


Hudson County Recording Data Page Honorable Diane Coleman Hudson County Register 	Official Use Only - Barcode 20201123010081570 11/23/2020 09:38:02 am Consideration: \$500000.00 Exempt Code: Regular County:\$500.00 State:\$1250.00 NJAHTF:\$525.00 PHPF:\$250.00 EAA:\$750.00 General:\$900.00 Buyer's Fee: \$0.00 Total RTF: \$4175.00
Record & Return To: NUCO Title Insurance Agency, Inc 429 Page Ave Lyndhurst, NJ 07071	Official Use Only - Reality Transfer Fee

Date of Document: 09/30/2020	Type of Document: DEED
First Party Name: VICTOR R SESTA	Second Party Name: LG BETA I LLC
Additional Parties:	

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
Block: 27002	Lot: 14, 15
Municipality: Jersey City	
Consideration: \$500000.00	
Mailing Address of Grantee: 2 WESMONT DRIVE, WOOD-RIDGE, NJ 07075	

HUDSON COUNTY RECORDING DATA PAGE DO NOT DETACH THIS PAGE FROM THE ORIGINAL DOCUMENT AS IT CONTAINS IMPORTANT RECORDING INFORMATION AND IS PART OF THE PERMANENT RECORD.
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Deed

This Deed is made on 9/30/2020.
BETWEEN Victor R. Sesta
Married
 whose post office address is **27 Nancy Terrace**
Hackettstown, NJ 07840

referred to as the Grantor,
AND LG Beta I LLC

whose post office address is **2 Wesmont Drive**
Wood-Ridge, NJ 07075

referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

1. **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 \$500,000.00
Five Hundred Thousand Dollars and No Cents


The Grantor acknowledges receipt of this money.

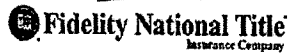
2. **Tax Map Reference.** (N.J.S.A. 46:26A-3) Municipality of Jersey City
 Block No. 27002, Lot No. 14, 15, Qualifier No. _____ and Account No. _____
☐ No lot and block or account number is available on the date of this Deed. (Check box if applicable.)

3. **Property.** The Property consists of the land and all the buildings and structures on the land in the City
of Jersey City, County of Hudson and State of New Jersey.
 The legal description is:

☒ Please see attached Legal Description annexed hereto and made a part hereof. (Check box if applicable.)

Victor R. Sesta by Deed from City of Jersey City, dated August 14, 1984, recorded September 17, 1984 in the Hudson County Clerk/Register's Office in Deed Book 3427, Page 174.

Prepared by: <u>Tara K. Miller, Esq.</u> 	(For Recorder's Use Only)
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**SCHEDULE C
LEGAL DESCRIPTION**

Issuing Office File No. NU20-569

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

FOR INFORMATION PURPOSES ONLY: BEING known as Tax Lot 14 & 15 in Tax Block 27002 on the Official Tax Map of the Jersey City, Hudson County, State of NJ.

FOR INFORMATION PURPOSES ONLY: The mailing address is: 30 & 32 Mc Adoo Avenue, Jersey City, NJ 07305.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

ALTA Commitment for Title Insurance (8-1-16)

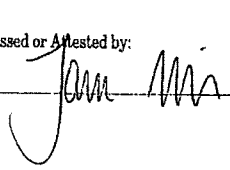
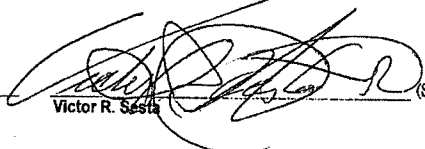
NJRB 3-09 (Last Revised 9/01/19)

The street address of the Property is:
30-32 McAdoo Avenue, Jersey City, NJ 07305

4. **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).

5. **Signatures.** The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature.)

Witnessed or Attested by:

  (Seal)
 Victor R. Sesta

(Seal)

STATE OF NEW JERSEY, COUNTY OF HUDSON SS:

I CERTIFY that on 9/30/2020

Victor R. Sesta

personally came before me and stated to my satisfaction that this person (or if more than one, each person):

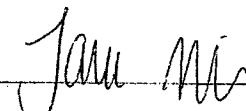
(a) was the maker of this Deed;

(b) executed this Deed as his or her own act; and

(c) made this Deed for \$ 500,000.00 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.)

RECORD AND RETURN TO:

Rose & Zucker LLC
 Stephen Rose
 613 Broadway
 Bayonne, NJ 07002

 **TARA K. MILLER**
 Attorney at Law
 State of New Jersey

Print name and title below signature

FILED
20201123010081570
11/23/2020 09:38 AM
DEED
NUMBER OF PAGES : 5
LHIGHSMITH

GIT/REP-3
(8-19)

State of New Jersey
Seller's Residency Certification/Exemption

(Print or Type)

Seller's Information

Name(s)

Victor R. Sesta

Current Street Address

27 Nancy Terrace

City, Town, Post Office

Hackettstown

State
NJ

ZIP Code
07840

Property Information

Block(s)

27002

Lot(s)

14, 15

Qualifier

Street Address

30-32 McAdoo Avenue

City, Town, Post Office

Jersey City

State
NJ

ZIP Code
07305

Seller's Percentage of Ownership

100 %

Total Consideration

\$500,000.00

Owner's Share of Consideration

\$500,000.00

Closing Date

10-26-2020

Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 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 mortgagee 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.
15. ☐ The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
16. ☐ The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

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 further 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 in which this form is attached.

9/30/2020
Date


Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact