

20251028010081320 1/6
10/28/2025 09:37 AM DEED
Bk: 9938 Pg: 443

JEFFREY DUBLIN
Hudson County, Register of Deeds
Receipt No. 368918

20251028010081320
10/28/2025 09:37:39 am
Consideration: \$2473950.00
Exempt Code: Regular
County:\$2474.00 State:\$6185.00
NJAHTF:\$3486.00 PHPF:\$1237.00
EAA:\$5290.20 General:\$8738.20
Buyer's Fee: \$49479.00
Total RTF: \$27410.40

Hudson County Recording Data Page Jeffrey Dublin Hudson County Register 	Official Use Only – Barcode A COPY OF THIS DEED HAS BEEN SENT TO ASSESSOR'S OFFICE
Record and Return to: Spector Foerst & Associates 159 Millburn Avenue Millburn, NJ 07041	Official Use Only – Realty Transfer Fee
Date of Document: October 3, 2025	Type of Document: Deed
First Party Name: Joshua Kelsey and Georgina Kelsey	Second Party Name: Robert Lombardi, II and Annika Lombardi
Additional Parties:	

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
Block: 53	Lot: 4
Municipality: Weehawken Township	
Consideration: \$2,473,950.00	
Mailing Address of Grantee: 29-31 Columbia Terrance, Weehawken, NJ 07086	
THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY	
Original Book:	Original Page:
HUDSON COUNTY RECORDING DATA PAGE Please do not detach this page from the original document as it contains important recording information and is part of the permanent record.	

DISCLAIMER:

A recording officer shall not be liable for differences between the cover sheet or the electronic synopsis and the document. If discrepancies are found, the entire document will be rejected.

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

Prepared by Selena Hung, Esq.

DEED

THIS DEED is made this 3rd day of October, 2025 and delivered on this 10th day of October, 2025
BETWEEN

JOSHUA KELSEY and GEORGINA KELSEY, Husband and Wife, whose address is 42
Canoe Place Road, Hampton Bays, New York 11946, referred to as the **GRANTOR**,

AND

ROBERT LOMBARDI II and ANNIKA LOMBARDI, Husband and Wife, whose address is
about to be 29-31 Columbia Terrace, Weehawken, New Jersey 07086, 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 the property described
below to the **GRANTEE**. This transfer is made for the sum of TWO MILLION FOUR HUNDRED
SEVENTY-THREE THOUSAND NINE HUNDRED FIFTY DOLLARS (\$2,473,950.00). The
GRANTOR acknowledges receipt of this money.

TAX MAP REFERENCE. (N.J.S.A. 46:15-2.1) Municipality: Township of Weehawken, Block
53 and Lot No. 4.

PROPERTY. The property consists of the land and all the buildings and structures on the land
in the TOWNSHIP OF WEEHAWKEN, County of HUDSON and State of New Jersey. The legal
description is:

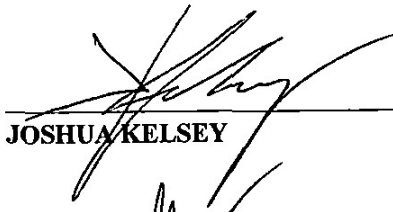
Please see attached Legal Description annexed hereto and made a part hereof.

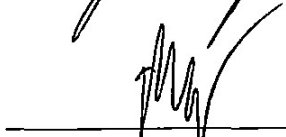
BEING the same premises conveyed to Joshua Kelsey and Georgina Kelsey, under Deed from Christopher
J. DiMattia, as eighty percent (80%) owner, and Qin Chen, as twenty percent (20%) owner, married to each
other as tenants in common, dated 04/04/2022, recorded in the Hudson County Clerk's Office on 05/10/2022
in Deed Book 9665, Page 179.

The street address of the Property is: 29-31 COLUMBIA TERRACE, WEEHAWKEN, NEW JERSEY
07086.

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).

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

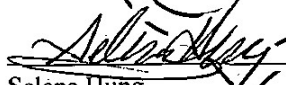

JOSHUA KELSEY


GEORGINA KELSEY

STATE OF NEW JERSEY, COUNTY OF BERGEN SS:

I CERTIFY that on October 3, 2025, **JOSHUA KELSEY and GEORGINA KELSEY, Husband and Wife**, 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 \$2,473,950.00 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.)


Selena Hung
Attorney-at-Law of the State of New Jersey

RECORD & RETURN TO:
Spector Foerst & Associates
159 Millburn Avenue
Millburn, New Jersey 07041

GIT/REP-3

(8-25)

(Print or Type)

State of New Jersey Seller's Residency Certification/Exemption

Seller's Information

Name(s)

Joshua Kelsey and Georgina Kelsey, Husband and Wife

Current Street Address

42 Canoe Place Road

City, Town, Post Office

Hampton Bays

State

NY

ZIP Code

11946

Property Information

Block(s)

53

Lot(s)

4

Qualifier

Street Address

29-31 Columbia Terrace

City, Town, Post Office

Weehawken

State

NJ07086

ZIP Code

Seller's Percentage of Ownership

100%

Total Consideration

2,473,950.00

Owner's Share of Consideration

2,473,950.00

Closing Date

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. See instructions.
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.
- 7a. ☐ 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 CODE 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. See instructions.
- 7b. ☐ Seller only received 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.

Date

10/03/2025

Signature (Seller)

Joshua Kelsey

Date

10/03/2025

Signature (Seller)

Georgina Kelsey

RTF-1EE (Rev. 8/7/23) MUST
SUBMIT IN DUPLICATESTATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR GRADUATED PERCENT FEE

(Chapter 49, P.L. 1968, as amended through Chapter 69, P.L. 2025) (N.J.S.A. 46:15-5 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
0911

MUNICIPALITY OF PROPERTY LOCATION Weehawken

FOR RECORDER'S USE ONLY

Consideration \$ 2,473,950.00
RTF paid by seller \$ 49,479.00
Date 10-28-2025 By JMK

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

Deponent, Joshua Kelsey, being duly sworn according to law upon his/her oath, deposes and says that he/she is the Grantor in a deed dated 10-03-2025 transferring real property (Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.) real property identified as Block number 53 Lot number 4 located at 29-31 Columbia Terrace, Weehawken and annexed thereto.

(2) CONSIDERATION \$ 2,473,950.00 (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 Graduated Percent fee, complete (A) by checking off appropriate box or boxes below.

- ☒ Class 2 - Residential ☐ Class 4A - Commercial properties (if checked, calculation in (E) required below)
☐ Class 3A - Farm property (Regular) and any other real property transferred to same grantee in conjunction with transfer of Class 3A property ☐ Cooperative unit (four families or less) (See C. 46:8D-3.) Cooperative units are Class 4C.

(B) Grantor is not required to remit Graduated Percent 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.)
☐ Grantee is an 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.
☐ Intercompany transfer between combined group members as part of the unitary business (See Instruction #13 on reverse side)
 List the Combined group NU ID number (Required)

(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 Graduated Percent Fee (A), with one or more than one not subject to the Graduated Percent Fee (B), pursuant to N.J.S.A. 46:15-7.2, 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 GRADUATED PERCENT FEE APPLIES OR DOES NOT APPLY

Total Assessed Valuation + Director's Ratio = Equalized Valuation				
Property Class 2	\$ 1,124,500	+ 91.13	% =	\$ 1,233,951.50
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

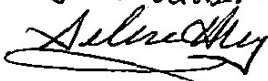
\$ + % = \$

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. 1968, as amended through Chapter 69, P.L. 2025, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(4) Deponent makes Affidavit of Consideration for Use by Seller 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. 1968, as amended through Chapter 69, P.L. 2025.

Subscribed and sworn to before me
this 3rd day of October, 2025


Signature of Deponent
 Joshua Kelsey
 42 Canoe Place Road
 Hampton Bays, NY 11946
 Deponent Address

Grantor Name
 Joshua Kelsey
 42 Canoe Place Road
 Hampton Bays, NY, 11946
 Grantor Address at Time of Sale

Name/Company of Settlement Officer

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

SELENA HUNG
 ATTORNEY AT LAW
 STATE OF NEW JERSEY

STATE OF NJ - DIVISION OF TAXATION
 PO BOX 251
 TRENTON, NJ 08695-0251
 ATTENTION: REALTY TRANSFER FEE UNIT

FOR OFFICIAL USE ONLY
 Instrument Number _____ County HUDSON
 Deed Number _____ Book _____ Page _____
 Deed Dated 10-9-2025 Date Recorded 10-28-2025

The Director, Division of Taxation, Department of the Treasury has prescribed this form, as required by law. It may not be altered or amended without prior approval of the Director. For further information on the Realty Transfer Fee or to print a copy of this Affidavit or any other relevant forms, visit: www.state.nj.us/treasury/taxation/lpt/localtax.shtml.

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

FILED
20251028010081320
10/28/2025 09:37 AM
DEED
NUMBER OF PAGES : 6
dmdiaz



WESTCOR
LAND TITLE INSURANCE COMPANY

LEGAL DESCRIPTION

Issuing Agent: Elite Title Group, LLC
Issuing Office File No. ETG-35044

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of Weehawken, in the County of Hudson, State of NJ being bounded and described as follows:

BEING known and designated as Lot 350 and 351 as shown on a certain map entitled "Map of Clifton Park, Weehawken, NJ", which map was filed in the office of the Clerk of Hudson County on 01/04/1900 as Filed Map No. 1204.

BEGINNING at a point in the southwesterly line of Columbia Terrace (55 foot ROW), distant 175.00 feet southeasterly from the intersection formed by said southwesterly line of Columbia Terrace with the southeasterly line of Potter Place (50 foot ROW) and running; thence

(1) Along the southwesterly line of Columbia Terrace, South 44 degrees 00 minutes 00 seconds East, 50.00 feet to a point; thence

(2) South 46 degrees 00 minutes 00 seconds West, 100.00 feet to a point; thence

(3) North 44 degrees 00 minutes 00 seconds West, 50.00 feet to a point; thence

(4) North 46 degrees 00 minutes 00 seconds East, 100.00 feet to a point in the southwesterly line of Columbia Terrace and the point and place of BEGINNING.

FOR INFORMATION PURPOSES ONLY: BEING known as Tax Lot 4 in Tax Block 53 on the Official Tax Map of the Township of Weehawken, Hudson County, State of NJ.

This page is only a part of a 2021 ALTA[®] Commitment for Title Insurance issued by Westcor Land 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; and 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 2021 v. 01.00 (07-01-2021)

NEW JERSEY LAND TITLE
INSURANCE RATING BUREAU

NJRB 3-10
Last Revised: 11/01/2023