



20150928010088670 1/6  
 09/28/2015 11:12:21 AM DEED  
 Bk: 8865 Pg: 799  
 Pamela E. Gardner  
 Hudson County, Register of Deeds  
 Receipt No. 1057183

Prepared By:

*Robert Davis*  
 Robert Davis, Esq.

**DEED**

**A COPY OF THIS DEED  
 HAS BEEN SENT TO ASSESSOR'S OFFICE** 2

This Deed is made on the 25<sup>th</sup> day of September 2015

BETWEEN

1811 PPR, LLC,

A Limited Liability Company of the State of New Jersey

Having its principal office at

37 Lincoln Avenue  
 Cliffside Park, New Jersey 07010

Referred to as the "Grantor."

AND

COUNTY OF HUDSON, A BODY CORPORATE AND POLITIC OF THE STATE OF  
 NEW JERSEY

Whose post office address is about to be

567 Pavonia Avenue  
 Jersey City, New Jersey 07306

Referred to as the "Grantee."

- 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 One Million Six Hundred Seventy Five Thousand and 00/100 (\$1,675,000.00) Dollars.

The Grantor acknowledges receipt of this money.

- Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of North Bergen. Block No. 27 Lot No. 27.
- Property.** The Property consists of the land and all the buildings and structures on the land in the Township of North Bergen, County of Hudson, and State of New Jersey. The legal description is annexed hereto and made a part hereof.

Being the same Property transferred to Grantor by Deed from Rafi Yacoubian, married, dated December 15, 2010, and recorded January 13, 2011 in the Hudson County Clerk/Register's Office in Deed Book 8772, Page 475.

The Street Address for the property is 1811 Paterson Plank Road, North Bergen, New Jersey.

- 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

20150928010088670  
 9/28/2015 11:12:00 AM  
 Consideration: \$1,675,000.00  
 Exempt Code: Exempt  
 County: \$ .00 State: \$ .00  
 NJRMTF \$ .00 PHPF: \$ .00  
 EAA: \$ .00 General: \$ .00  
 Buyer's Fee: \$ .00  
 Total RTF: \$ .00

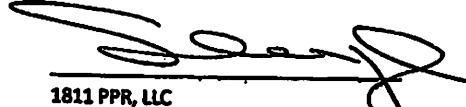
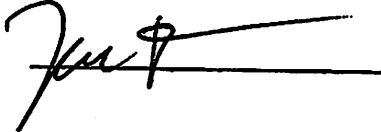
6/18/15 # 93

6

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).

5. Signatures. This Deed is signed and attested to by the Grantor's proper corporate officers as of the date at the top of the first page.

Witnessed or Attested By:

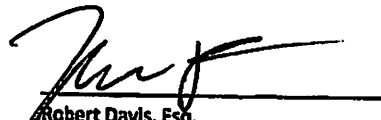


1811 PPR, LLC  
By: Joe Siusarczyk, Its Managing Member

STATE OF NEW JERSEY )  
COUNTY OF BERGEN )  
SS:

I CERTIFY that on September 15, 2015, Joe Siusarczyk personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) Was the maker of the attached Deed;
- (b) Was authorized to and did execute this Deed as the Managing Member of 1811 PPR, LLC, the entity named in this Deed;
- (c) Made this Deed for \$1,675,000.00 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); and
- (d) Executed this Deed as an act of the entity.



Robert Davis, Esq.  
Attorney at Law State of New Jersey

RECORD AND RETURN TO:  
Hudson Realty Abstract Co.  
659 Newark Avenue  
Jersey City, New Jersey 07306



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)**

Names(s)

1811 PPR, LLC

Current Resident Address:

Street: 37 Lincoln Avenue

City, Town, Post Office

Cliffside Park

State

NJ

Zip Code

07010

**PROPERTY INFORMATION (Brief Property Description)**

Block(s)

27

Lot(s)

27

Qualifier

Street Address:

1811 Paterson Plank Road

City, Town, Post Office

North Bergen

State

NJ

Zip Code

07047

Seller's Percentage of Ownership

100%

Consideration

\$1,675,000.00

Closing Date

9-25-15

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

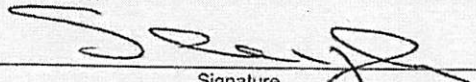
1.  I am a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
2.  The real property being sold or transferred 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.

9/25/15

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

STATE OF NEW JERSEY  
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L. 1988, as amended through Chapter 33, P.L. 2008) (N.J.S.A. 48:15-5 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	\$ 1,675,000.00
RTF paid by seller	\$
Date	By

COUNTY

Hudson

SS. County Municipal Code  
0707

MUNICIPALITY OF PROPERTY LOCATION North Bergen

\*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, Joe Siusarczyk (Name) being duly sworn according to law upon his/her oath,  
deposes and says that he/she is the Corporate Officer in a deed dated 9-25-15 transferring  
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)  
real property identified as Block number 27 Lot number 27 located at  
1811 Paterson Plank Road, North Bergen and annexed thereto.  
(Street Address, Town)

(2) CONSIDERATION \$ 1,675,000.00 (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

\$ 406,700.00 + 53.21 % = \$ 784,330.01

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. 1988, as amended through C. 68, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.  
Sale to governmental agency

(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. 68, P.L. 2004 for the following reason(s):

- A. SENIOR CITIZEN Grantor(s)  82 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. 1988, as amended through Chapter 33, P.L. 2008.

Subscribed and sworn to before me this 25 day of September, 2015

Robert Davis  
 Attorney At Law  
 State of New Jersey

Signature of Deponent [Signature] Grantor Name 4811 PPR, LLC  
 37 Lincoln Avenue 37 Lincoln Avenue  
 Cliffside Park, New Jersey 07010 Cliffside Park, New Jersey 07010  
 Deponent Address Grantor Address at Time of Sale  
 XXX-XXX- 434 Hudson Realty Abstract Co.  
 Last three digits in Grantor's Social Security Number Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY	
Instrument Number	County <u>Hudson</u>
Deed Number	Book Page
Deed Dated	Date Recorded <u>9-25-15</u>

STATE OF NEW JERSEY  
AFFIDAVIT OF CONSIDERATION FOR USE BY BUYER

(Chapter 49, P.L. 1988, as amended through Chapter 33, P.L. 2008) (N.J.S.A. 48:15-6 et seq.)

PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM BEFORE COMPLETING THIS AFFIDAVIT

STATE OF NEW JERSEY

COUNTY HUDSON

SS. County Municipal Code  
0908

Consideration  
RTF paid by buyer  
Date

FOR RECORDER'S USE ONLY

\$ 1,675,000.00  
By VB

MUNICIPALITY OF PROPERTY LOCATION NORTH BERGEN

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

XXX-XX-X 0 0 4

Deponent, GERALD J. LEPI being duly sworn according to law upon his/her oath,  
(Name)

deposes and says that he/she is the OFFICER OF TITLE COMPANY in a deed dated SEPT. 25 2015 transferring  
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

real property identified as Block number 27 Lot number 27 located at

1811 PATERSON PLANK ROAD, NORTH BERGEN, NJ 07047 and annexed thereto.  
(Street Address, Town)

(2) CONSIDERATION \$ 1675000.00 (See Instructions #1, #5, and #11 on reverse side)

Entire consideration is in excess of \$1,000,000:

PROPERTY CLASSIFICATION CHECKED OR CIRCLED BELOW IS TAKEN FROM OFFICIAL ASSESSMENT LIST (A PUBLIC RECORD) OF MUNICIPALITY WHERE THE REAL PROPERTY IS LOCATED IN THE YEAR OF TRANSFER. REFER TO N.J.A.C. 18:12-2.2 ET SEQ.

(A) Grantor required to remit the 1% fee, complete (A) by checking off appropriate box or boxes below.

- Class 2 - Residential
- Class 3A - Farm property (Regular) and any other real property transferred to same grantee in conjunction with transfer of Class 3A property
- Class 4A - Commercial properties (if checked, calculation in (E) required below)
- Cooperative unit (four families or less) (See C. 48:8D-3.) Cooperative units are Class 4C.

(B) Grantor is not required to remit 1% fee (one or more of following classes being conveyed), complete (B) by checking off appropriate box or boxes below.

- Property class. Circle applicable class or classes: 1 3B 4B 4C 15
- Property classes: 1-Vacant Land; 3B-Farm property (Qualified); 4B-Industrial properties; 4C-Apartments; 15-Public Property, etc. (N.J.A.C. 18:12-2.2 et seq.)
- Exempt organization determined by federal Internal Revenue Service/Internal Revenue Code of 1986, 26 U.S.C. s. 501.
- Incidental to corporate merger or acquisition; equalized assessed valuation less than 20% of total value of all assets exchanged in merger or acquisition. If checked, calculation in (E) required and MUST ATTACH COMPLETED RTF-4.

(C) When grantor transfers properties involving block(s) and lot(s) of two or more classes in one deed, one or more subject to the 1% fee (A), with one or more than one not subject to the 1% fee (B), pursuant to N.J.S.A. 48:15-7.2, complete (C) by checking off appropriate box or boxes and (D).

- Property class. Circle applicable class or classes: 1 2 3B 4A 4B 4C 15

(D) EQUALIZED VALUE CALCULATION FOR ALL PROPERTIES CONVEYED, WHETHER THE 1% FEE APPLIES OR DOES NOT APPLY

Total Assessed Valuation + Director's Ratio = Equalized Valuation

Property Class	\$		+		% = \$
Property Class	\$		+		% = \$
Property Class	\$		+		% = \$
Property Class	\$		+		% = \$

(E) REQUIRED EQUALIZED VALUE CALCULATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS: (See Instructions #6 and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Value  
\$ 408700.00 + 53.21 % = \$ 764330.01

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed valuation. If Director's Ratio is equal to or exceeds 100%, the assessed valuation will be equal to the equalized value.

(3) TOTAL 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. 1988, as amended through Chapter 33, P.L. 2008, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.  
PURCHASER IS A GOVERNMENTAL AGENCY

(4) Deponent makes Affidavit of Consideration for Use by Buyer to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith pursuant to the provisions of Chapter 49, P.L. 1988, as amended through Chapter 33, P.L. 2008.

Subscribed and sworn to before me this 25th day of Sept 2015.  
FRANCESCA GIGANTE

**FRANCESCA GIGANTE**  
Notary Public of New Jersey  
No # 2026926  
My Commission Expires 4/13/2017

Signature of Deponent  
[Signature]  
629 NEWARK AVENUE, JERSEY CITY NJ 07306  
Deponent Address

COUNTY OF HUDSON  
Grantee Name  
HUDSON REALTY ABSTRACT CO.  
Grantee Address at Time of Sale

HUDSON REALTY ABSTRACT CO.  
Name/Company of Settlement Officer

County recording officers: forward one copy of each RTF-1EE to:

STATE OF NJ - DIVISION OF TAXATION  
PO BOX 251  
TRENTON, NJ 08646-0251  
ATTENTION: REALTY TRANSFER FEE UNIT

FOR OFFICIAL USE ONLY  
Instrument Number \_\_\_\_\_ County HUDSON  
Deed Number \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_  
Deed Dated \_\_\_\_\_ Date Recorded 9-25-15

# First American Title Insurance Company

## SCHEDULE C LEGAL DESCRIPTION

File No.: HR31605

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of North Bergen, in the County of Hudson, State of New Jersey:

BEGINNING at a point formed by the intersection of the northwesterly line of Paterson Plank Road and the northeasterly line of lands now or formerly of Hudson News Company (Deed Book 6383 Page 194) running thence:

1. North 62 degrees 02 minutes 59 seconds West a distance of 260.30 feet to a point; thence
2. North 30 degrees 11 minutes 07 seconds East a distance of 292.12 feet to a point; thence
3. South 62 degrees 02 minutes 59 seconds East a distance of 212.72 feet to a point in the northwesterly line of Paterson Plank Road; thence
4. South 20 degrees 53 minutes 01 seconds West along the northwesterly line of Paterson Plank Road, a distance of 294.13 feet to a point said point being the point or place of BEGINNING.

Being commonly known as 1811 Paterson Plank Road, North Bergen, New Jersey.

Being also known as Lot 27 in Block 27 as shown on the present tax map of the Township of North Bergen, New Jersey

This description is made in accordance with a survey made by Caulfield Associates, LLP dated February 11, 2016.

NOTE: Lot and Block shown for informational purposes only.

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

FILED  
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Hudson Realty Abstract Co.  
659 Newark Avenue  
Jersey City, NJ 07306  
201-792-2711 Fax: 201-792-2811