

Record & Return to:  
Khider Jiji  
418 Broadway  
Bayonne, New Jersey 07002

# DEED

A COPY OF THIS DEED  
HAS BEEN SENT TO ASSESSOR'S OFFICE  
Prepared by:  
*Markis M. Abraham*  
Markis M. Abraham, Esq.

This Deed is made on October 16, 2013.

Between David Jiji, whose forwarding address is 418 Broadway Bayonne, New Jersey, referred to as  
the Grantor,

AND

Khider Jiji and Blanche Jiji, married, referred to as the Grantee.



20131022010950000 1/4  
10/22/2013 11:08:59 AM DEED  
Bk: 9999 Pg: 122  
Patricia E. Gardner  
Hudson County, Register of Deeds  
Receipt No. 848477

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 (called the "Property") described below to the Grantee. This transfer is made for the sum of Ten Dollars and No Cents (\$10.00). The Grantor acknowledges receipt of this money.

**Tax Map Reference.** Municipality of Bayonne, Block No. 226, Lot No. 36, , Account No. .

No property tax identification number is available on the date of this deed.

**Property.** The property consists of the land and all the buildings and structures on the land in the Municipality of Bayonne, County of Hudson and the State of New Jersey.

The street address of the property is: 418 Broadway, Bayonne, N.J. 07002

Please see attached Legal Description annexed hereto and made a part hereof.

Subject to easements and restrictions, if any, and such facts as an accurate survey may disclose.

Being the same premises conveyed to David Jiji by deed from Khider Jiji, Married and David Jiji, dated December 19, 2003, recorded March 11, 2004, in the Register's Office of the County of Hudson, New Jersey. In Deed Book 07251, Page 00235.

**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:

*Markis M. Abraham*  
Markis M. Abraham

*David Jiji* (Seal)  
David Jiji (Seal)

State of New Jersey  
County of Hudson

20131022010950000  
10/22/2013 11:08:00 AM  
Consideration: \$10.00  
Exempt Code: Exempt  
County: \$ .00 State: \$ .00  
NJRHTF \$ .00 PPTF: \$ .00  
ERR: \$ .00 General: \$ .00  
Buyer's Fee: \$ .00  
Total RTF: \$ .00

I Certify that on October 16, 2013, David Jiji, personally came before me and stated 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 \$10.00 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.)

*Markis M. Abraham*  
Markis M. Abraham, Esq.  
An Attorney at Law of the State of New Jersey

N.J.S.A. 41:2-1 grants an ATTORNEY  
AT LAW of the State of New Jersey the  
same authority as a NOTARY PUBLIC to  
administer oaths, affirmations and  
affidavits for any lawful purpose

7  
1-5-1  
4  
10/20/13

## LEGAL DESCRIPTION

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BEGINNING at a point on the Southeasterly sideline of Broadway (70 feet wide), where the same is intersected by the Southwesterly side of East 19<sup>th</sup> Street (50 feet wide), and running thence:

- 1) Along East 19<sup>th</sup> Street, South 47 degrees 12 minutes 00 seconds East distance of 100.00 feet to a point, thence;
- 2) Leaving East 19<sup>th</sup> Street, South 42 degrees 20 minutes 00 seconds West a distance of 30.03 feet to a point thence;
- 3) To, through and beyond a party wall, North 47 degrees 12 minutes 00 seconds West a distance of 100.00 feet to a point on the Southeasterly sideline of said Broadway, thence;
- 4) Along side sideline North 42 degrees 20 minutes 00 seconds East a distance of 30.0 feet to the point and place of BEGINNING

Drawn in accordance with the survey made by Donald P. Sweeny & Associates, Inc. dated November 14, 1996.

STATE OF NEW JERSEY  
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER  
(Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2008) (N.J.S.A. 48:15-6 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 \$ 10,000  
RTF paid by seller \$ 1,000  
Date 10/21/13 by KS

COUNTY HUDSON } SS. County Municipal Code 0801

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

MUNICIPALITY OF PROPERTY LOCATION BAYONNE

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

Deponent, David JiJi, being duly sworn according to law upon his/her oath, deposes and says that he/she is the GRANTOR in a deed dated OCTOBER 16, 2013 transferring real property identified as Block number 228 Lot number 36 located at 418 BROADWAY, BAYONNE and annexed thereto.

(2) CONSIDERATION \$ 10,000 (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 #9 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.  
Transfer for ten dollars (\$10,00) with no prior mortgage.

(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. 2008.

Subscribed and sworn to before me this 16 day of October, 2013  
Markis M. Abraham  
An Attorney at Law  
State of New Jersey

Signature of Deponent  
David JiJi  
418 BROADWAY  
BAYONNE, NJ 07002

Grantor Name  
418 BROADWAY  
BAYONNE, NJ 07002

Deponent Address Grantor Address at Time of Sale

XXX-XXX-788  
Last three digits in Grantor's Social Security Number Name/Company of Settlement Officer

N.J.S.A. 41:2-1 grants an ATTORNEY AT LAW of the State of New Jersey the same authority as a NOTARY PUBLIC to administer oaths, affirmations and affidavits for any lawful purpose.

FOR OFFICIAL USE ONLY  
Instrument Number \_\_\_\_\_ County HUDSON  
Deed Number \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_  
Deed Dated 10-16-13 Date Recorded \_\_\_\_\_



State of New Jersey  
**SELLER'S RESIDENCY CERTIFICATION/EXEMPTION**  
(C.55, P.L. 2004)

Please Print or Type

**SELLER'S INFORMATION** (See Instructions, Page 2)

Name(s) David JUI  
 Current Resident Address:  
 Street: 418 Broadway State NJ Zip Code 07002  
 City, Town, Post Office Bayonne

**PROPERTY INFORMATION** (Brief Property Description)

Block(s) 228 Lot(s) 36 Qualifier \_\_\_\_\_  
 Street Address: 418 Broadway State NJ Zip Code 07002  
 City, Town, Post Office Bayonne  
 Seller's Percentage of Ownership \_\_\_\_\_ Consideration \$10.00 Closing Date 8/16/2013

**SELLER ASSURANCES** (Check the Appropriate Box) (Boxes 2 through 10 apply to Residents and Non-residents)

1.  I am a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
2.  The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
3.  I am 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 as such not required to make an estimated payment pursuant to N.J.S.A. 54A:1-1 et seq.
6.  The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.
7.  The gain from the sale will not be recognized for Federal income tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION). If such 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 (see instructions).  
 No non-like kind property received.
8.  Transfer 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 property being sold is subject to a short sale instituted by the mortgagee, whereby the seller has 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 being recorded is a deed dated prior to the effective date of P.L. 2004, c. 55 (August 1, 2004), and was previously unrecorded.

**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 could 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.

10/16/2013 \_\_\_\_\_  
 Date 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