

A-8
RE 6607

000011086
RECEIVED
AND
RECORDED
DEE

09/30/2003 05:32P
BARBARA A. DONNELLY
HUDSON COUNTY
REGISTER OF DEEDS
Receipt No. 129717

DEED

2

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

THIS DEED IS MADE ON SEPTEMBER 10, 2003

BETWEEN

Vincent T. Stanowski and Karen Stanowski, husband and wife, whose post office address is 204 Avenue E, Bayonne, New Jersey, referred to as GRANTOR,

AND

J&J Builders, LLC whose post office address is 711 Commerce Road, Linden, New Jersey, referred to as GRANTEE.

The words "Grantor" and "Grantee" shall mean all Grantors and 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
The Grantor acknowledges receipt of this money.

TAX MAP REFERENCE. (N.J.S.A. 46:15-2.1) Municipality of Bayonne, Block No. 458, Lot No. 9, Account No.

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

PROPERTY. The property consists of the land and all the buildings and structures on the land located at 204 Avenue E in the City of Bayonne, County of Hudson and State of New Jersey. The legal description is:

See Attached Schedule "A"

BEING the same premises conveyed to Grantors herein, Vincent T. Stanowski and Karen Stanowski, husband and wife, by deed from Christine Garkowski and Thaddeus Oszmanski, as Executors and Trustees of the Last Will and Testament of Wiktorja Oszmanski, deceased a/k/a Victoria Oszmanski, dated January 1, 1999, recorded January 26, 1999 in the Hudson County Clerk/Register's Office in Deed Book 5389 page 336.

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).

Consideration :		Exempt Code: S	
County	State	N.P.N.R.F	Total
230.23	574.77	120.00	1169.00
	Public	Extra	
	115.00	129.00	
fee2		Date: 09/30/2003	

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Consideration :		Exempt Code: 5	
County	State	N.P.N.R.F	Total
230.23	574.77	120.00	1169.00
	Public	Extra	
	115.00	129.00	
fee2		Date: 09/30/2003	

LEGAL DESCRIPTION

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, County of Hudson State of New Jersey:

Beginning at a point in the Southeasterly line of Avenue "E", therein distant 275.00 feet as measured Southwesterly along the same from its intersection with the Southeasterly line of East 21st Street, and from said point of Beginning, thence running,

- 1) South 47 degrees 40 minutes 00 seconds East, a distance of 100.00 feet to a point; thence
- 2) South 42 degrees 20 minutes 00 seconds West, a distance of 25.00 feet to a point; thence
- 3) North 47 degrees 40 minutes 00 seconds West, a distance of 100.00 feet to a point in the Southeasterly line of Avenue "E"; thence
- 4) Along the Southeasterly line of Avenue "E", North 42 degrees 20 minutes 00 seconds East, a distance of 25.00 feet to the point and place of Beginning.

Containing 0.0574 acres of land, more or less, as surveyed by Scott C. Williard, PLS.

Being known as Lot 9 in Block 458 as shown on the Tax Map of the City of Bayonne, County of Hudson, New Jersey.

Being further known as 204 Avenue "E", Bayonne, NJ.

The above description was written in accordance with a survey prepared on July 12, 2003 by Scott C. Williard, PLS.

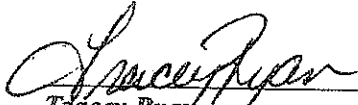
NOTE: Being Lot(s) 9, Block 458, Tax Map of the City of Bayonne, County of Hudson.

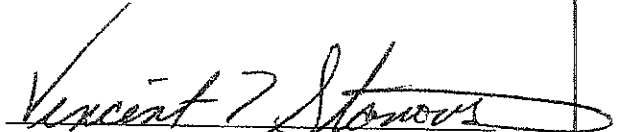
NOTE: Lot and Block shown for informational purposes only.

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

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

Witnessed by:


Tracey Ryan


VINCENT T. STANOWSKI (L.S.)


Tracey Ryan

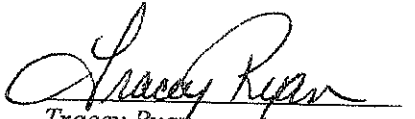

KAREN STANOWSKI (L.S.)

STATE OF NEW JERSEY
SS.:
COUNTY OF HUDSON

On this 10th day of September 2003, before me personally came VINCENT T. STANOWSKI and KAREN STANOWSKI to me personally known to be the persons described herein 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 as the full and actual consideration paid or to be paid for this transfer of title. (Such consideration as defined in

N.J.S.A. 46:15-5.)


Tracey Ryan
Notary Public
State of New Jersey
Commission Expires 11/9/2004

DEED

Dated: 09/10/2003

Vincent T. Stanowski &
Karen Stanowski, h/w

-Grantors-

TO

J&J Builders

-Grantees-

RECORD AND RETURN TO:

Sardo & Batista, PC
134 Wilson Avenue
Newark, NJ 07105

A:\FORMS\3-0.FOR: DEED LU4/1/98

Handwritten note: J&J Builders