

<p>Hudson County Recording Data Page Jeffrey Dublin Hudson County Register</p> 	<p><i>Official Use Only - Barcode</i></p> <p>20241127010085900 1/6 11/27/2024 01:24 PM DEED Bk: 9863 Pg: 906 JEFFREY DUBLIN Hudson County, Register of Deeds Receipt No. 323718</p>
<p><i>Official Use Only - Realty Transfer Fee</i></p> <p>20241127010085900 11/27/2024 01:24:29 pm Consideration: \$1100000.00 Exempt Code: Regular County:\$1100.00 State:\$2750.00 NJAHTF:\$1425.00 PHPF:\$550.00 EAA:\$2130.00 General:\$2830.00 Buyer's Fee: \$11000.00 Total RTF: \$10785.00</p>	
<p>Date of Document: 2024-10-17</p>	<p>Type of Document: DEED (Select all Deed Doc Types)</p>
<p>First Party Name: The Estate of Ronald Zawacki Deceased Christine Orzepowski Administrator CTA;</p>	<p>Second Party Name: Advent 31 LLC;</p>
<p>Additional Parties:</p>	

<p align="center">THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY</p>	
<p>Block: 159</p>	<p>Lot: 26 &-27</p>
<p>Municipality: Bayonne</p>	
<p>Consideration: 1100000.00</p>	
<p>Mailing Address of Grantee: 34-36 East 31st Street 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.

PLEASE RECORD AND RETURN TO:

Foundation Title, LLC
214 Highway 16, 3rd Floor
East Brunswick, NJ 08816

Prepared by:

William N. Senger, Esq.

DEED

This Deed, is made on **October 19th, 2024,**

**BETWEEN The Estate of Ronald Zawacki, Deceased,
Christine Orzepowski, Administrator CTA,**

whose address is **27 Highfield Road, Bloomfield, New Jersey 07003,**

referred to as the Grantor,

AND Advent 31, LLC, a New Jersey Limited Liability Company,

whose address is about to be **34-36 East 31st Street, Bayonne, New Jersey 07002,**

referred to as the Grantee.

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

TRANSFER OF TITLE. The Grantor does hereby grant and convey the property described below to the Grantee.

CONSIDERATION. This transfer of ownership is made for the sum and consideration of **One-Million-One-Hundred-Thousand-Dollars (\$1,100,000.00).** The Grantor acknowledges receipt of this money.

TAX MAP REFERENCE. (N.J.S.A. 46:26A-3, et seq., as amended) The subject premises are located in the Municipality of the **City of Bayonne,** as referenced on the Municipal Tax Map as **Lot No's. 26 & 27, in Block No. 159.**

PROPERTY DESCRIPTION. The property consists of all the land, buildings, structures and improvements contained on the property, as is located in the **City of Bayonne, County of Hudson** and State of New Jersey, which property is further described by formal legal description as set forth on the attached Schedule-A, entitled "Legal Description", if any.

Being The Same Land And Premises conveyed to **Ronald Zawacki,** by Deed from **Ronald Zawacki, Individually and as Executor of the Estate of Elizabeth Zawacki, Deceased,** dated **May 11, 2016,** and recorded in the Office of the **Hudson County Clerk,** on **July 14, 2016,** in Book of Deeds **9130,** at Page **822.**

Thereafter the said Ronald Zawacki departed this life January 26, 2023. Letters of Administration C.T.A. were issued to Christine Orzepowski on June 2, 2023 by the Hudson County Surrogate's Court under Docket No. 325634.

American Land Title Association

Commitment for Title Insurance
Adopted 6-17-06 Revised 08-01-2016

LEGAL DESCRIPTION

Foundation Title, LLC - East Brunswick

Schedule A
File No. 626-233524

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

BEGINNING at a point on the southerly line of East Thirty-first Street, two hundred and ten feet (210 ft.) northwest from the northwest side of Avenue E; thence running

- (1) southwesterly and parallel with Avenue E, 180 feet; thence
- (2) northwesterly and parallel with East Thirty-first street, 50 feet; thence
- (3) northeasterly and parallel with Avenue E, 180 feet to East Thirty-first Street; thence
- (4) southeasterly along same fifty feet to the point or place of beginning.

NOTE FOR INFORMATION:

BEING known as 34 E 31st Street, Bayonne City, Hudson County, State of New Jersey, Block 159, Lot 27 on the tax map of Bayonne City.

BEING known as 36 E 31st Street, Bayonne City, Hudson County, State of New Jersey, Block 159, Lot 26 on the tax map of Bayonne City.

NOTE FOR INFORMATION: The mailing address of the premises is 34 E 31st Street, Bayonne, NJ 07002.

NOTE FOR INFORMATION: The mailing address of the premises is 36 E 31st Street, Bayonne, NJ 07002.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance [issued by First American 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.

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

State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s)
The Estate of Ronald Zawacki, Deceased, Christine Orzepowski, Administrator CTA

Current Street Address
27 Highfield Road

City, Town, Post Office State ZIP Code
Bloomfield NJ 07003

Property Information

Block(s) Lot(s) Qualifier
159 26 & 27

Street Address
34-36 East 31st 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	\$1,100,000.00	\$1,100,000.00	10-17-2024

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(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

10-17-24	<i>Christine Orzepowski</i>	The Estate of Ronald Zawacki, Deceased
Date	Signature (Seller)	Indicate if Power of Attorney or Attorney in Fact
	Christine Orzepowski, Administrator CTA	
Date	Signature (Seller)	Indicate if Power of Attorney or Attorney in Fact

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

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY BUYER

(Chapter 49, P.L.1968, as amended through Chapter 33, P.L. 2006) (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

COUNTY Middlesex

SS. County Municipal Code 0901

FOR RECORDER'S USE ONLY	
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)

XXX-XX-X Last three digits in grantee's Social Security Number

Deponent, Cathy Jo Mahony being duly sworn according to law upon his/her oath, (Name)

deposes and says that he/she is the Officer of Title Co. in a deed dated 10/17/2024 transferring real property (Grantee, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

real property identified as Block number 159 Lot number 26 + 27 located at 34-36 E 31st Street, Bayonne, NJ 07002 and annexed thereto. (Street Address, Town)

(2) CONSIDERATION \$ 1,100,000.00 (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 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. 18:12-2.2 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. 46:8D-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 (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 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 than one 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.

(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 33, P.L. 2006, 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. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this 18th day of OCT., 20 24

Cathy Jo Mahony
Signature of Deponent

Advent 31. LLC
Grantee Name

BRIANA ROCCAMONTE
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES FEB 18, 2029

214 Hwy. 18, E. Brunswick, NJ
Deponent Address

34-36 East 31st Street, Bayonne NJ
Grantee Address at Time of Sale

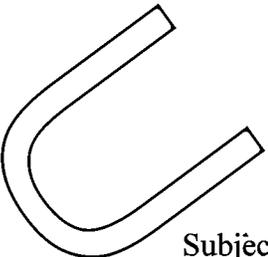
FOUNDATION TITLE
Name/Company of Settlement Officer

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

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

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

FILED
20241127010085900
11/27/2024 01:24 PM
DEED
NUMBER OF PAGES : 6
RBROWN



Subject to all easements, covenants, restrictions and conveyances of record.

The premises are more commonly referred to as **34-36 East 31st Street, Bayonne, New Jersey 07002.**

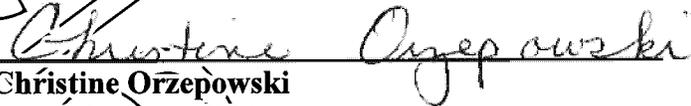
PROMISES BY GRANTOR. The Grantor promises and warrants that Grantor, by the affirmative acts of the Grantor, has not encumbered the property. This promise is more commonly known as a "Covenant as to Grantor's Acts", in accordance with N.J.S.A. 46:4-6, et seq., as amended. This promise also means that the Grantor has not allowed anyone else to obtain any legal right which would affect the property being transferred (such as a mortgage or entering a judgment against the Grantor).

SIGNATURES. The Grantor signs this Deed as of date first above written.



Witness

The Estate of Ronald Zawacki, Deceased (Grantor)



Christine Orzepowski
Administrator CTA

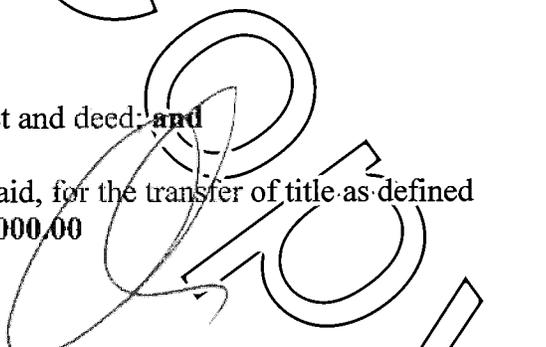
STATE OF NEW JERSEY

SS:

COUNTY OF MIDDLESEX

I HEREBY CERTIFY, that on the 17th day of **October, 2024**, **Christine Orzepowski, Administrator CTA**, personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person): **FOR THE ESTATE OF RONALD ZAWACKI, DECEASED**

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as **her** act and deed; ~~and~~
- (c) the full and actual consideration paid, or to be paid, for the transfer of title as defined by N.J.S.A. 46:15-5, et seq, as amended, is **\$1,100,000.00**



William N. Senger
Attorney at Law of the
State of New Jersey