

Deed



This Deed is made on June 14, 2004
BETWEEN

Instr # 4059538 MICHAEL J. G/
Recorded/Filed AJ Atlantic County (C
06/16/2004 17:24 Bk 7781 Pg 1 of

BASIL MANGANO, single man

whose post office address is 119 N. Georgia Avenue, Atlantic City, New Jersey, 08401

referred to as the Grantor,
AND

NAKENDRA N. DUTTA

whose post office address is 119 N. Georgia Avenue, Atlantic City, New Jersey, 08401

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 One Hundred Forty-Five Thousand (\$145,000.00) Dollars.

The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of Atlantic City
Block No. 338 Lot No. 13 Qualifier No. 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 Atlantic City 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.)

Consideration:	145000.00	R
County:	217.80	
State:	362.50	
N.P.R.F.:	0.00	
Realty Tax:	580.00	
Fees:	60.00	

THIS CONTRACT HAS BEEN PREPARED BY A LICENSED NEW JERSEY ATTORNEY, AND IT IS BINDING UPON ALL PARTIES UPON THEIR SIGNING. NEITHER THE BUYER NOR THE SELLER HAVE A THREE DAY RIGHT OF CANCELLATION BECAUSE THIS CONTRACT WAS NOT PREPARED BY A REAL ESTATE AGENT OR BROKER.

ADDENDUM TO CONTRACT FOR SALE OF REAL ESTATE

This is an addendum to the contract for sale made on May 17, 2004,

BETWEEN

Basil Mangano
119 N. Georgia Avenue
Atlantic City, NJ 08401, referred to as "the Seller",

AND

Narendra N. Dutta, referred to as "the Buyer",

for property located at 119 N. Georgia Avenue, Lot 13, Block 338, Atlantic City, New Jersey.

Paragraph 17 of the Contract for Sale, date May 17, 2004, is hereby amended to read as follows:

17. CLOSING COSTS. Seller shall pay for the drawing of the deed, transfer tax required, the title company attendance charges, the title search and title insurance expenses.

All other remaining provisions of the Contract for Sale of Real Estate, dated May 17, 2004, shall remain in full force and effect. In witness whereof, the parties have signed their names and placed their seals on the dates appearing along side their names.

IN WITNESS WHEREOF, the parties have signed their names and placed their seals on the dates appearing along side their names.

LEGAL DESCRIPTION

**Block 338; Lot 13
119 Georgia Avenue
Atlantic City, NJ 08401**

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, bounded and described as follows:

BEGINNING at a point two hundred and twenty five feet North of the Northeast corner of Georgia and Arctic Avenues, and eighty feet East of the Easterly line of Georgia Avenue, and extending thence:

- (1) Eastwardly, and parallel with Arctic Avenue, seventy feet; thence
- (2) Northwardly, parallel with Georgia Avenue twenty-five feet; thence
- (3) Westwardly, and parallel with Arctic Avenue, seventy feet; thence
- (4) Southwardly, and parallel with Georgia Avenue, twenty-five feet to the place of **BEGINNING**.

Together with the right of way over the following described strip of land:

BEGINNING at a point in the Easterly line of Georgia Avenue, two hundred and twenty-five feet Northwardly from the Northeast corner of Georgia and Arctic Avenues, and runs thence:

- (1) Eastwardly, parallel with Arctic Avenue, eighty-five feet; thence
- (2) Southwardly, parallel with Georgia Avenue, two and one-half feet; thence
- (3) Westwardly, parallel with Arctic Avenue, eighty feet to the Easterly line of Georgia Avenue; thence
- (4) Northwardly, in and along said Easterly line of Georgia Avenue two and one-half feet to the place of **BEGINNING**.

EXHIBIT "A"

All that certain lot or parcel of land, situate in the City of Atlantic City, County of Atlantic and State of N Jersey, described as follows:

Beginning at a point two hundred and twenty five feet North of the Northeast corner of George and Arctic Avenues, and eighty feet East of the Easterly line of George Avenue and extending thence

- (1) Eastwardly, and parallel with Arctic Avenue, seventy feet; thence
- (2) Northwardly, parallel with Georgia Avenue twenty-five feet; thence
- (3) Westwardly, and parallel with Arctic Avenue, seventy feet; thence
- (4) Southwardly, and parallel with George Avenue, twenty-five feet to the place of beginning.

Together with the use of a right of way described according to a survey made by George E. Schilling dated 11, 2004, as follows:

Beginning a point on the Northeastly line of Georgia Avenue (50 feet wide), said point being measured a same 225 feet Northwest from the Northwestly line of Arctic Avenue; thence

- 1. Eastwardly parallel with Arctic Avenue, 80 feet; thence
- 2. Northwardly, parallel with Georgia Avenue, 2.5 feet; thence
- 3. Westwardly, parallel with Arctic Avenue, 80 feet to the East line of Georgia Avenue; thence
- 4. Southwardly, along East line of Georgia Avenue, 2.5 feet to the place of Beginning.

In compliance with Chapter 157 laws of 1977 premisses hereon is known as lot 13 Block 338 on the tax map Atlantic City.

Recital:

Being the same premisses which Basil Mangano, as Executor the estate of Santa Tumarello by a deed dated January 17, 2003 recorded January 27, 2003 in Atlantic County in Deed Book 7394 Inst. No. 3009310 granted and conveyed unto Basil Mangano, a single man, in fee.

IN COMPLIANCE WITH STATUTE I HAVE PRESENTED AN ABSTRACT OF THE WITHIN TO ALL ADJACENTS OF THE TAXING DISTRICT THEREIN MENTIONED

Melanie...
ATLANTIC COUNTY CLERK

Record And Return To:
Commonwealth Land Title
Insurance Co.

