hudson County, Register of Deeds Receipt No. 300342	
<i>Official Use Only – Record & Return</i>	20240610010041550 06/10/2024 11:51:48 am Consideration: \$375000.00 Exempt Code: Regular County: \$375.00 State: \$937.50 NJAHTF: \$337.50 PHPF: \$187.50 EAA: \$462.50 General: \$675.00 Buyer's Fee: \$0.00 Total RTP: \$2975.00	
Date of Document: 4/18/2024	Type of Document: Deed	
First Party Name: James J. Pelliccio, Single	Second Party Name: Kennedy Bayonne LLC	
Additional Parties:		

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
Block: 335	Lot: 14
Municipality: City of Bayonne	
Consideration: \$375,000.00	
Mailing Address of Grantee: 914 79th Street, North Bergen, NJ 07047	
THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY	
Original Book:	Original Page:
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.

DEED

Prepared by: (Print signer's name below signature)
John J. Smith, Jr. Attorney-at-Law

This Deed is made on April 18th, 2024 and delivered on May 14th, 2024.

BETWEEN **Pelliccio**
JAMES J. PELLICCHIO, Single

whose address is 7 Wesley Court, Bayonne, N.J. 07002

referred to as the Grantor

AND
Kennedy Bayonne LLC

whose post office address is 914 79th Street North Bergen NJ 07047

referred to as the 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 property described below to the Grantee. This transfer is made for the sum of **\$375,000.00 - Three hundred Seventy-Five Thousand Dollars and 00/100.** The Grantor acknowledges receipt of this money.

The Map Reference, (N.J.S.A. 17:27-2.1) Municipality of Bayonne
Block No. **338** Lot No. **14** Account No.

No property tax identification number is available on the date of this deed, which has appeared
Property. The property consists of the land and all the buildings and structures on the land sit
the City of **Bayonne**
County of **Hudson** and State of **New Jersey.** The legal description is:

Being the same premises conveyed to James J. Pelliccio by Deed from Muir Sim Louie and Yuk Chi Louie, husband and wife, dated 07/17/2021, recorded August 31, 2021 in the Hudson County Clerk/Register's Office in Book 9593, page 584.

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. See "Schedule C" attached hereto.

GIT/REP-3
(11-23)
(Print or Type)

State of New Jersey Seller's Residency Certification/Exemption

Seller's Information

Name(s)
James J. Pelliccio, Single
Current Street Address
7 Wesley Court
City, Town, Post Office
Bayonne State NJ ZIP Code 07002

Property Information

Block(s) 335 Lot(s) 14 Qualifier
Street Address
120 John F. Kennedy, Jr. Blvd.
City, Town, Post Office
Bayonne State NJ ZIP Code 07002
Seller's Percentage of Ownership 100% Total Consideration \$375,000.00 Owner's Share of Consideration 100% Closing Date 4/18/24 5-14-24

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.

4/18/24 Date Signature (Seller) James J. Pelliccio Indicate if Power of Attorney or Attorney in Fact

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

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

FOR RECORDER'S USE ONLY	
Consideration	\$ 375,000.00
RTF paid by seller	\$
Date	4/18/2024 By R.E.

COUNTY Hudson } SS. County Municipal Code 0901

MUNICIPALITY OF PROPERTY LOCATION Bayonne

*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, James J. Pelliccio being duly sworn according to law upon his/her oath, deposes and says that he/she is the Grantor in a deed dated April 18, 2024 transferring real property identified as Block number 335 Lot number 14 located at 120 John F. Kennedy Boulevard, Bayonne, N.J. 07002 and annexed thereto.

(2) CONSIDERATION \$ 375,000.00 (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: (See Instructions #5A and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation
\$ 160,200 + 74.56 % = \$ 274,860.51

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, 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. 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. * (Instruction #9 on reverse side for A or B)
- 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 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 18th day of April, 2024

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

Signature of Deponent: James J. Pelliccio
Deponent Address: 7 Wesley Court Bayonne, NJ 07002
Last three digits in Grantor's Social Security Number: xxx-xx-x 921
Grantor Name: SAME
Grantor Address at Time of Sale: [Redacted]
Name/Company of Settlement Officer: New Horizon Abstract Inc.

FOR OFFICIAL USE ONLY	
Instrument Number	County Hudson
Deed Number	Book Page
Deed Dated 4/18/2024	Date Recorded 4/18/2024

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: www.state.nj.us/treasury/taxation/pt/localtax.htm

**SCHEDULE C
LEGAL DESCRIPTION**

Issuing Office File No. NH-12400

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 distant ninety-one and twenty-nine one hundredths feet (91.29) Northerly along the Easterly side of Hudson County Boulevard from the intersection of the Northerly side of West 4th Street and Easterly side of Hudson County Boulevard and from thence running; (1) Easterly and at right angles to the Easterly side of Hudson County Boulevard sixty-two and sixty-nine one hundredths (62.69) feet to a point; thence running (2) Northerly and at right angles to the Northerly side of West 4th Street, twenty-nine and five one hundredths (29.05) feet to a point; thence running (3) Westerly and nearly parallel with the Northerly side of West 4th Street five and thirty one hundredths (5.30) feet to a point; thence running (4) Again Westerly and at right angles to the Hudson County Boulevard forty-seven and one one-hundredths feet (47.01) to the Easterly side of Hudson County Boulevard; thence running (5) Southerly and along the Easterly side of Hudson County Boulevard twenty-five (25) feet to the point or place of BEGINNING.

BEING more fully described in accordance with a survey prepared by Butler Surveying & Mapping, Inc., dated March 5, 2024, as follows:

BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF JOHN F. KENNEDY MEMORIAL BOULEVARD (100 FEET WIDE) (A.K.A. JOHN F. KENNEDY BOULEVARD) SAID POINT BEING DISTANT 91.29 FEET NORTHEASTERLY, ALONG THE SAME, FROM ITS INTERSECTION WITH THE NORTHEASTERLY LINE OF WEST FOURTH STREET (60 FEET WIDE), AND FROM SAID POINT RUNNING; THENCE

1) SOUTH 50 DEGREES 10 MINUTES 00 SECONDS EAST, A DISTANCE OF 62.69 FEET TO A POINT; THENCE

2) NORTH 18 DEGREES 04 MINUTES 24 SECONDS EAST, A DISTANCE OF 29.03 FEET TO A POINT; THENCE

3) NORTH 71 DEGREES 55 MINUTES 36 SECONDS WEST, A DISTANCE OF 5.30 FEET TO A POINT; THENCE

4) NORTH 50 DEGREES 10 MINUTES 00 SECONDS WEST, A DISTANCE OF 47.01 FEET TO A POINT ON SAID SOUTHEASTERLY LINE OF JOHN F. KENNEDY MEMORIAL BOULEVARD; THENCE

5) ALONG THE SAME, SOUTH 39 DEGREES 50 MINUTES 00 SECONDS WEST, A DISTANCE OF 25.00 FEET TO THE POINT AND PLACE OF BEGINNING.

Schedule C – Continued
Issuing Office File No. NH-12400

FOR INFORMATIONAL PURPOSES ONLY: Being known as Tax Lot 14 Tax Block 335 on the Official Tax Map of City of Bayonne, NJ.

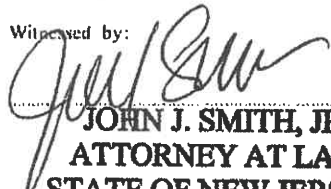
FOR INFORMATIONAL PURPOSES ONLY: The mailing address is: 120 Kennedy Boulevard, Bayonne, NJ, 07002.

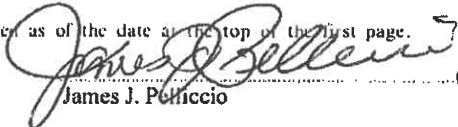
This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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


..... (Seal)
James J. Pelliccio
..... (Seal)

STATE OF NEW JERSEY, COUNTY OF Hudson


SS.:

I CERTIFY that on April 18th, 2024

James J. Pelliccio personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his or her act and deed; and
- (c) made this Deed for \$375,000.00 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. 46:17-5.)

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


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

R+R
New Horizon Abstract
977 State Route 33 West, Suite 102
Monroe Township, NJ 08831