



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

<b>Hudson County Recording Data Page</b> Honorable Diane Coleman Hudson County Clerk 	<i>Official Use Only - Barcode</i>  20181101010121020 1/5 11/01/2018 10:20:18 AM DEED Bk: 9354 Pg: 164 Diane Coleman Hudson County, Register of Deeds Receipt No. 1450195
<i>Official Use Only - Record &amp; Return</i>	<i>Official Use Only - Realty Transfer Fee</i> 20181101010121020 11/1/2018 10:20:00 AM Consideration: \$165,000.00 Exempt Code: Regular County: \$165.00 State: \$412.50 NJAHTF \$22.50 PHPF: \$82.50 EAA: \$18.00 General: \$0.00 Buyer's Fee: \$0.00 Total RTF: \$700.50
Date of Document: <b>May 1, 2018</b>	Type of Document: <b>Deed</b>
First Party Name: <b>Yeshiva Gedolah</b>	Second Party Name: <b>A &amp; K Jersey Construction of New Jersey LLC</b>
Additional Parties:	

*SP*

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
Block: <b>155</b>	Lot: <b>6</b>
Municipality: <b>Bayonne</b>	
Consideration: <b>\$165,000.00</b>	
Mailing Address of Grantee: <b>20 Willowdale Ave, Montclair NJ 07042</b>	

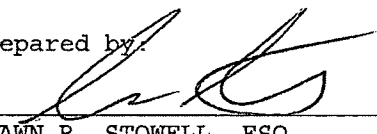
THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY	
Original Book:	Original Page:

**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.

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

DEED

Prepared by:

  
SHAWN R. STOWELL, ESQ.  
ATTORNEY-AT-LAW

This Deed is made on May 1, 2018,

BETWEEN CONGREGATION YESHIVA GEDOLAH OF BAYONNE, INC., whose address is 735 AVENUE C, BAYONNE, NEW JERSEY 07002 referred to as the Grantor,

AND A AND K JERSEY CONSTRUCTION OF NEW JERSEY LLC, whose post office address is ABOUT TO BE 64 WEST 31<sup>ST</sup> 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 Ownership.** The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of ONE HUNDRED SIXTY-FIVE THOUSAND DOLLARS AND no/100 (\$165,000.00) and other consideration. The Grantor acknowledges receipt of this money.

**Tax Map Reference.** (N.J.S.A. 46:15-2.1) Municipality of BAYONNE  
Block No. 155 Lot No. 6 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 land in the CITY OF BAYONNE, County of HUDSON and the State of NJ. The legal description is:

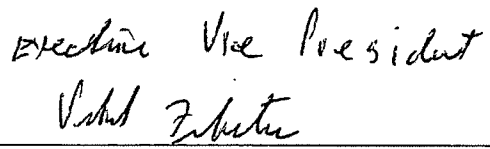
BEING THE SAME PROPERTY CONVEYED TO THE CONGREGATION YESHIVA GEDOLAH OF BAYONNE, INC. BY DEED FROM HOWARD TRACHTENBERG AND ELAINE TRACHTENBERG, HUSBAND AND WIFE, DATED JUNE 24, 1992, RECORDED IN THE HUDSON COUNTY REGISTER'S OFFICE IN BOOK 4505, PAGE 001 ON JUNE 25, 1992.

SEE SCHEDULE A ATTACHED HERETO.

**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:  
  
SHAWN R. STOWELL, ESQ.  
ATTORNEY-AT-LAW

  
RABBI VELVEL FINKELSTEIN ON BEHALF OF  
CONGREGATION YESHIVA GEDOLA OF BAYONNE,  
INC.

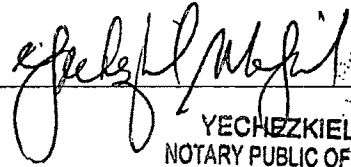
STATE OF NEW JERSEY

SS.:

COUNTY OF HUDSON

I CERTIFY that on MAY 2, 2018, RABBI VELVEL FINKELSTEIN personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is THE PRESIDENT OF CONGREGATION YESHIVA GEDOLA OF BAYONNE, INC., the corporation named in this document;
- (b) this person is the attesting witness to the signing of this document by the proper corporate officer who is RABBI VELVEL FINKELSTEIN the PRESIDENT of the corporation;
- (c) this document was signed, sealed and delivered by the corporation as its voluntary act duly authorized by a proper resolution of its Board of Directors;
- (d) this person knows the proper seal of the corporation which was affixed to this document; and
- (e) this person signed this proof to attest to the truth of these facts.

  
 YECHZKIEL MAGID  
 NOTARY PUBLIC OF NEW JERSEY  
 My Commission Expires 11/19/20 20

**D E E D**

Dated: 4/30/2018

CONGREGATION YESHIVA GEDOLAH OF BAYONNE, INC.

Grantor,

A AND K JERSEY CONSTRUCTION OF NEW JERSEY LLC,

Grantee.

Record and return to:

SHAWN R. STOWELL, ESQ.  
SELLAR RICHARDSON, P.C.  
293 EISENHOWER PKWY, STE. 350  
LIVINGSTON, NJ 07039



State of New Jersey  
**SELLER'S RESIDENCY CERTIFICATION/EXEMPTION**

GIT/REP-3  
 (9-2015)

(Please Print or Type)

**SELLER'S INFORMATION**

Name(s)  
 CONGREGATION YESHIVA GEDOLA OF BAYONNE, INC.  
 Current Street Address  
 735 AVENUE C  
 City, Town, Post Office Box State Zip Code  
 BAYONNE NJ 07002

**PROPERTY INFORMATION**

Block(s) Lot(s) Qualifier  
 155 6  
 Street Address  
 64 WEST 31ST STREET  
 City, Town, Post Office Box State Zip Code  
 BAYONNE NJ 07002

Seller's Percentage of Ownership	Total Consideration	Owner's Share of Consideration	Closing Date
100%	\$165,000.00	\$165,000.00	

**SELLER'S ASSURANCES (Check the Appropriate Box)<sup>a</sup> (Boxes 2 through 14 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.  
 Seller did not receive non-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.

**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.

MAY 2, 2018  
 Date

*Yehoshua Zuckerman*  
 Vice President  
 Signature

(Seller) Please indicate if Power of Attorney or Attorney in Fact

Date

Signature

(Seller) Please 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

COUNTY HUDSON } SS. County Municipal Code

FOR RECORDER'S USE ONLY
Consideration \$ 165,000
RTF paid by seller \$ 260.50
Date 11/18/18 By [Signature]

MUNICIPALITY OF PROPERTY LOCATION CITY OF 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, CONGREGATION YESHIVA GEDO, being duly sworn according to law upon his/her oath,
deposes and says that he/she is the GRANTOR in a deed dated APRIL 30, 2018 transferring
real property identified as Block number 155 Lot number 6 located at
64 WEST 31ST STREET and annexed thereto.

(2) CONSIDERATION \$ 165,000.00 (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

\$ + % = \$

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)
[ ] 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)
[ ] 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)

- [ ] 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) 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 2nd day of May 2018

[Signature]
YEHEZKIEL MAGID
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 11/9/2020

[Signature]
Signature of Deponent
735 AVENUE C, BAYONNE, NJ
07002

CONGREGATION YESHIVA
Grantor Name
GEDOLAH OF BAYONNE, INC.
735 AVENUE C, BAYONNE, NJ
07002

Deponent Address Grantor Address at Time of Sale
XXX-XXX-7176 735 AVE C, BAYONNE, NJ 07002

Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY
Instrument Number County Hudson
Deed Number Book Page
Deed Dated 11/18/18 Date Recorded 11/18/18

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/lp/localtax.htm

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DEED
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