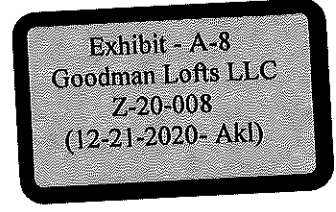


21-25 west 20th

Prepared by:

Robert H. Ranalli
Robert Ranalli, Esq.



Deed

This Deed is made on October 3, 2019

BETWEEN: CHESTER BOMBA, divorced,

whose address is **20 Greenwich Street, Manchester Township, New Jersey 08759;**

referred to as the Grantor,

AND: GOODMAN LOFTS LLC, a New Jersey Corporation,

who is purchasing the property located at **21-25 West 20th 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. The transfer is made for the sum of **ONE MILLION, TWO HUNDRED AND NINETY THOUSAND AND 00/100 DOLLARS (\$1,290,000.00).**

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of **Bayonne**
Block No. **216** Lot No(s). **8**

No property tax identification number is available on the date of this Deed (Check 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 State of New Jersey.** The legal description is:

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

SEE ATTACHED DESCRIPTION ANNEXED HERETO AS SCHEDULE "A".

7. Exceptions and Additions. The following is a complete list of exceptions and additions to the above statements. This includes all liens or mortgages which are not being paid off as a result of this sale.

1. The undersigned hereby certify that there are no recognizances filed against them as either principal or surety or against the property which is the subject of this transaction.
2. Deponent has reviewed the Priority Patriot Name Search, LLC judgment search bearing reference number 315-126118 contained in the Foundation Title, LLC title commitment bearing title number 175 4225563 4749208 and states that there are no judgments found, showing a clear search.
3. The undersigned hereby certifies that he was single when he purchased this property, and then became married afterward. This property was never his marital home. He is divorced, and title to this property remains solely his, with no other interests to any third parties.

8. Child Support.

- There are no outstanding child support orders or judgments against this seller.
 There is a child support order outstanding, Docket No. against this deponent. All payments, however, are current as of this date.

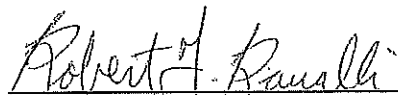
9. Reliance. I make this Affidavit in order to induce the Buyer(s) to accept our Deed. I am aware that the Buyer(s) and their Mortgage lender rely on my truthfulness and the statements made in this Affidavit.

Signed and sworn to before me on

October 3, 2019



Chester Bomba



Robert Ranalli, Esq.

An Attorney at Law of New Jersey



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
 (9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)
 CHESTER BOMBA
 Current Street Address
 20 GREENWICH AVEUE
 City, Town, Post Office Box
 MANCHESTER TOWNSHIP
 State
 NJ
 Zip Code
 08759

PROPERTY INFORMATION

Block(s)
 216
 Lot(s)
 8
 Qualifier
 Street Address
 21-25 WEST 20TH STREET
 City, Town, Post Office Box
 BAYONNE
 State
 NJ
 Zip Code
 07002
 Seller's Percentage of Ownership
 100%
 Total Consideration
 \$1,290,000
 Owner's Share of Consideration
 \$1,290,000
 Closing Date
 10/3/2019

SELLER'S ASSURANCES (Check the Appropriate Box) (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.

10/3/2019

 Date

Chester Bomba

 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