

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

3323

Hudson County Recording Data Page Jeffrey Dublin Hudson County Register 	Official Use Only – Barcode 20250729010056140 1/5 07/29/2025 08:40 AM DNR Bk: 9916 Pg: 215 JEFFREY DUBLIN Hudson County, Register of Deeds Receipt No. 356290
Official Use Only – Record & Return	Official Use Only-Realty Transfer Fee 20250729010056140 07/29/2025 08:40:58 am Consideration: \$335000.00 Exempt Code: Regular County:\$335.00 State:\$837.50
Date of Document: 6/23/2025	Type of Document: Deed NJAHTF:\$277.50 PHPF:\$167.50 EAA:\$370.50 General:\$0.00 Buyer's Fee: \$0.00
First Party Name: Linda L. Mack AKA Linda Kleinlein Executrix for the Estate of Arline Lautermilch	Second Party Name: 177 3rd St LLC Total RTF: \$1988.00
Additional Parties:	

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY

Block: 371	Lot: 2
Municipality: City of Bayonne	
Consideration: \$335,000.00	
Mailing Address of Grantee: 1 Vermella Way, Unit 1008, Union, NJ 07002	

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY

Original Book:	Original Page:
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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.

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

DEED

Prepared By:

THERESA A. NITTI, ESQ.

This Deed is made on June 23, 2025 AND Delivered July 2, 2025
BETWEEN Linda L. Mack i/w/n Linda Kleinlein, Executrix
of the Estate of Arline Lautermilch

whose address is 5 South Valley View Road, Line Lexington,
Pennsylvania 18932, referred to as the Grantor,

AND 177 3rd Street, LLC

whose address is 1 Vermella Way Unit 1008, Union, New Jersey 07002
referred to as the Grantee.

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

Grantor. The Grantor makes this Deed as the Personal
Representative of the Estate of Arline Lautermilch i/d/c/n Arline
L. Lautermilch, late of the City of Bayonne, County of Hudson,
State of New Jersey.

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 Three Hundred
Thirty Five Thousand Dollars (\$335,000.00). The Grantor acknowledges
receipt of this money.

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

Block No. 371

Lot No. 2

Account No.

 No property tax identification number is available on the
date of this Deed. (Check box if applicable).

Property. The property consists of the land and all the
buildings and structures on the lands in the City of Bayonne,
County of Hudson, 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).

BEING the same premises that became vested in Charles H.
Lautermilch, individually by Deed from Alan Lautermilch, James
Lautermilch and Charles Lautermilch, Individually, and as Executor
of the Last Will and Testament of Jethro Lautermilch, dated May 8,
1987 and recorded in the Hudson County Clerk's Office on October
15, 1987 in Deed Book 3815, Page 22.

Thereafter, the said Charles H. Lautermilch departed this life on
October 26, 1997, survived by his spouse Arline Lautermilch,
surviving spouse at law.

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**EXHIBIT A
LEGAL DESCRIPTION**

Issuing Office File No. 23WWT-3323

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 Northerly line of East 2nd Street distant 114.07' Easterly from the intersection of the Northerly line of East 2nd Street and the Easterly line of Lord Avenue, thence:

- 1) Northerly and along a line having a bearing of North 9 degrees 14 minutes East for a distance of 110.08' to a point,
- 2) Easterly and along a line having a bearing of South 81 degrees 24 minutes East for a distance of 28.70' to a point,
- 3) Southerly and along a line having a bearing of South 9 degrees 01 minute West for a distance of 110.08' to a point in the Northerly line of East 2nd Street,
- 4) Westerly and along the Northerly line of East 2nd Street having a bearing of North 81 degrees 24 minutes West for a distance of 29.08' to the point or place of beginning.

FOR INFORMATION PURPOSES ONLY: BEING known as Tax Lot 2 in Tax Block 371 on the Official Tax Map of the City of Bayonne, Hudson County, State of New Jersey

GIT/REP-1
(10-21)

(Print or type)

State of New Jersey Nonresident Seller's Tax Declaration

Seller's Information

Name(s)

LINDA L. MACK A/K/A LINDA KLEINLEIN, EXECUTRIX OF THE ESTATE OF ARLINE LAUTERMILCH

Current Street Address

55 VALLEY VIEW ROAD

City, Town, Post Office

LINE LEXINGTON

State

PA

ZIP Code

18932

Property Information

Block(s)

371

Lot(s)

2

Qualifier

Street Address

33 E. 2ND STREET

City, Town, Post Office

BAYONNE

State

NJ

ZIP Code

07002

Seller's Percentage of Ownership

100

Total Consideration

335,000.00

Owner's Share of Consideration

335,000.00

Closing Date

7/2/25

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 the 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.

7/23/2025

Date

Linda Mack A/K/A
Signature (Seller) *Executrix*
Indicate if Power of Attorney or Attorney in Fact
Estate of Arline Lautermilch

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Cut Along Dotted Line

NJ Gross Income Tax Declaration of Estimated Tax

NJ-1040-ES

GIT/REP-1

1 - OFFICIAL USE ONLY

Calendar Year

2025

Be sure to include your Social Security number on your check or money order to ensure proper credit for this payment.
Make Check Payable To: State of NJ - Division of Taxation

Mail to:

State of New Jersey
Division of Taxation
Revenue Processing Center
PO Box 222
Trenton, NJ 08646-0222

Social Security Number (required)

Spouse/CU Partner Social Security Number

Last Name, First Name, Initial

LAUTERMILCH, ARLINE - ESTATE OF

By Linda Mack A/K/A
Linda Kleinlein, Executrix

Home Address (Number and Street, including apartment number)

55 VALLEY VIEW ROAD

City, Town, Post Office

LINE LEXINGTON

State

PA

ZIP Code

18932

This payment is being made to:



GIT/REP-1

Enter amount of payment here:

\$

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The said Arline Lautermilch departed this life on December 2, 2023, leaving a Last Will and Testament dated May 8, 1987. Letters of Testamentary were issued by the Hudson County Surrogate's Court under Docket No. 327349 appointing Linda L. Mack a/k/a Linda Kleinlein as Executrix of the Estate.

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).

The street address of the Property is: 33 E. 2nd Street, Bayonne, New Jersey 07002.

Signatures. The Grantor signs this Deed as of the date at the top of the first page.

Estate of Arline Lautermilch

By: Linda L. Mack a/k/a Linda Kleinlein, Executrix

Linda L. Mack a/k/a Linda Kleinlein, Executrix

STATE OF PENNSYLVANIA, COUNTY OF DuChs

Estate of Arline Lautermilch
 SS.:

I CERTIFY that on June 23, 2025, Linda L. Mack a/k/a Linda Kleinlein, personally came before me and stated to my satisfaction that this person (or if more than one, each person):

Executrix of the Estate of Arline Lautermilch

- (a) was the maker of the attached deed;
- (b) executed this deed as his or her own act; and,
- (c) made this Deed for \$335,000.00 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.)

Commonwealth of Pennsylvania - Notary Seal
 Laura E. Slater, Notary Public
 Bucks County
 My commission expires August 21, 2025
 Commission number 1131053
 Member, Pennsylvania Association of Notaries

Laura Slater
 Notary

DEED	Dated: June <u>23</u> , 2025
Linda L. Mack a/k/a Linda Kleinlein, Executrix of the Estate of Arline Lautermilch Grantors To 177 3rd St. LLC Grantee.	RECORD & RETURN TO: Worldwide Title, LLC 628 Shrewsbury Avenue Tinton Falls, NJ 07011