

ATLANTIC COUNTY, NJ; EDWARD P. McGETTIGAN, COUNTY CLERK
VOL 13141 REC'D 05/05/2010 02:08:57 PM RCPT# 912479
REC FEE 70.00 RTF 534.00 CONSID 133,500.00
MARGINAL NOTATION 0.00
INST# 2010027470

REC BY terr:

Prepared by:

Michael D. Carrolle
MICHAEL D. CARROLLE, Esquire

DEED

This Deed is made on April 29, 2010,

BETWEEN

HECTOR SEPULVEDA, and Isolina Osorio, husband and wife
whose address is 3330 Boston Court, Apt # A1, Atlantic City
NJ 08401

referred to as Grantor,

AND

BASHU K. DEV and HIMU CHOWDHURY, husband and wife
whose address is 123 N. Georgia Ave, Rear
Atlantic City, NJ 08401

referred to as Grantee.

Throughout this document the words "Grantor" and "Grantee" shall refer to all Grantors and Grantees listed above.

TRANSFER OF OWNERSHIP. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of ONE HUNDRED THIRTY-THREE THOUSAND FIVE HUNDRED DOLLARS (\$133,500.00). The Grantor acknowledges receipt of this money.

TAX MAP REFERENCE. (N.J.S.A. 46:15-2.1) BEING Block 338, Lot 9 on the Official Tax Map of the City of Atlantic City.

PROPERTY. The property consists of the land and all the buildings and structures on the land in the City of Atlantic City, County of Atlantic, and State of New Jersey. The legal description is:

ALL THAT CERTAIN LOT, tract or parcel of land and premises situate, lying and being in the, CITY OF ATLANTIC CITY, County of ATLANTIC, and State of New Jersey, bounded and described as follows:

SEE SCHEDULE "A" LEGAL DESCRIPTION ATTACHED HERETO
Commonly known as 123 N. Georgia Avenue Rear, Atlantic City, New Jersey 08401

SUBJECT TO COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.

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New Jersey Title Insurance Company

SCHEDULE A (Continued) LEGAL DESCRIPTION

File No. LH13404

Description of a certain tract or parcel of land situated in the City of Atlantic City, County of Atlantic, State of New Jersey, being designated as Lot 9 in Block 338 on the current official tax map and being more particularly described as follows:

BEGINNING at a point being a corner of Lots 9 and 19, Block 338 said point being the following two courses from the intersection of the Northeasterly line of Georgia Ave. (50' wide) with the Northwesterly line of Arctic Ave. (60' wide); thence

(A) North 28 degrees 30 minutes West along the Northeasterly line of Georgia Avenue a distance of 286.0 feet to a point in the line of Lot 19 Block 338; thence

(B) North 61 degrees 30 minutes East along last mentioned line and parallel with Arctic Ave. a distance of 82.0 feet to said BEGINNING point and from thence running:

(1) North 28 degrees 30 minutes West along the division line between Lots 9 and 19 Block 338 and parallel with Georgia Ave. a distance of 18.0 feet to a point in the division line between Lots 20 and 9 Block 338; thence

(2) North 61 degrees 30 minutes East along the division line between Lots 9, 20 and 8 Block 338 and parallel with Arctic Ave. a distance of 68.0 feet to a point in the Southwesterly line of Blake Street (8' wide); thence

(3) South 28 degrees 30 minutes East along the Southwesterly line of Blake Street 18.0 feet to a point in the Northwesterly line of a 4' wide right-of-way; thence

(4) South 61 degrees 30 minutes West, along last mentioned line and parallel with Arctic Ave. a distance of 68.0 feet to the point and place of BEGINNING.

Together with the following described right-of-way for ingress and egress; thence

BEGINNING at a point in the Northeasterly line of Georgia Ave (50' wide) North 28 degrees 30 minutes West 282.0 feet from the Northwesterly line of Arctic Ave. (60' wide) and from thence running;

(1) North 28 degrees 30 minutes West along the Northeasterly line of Georgia Ave. a distance of 4.0 feet to a point; thence

(2) North 61 degrees 30 minutes East parallel with Arctic Ave. a distance of 150.0 feet to a point in the Southwesterly line of Blake Street (8' wide); thence

(3) South 28 degrees 30 minutes East along the Southwesterly line of Blake Street a distance of 4.0 feet to a point; thence

(4) South 61 degrees 30 minutes West parallel with Arctic Ave. a distance of 150.0 feet to a point in the Northeasterly line of Georgia Ave and the point and place of BEGINNING.

Description in accordance with survey prepared by Paul H. Koelling, PLS NJ Lic. #21771 dated March 17, 2010.


FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot 9 in Block 338 on the City of Atlantic City Tax Map.


BEING the same land and premises which became vested in Hector Sepulveda, a single man, by Deed from Luz A. Villada, dated April 21, 2004, and recorded on April 26, 2004, in the Atlantic County Clerk's Office, as Instrument No. 4038937.

PROMISES BY GRANTOR. The Grantor promises that the Grantor has done nothing to encumber the property. This promise is known as 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. If the Grantor is a corporation, this Deed is signed and attested to by its proper corporate officers and its corporate seal is affixed.

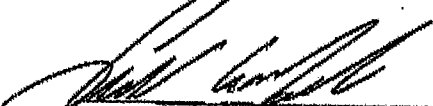
Witness:


HECTOR SEPULVEDA

x 
Isolina Osorio
ss

STATE OF NEW JERSEY, COUNTY OF ATLANTIC

I CERTIFY that on April 29, 2010, HECTOR SEPULVEDA and personally came before me and acknowledged under oath, to my satisfaction, that she/he: Isolina Osorio
(a) is named in and personally signed this Deed;
(b) signed, sealed and delivered this Deed as his or her act and deed; and
(c) made this Deed for \$133,500.00 as the full and actual consideration, as defined in N.J.S.A. 46:15-5, paid or to be paid for the transfer of title.


NOTARY PUBLIC

RECORD AND RETURN TO:

RICHARD A. MODER
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Dec. 12, 2012

Record & Return To:
Lloyds & Handson Title Agency
1334 Tilton Road
Northfield, NJ 08225
609-383-3118
LH13404



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)

Name(s)

Hector Sepulveda and Isolina Osorio

Current Resident Address:

Street: 3330 Boston Court Apt # A1

City, Town, Post Office

Atlantic City

State

NJ

Zip Code

08401

PROPERTY INFORMATION (Brief Property Description)

Block(s)

338

Lot(s)

9

Qualifier

Street Address:

123 N. Georgia Avenue Rear

City, Town, Post Office

Atlantic City

State

NJ

Zip Code

08401

Seller's Percentage of Ownership

100

Consideration

133,500.00

Closing Date

4/29/10

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 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.

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.

April 29, 2010

Date

4/29/10

Date

Signature

(Seller) Please indicate if Power of Attorney or Attorney in Fact

Isolina Osorio

Signature

(Seller) Please indicate if Power of Attorney or Attorney in Fact

**ENDORSEMENT**

Attached to Policy No. R30-100330

Issued by

NEW JERSEY TITLE INSURANCE COMPANY

Exception No. 1 is removed. Notwithstanding any provision in the policy to the contrary, unless an exception is taken in Schedule B, the policy insures against loss arising from any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title. The following matters shown on a survey made by Paul H. Koelling & Associates, LLC, dated March 16, 2010, are added to Schedule B:

- a) Shed does not coincide with title lines
- b) Wall does not coincide with title lines
- c) Porch does not coincide with title lines
- d) 4 foot wide Right-of-Way does not coincide with title lines
- e) Concrete does not coincide with title lines
- f) Overhead wire does not coincide with title lines
- g) Fences do not coincide with title lines

This policy does not insure against errors or inaccuracies in the survey with respect to matters which do not affect title.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

LLOYDS & HANDSON TITLE AGENCY, LLC.By: 

Authorized Signatory

SURVEY ENDORSEMENT

NJRB 5-01
Effective: 10/20/76
Last Revised: 9/10/07