

RECORD AND RETURN TO:

Prepared by: Susan Ferraro, Esq.
Signature no longer required
N.J.S.A. 46:26A-3(a)(5)(c)

DEED

This Deed is made as of *April 22nd*, 2021

BETWEEN

HENRY ORTIZ, residing at 97 Clarke Avenue, Apt. 1, Jersey City, New Jersey 07304
and **IRIS ORTIZ, his mother**, residing at 359-361 Johnston Ave., Jersey City, NJ 07304,

referred to as the **Grantor**,

AND

359-361 JOHNSTON LLC, a New Jersey limited liability company with an
address at 1529 Newport Drive, Lakewood, New Jersey 08701,

referred to as the **Grantee**.

The words "Grantor" and Grantee" shall mean all Grantors and 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 **FIVE HUNDRED FIFTY-FIVE THOUSAND AND 00/100 (\$555,000.00) DOLLARS.**

The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality **City of Jersey City**
Block No. **17403** Lot No. **1**

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:

See attached legal description annexed hereto and made a part hereof.

ALSO known as and by Street Address: **359-361 Johnston Avenue, Jersey City, New Jersey 07304**

SUBJECT TO municipal zoning laws and ordinances and such other facts as an accurate survey would disclose.

SUBJECT TO the terms, provisions, rights, reservations, covenants, conditions, restrictions, easements, and agreements including, but not limited to, as set forth in the Agreement for Common Driveway and Maintenance of Common Areas establishing the Lafayette 2076 Homeowner's Association ("Lafayette 2076"), recorded in the office of the Hudson County Register in Deed Book 4499, Page 324 as the same may now or hereafter be lawfully supplemented and amended.

BEING THE SAME land and premises conveyed to Henry Ortiz and Iris Ortiz, his mother by Deed from JP Affordable Housing Holding Co., Inc. a not for profit corporation of the State Of New Jersey dated June 26, 1992, recorded June 30, 1992 in the Hudson County Clerk/Register's Office In Deed Book 4506 at Page 148.


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.

Witnessed by:


HENRY ORTIZ

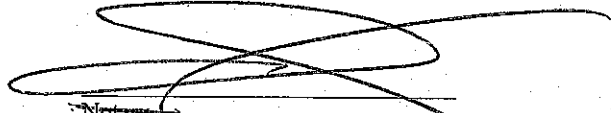



IRIS ORTIZ

STATE OF NEW JERSEY)
)ss.:
COUNTY OF HUDSON)

I CERTIFY that on ~~March~~ ^{April} 15th, 2021 HENRY ORTIZ, 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; and
- (b) executed this Deed as his or her own act; and
- (c) made this Deed for \$555,000.00 as 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.)


Notary **CHRISTIAN R. DIAZ**
ATTORNEY AT LAW
STATE OF NEW JERSEY
ATTORNEY ID NO.: 287392019

STATE OF NEW JERSEY)
)ss.:
COUNTY OF HUDSON)

I CERTIFY that on ~~March~~ ^{April} 15th, 2021 IRIS ORTIZ, 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; and
- (b) executed this Deed as his or her own act; and
- (c) made this Deed for \$555,000.00 as 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.)


Susan Ferraro, Esq.
Attorney-At-Law
State of New Jersey

SCHEDULE C

The Land is described as follows:

THE LAND REFERRED TO IN THIS COMMITMENT IS IN THE COUNTY OF HUDSON, CITY OF JERSEY CITY, STATE OF NEW JERSEY AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION FORMED BY THE WESTERLY LINE AT PACIFIC AVENUE WITH THE SOUTHERLY LINE OF JOHNSTON AVENUE; AND RUNNING THENCE;

(1) WESTERLY AND ALONG SAID SOUTHERLY LINE OF JOHNSTON AVENUE, NORTH THIRTY-SEVEN DEGREES FIFTEEN MINUTES WEST (N 37° 15' W) ONE HUNDRED (100.00) FEET TO A POINT; THENCE

(2) SOUTH FIFTY-TWO DEGREES FORTY-FIVE MINUTES WEST (S 52° 45' W) FORTY (40.00) FEET TO A POINT; THENCE

(3) SOUTH THIRTY-SEVEN DEGREES FIFTEEN MINUTES EAST (S 37° 15' E) ONE HUNDRED (100.00) FEET TO A POINT IN SAID WESTERLY LINE OF PACIFIC AVENUE, SAID POINT BEING DISTANT THREE HUNDRED FIFTY-FIVE (355.00) FEET NORTHERLY FROM THE INTERSECTION FORMED BY SAID WESTERLY LINE OF PACIFIC AVENUE WITH THE NORTHERLY LINE OF NAPLE STREET; THENCE

(4) NORTHERLY AND ALONG SAID WESTERLY LINE OF PACIFIC AVENUE, NORTH FIFTY-TWO DEGREES FORTY-FIVE MINUTES EAST (N 52° 45' E) FORTY (40.00) FEET TO THE POINT OR PLACE OF BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY:

BEING LOT 1, BLOCK 17403 ON THE CITY OF JERSEY CITY TAX MAP.
ALSO KNOWN AS 359-361 JOHNSON AVENUE JERSEY CITY NJ.

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

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GIT/REP-3
(2-21)
(Print or Type)

State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s)

Iris Ortiz

Current Street Address

6117 Usina Court

City, Town, Post Office

Slatington

State

PA

ZIP Code

18080

Property Information

Block(s)

17403

Lot(s)

1

Qualifier

Street Address

359-361 Johnston Avenue

City, Town, Post Office

Jersey City

State

NJ

ZIP Code

07304

Seller's Percentage of Ownership

50%

Total Consideration

\$555,000.00

Owner's Share of Consideration

\$277,500.00

Closing Date

4-22-2021

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 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.
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 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.

4-15-21

Date

Iris Ortiz

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

State of New Jersey
Seller's Residency Certification/Exemption

(Print or Type)

Seller's Information

Name(s)

HENRY ORTIZ

Current Street Address

97 CLARK AVENUE-APT. 1

City, Town, Post Office

JERSEY CITY

State

NJ

ZIP Code

07304

Property Information

Block(s)

17403

Lots(s)

1

Qualifier

Street Address

359-361 JOHNSTON AVENUE

City, Town, Post Office

JERSEY CITY

State

NJ

ZIP Code

07304

Seller's Percentage of Ownership

50 %

Total Consideration

\$555,000.00

Owner's Share of Consideration

\$277,500.00

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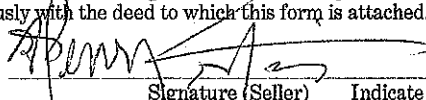
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2. ☐ The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. ☐ Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure 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.
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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.
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4-15-21

Date



Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

HENRY ORTIZ

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact