

Deed

This Deed is made on December 31 2003
BETWEEN

MOHAMMED BELAL AND FERDOUSHE LAIZU

whose post office address is 1 N. Liberty Terrace, Atlantic City, New Jersey,

referred to as the Grantor,

AND MOHAMMED D. ALAM, MARRIED MAN

whose post office address is 1 N. Liberty Terrace, Atlantic City, New Jersey,

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 EIGHTY-TWO THOUSAND (\$82,000.00) 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. 339 Lot No. 22 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.)

BEING THE SAME lands and premises which became vested in Mohammed Belal, a married man, by Deed from Matthew P. Materio and Helen C. Materio, husband and wife, dated October 7, 1997, and recorded October 20, 1997, in Deed Book 6202, Page 271, in the Atlantic County Clerk's Office.

Prepared by (print signer's name below signature)



Steven I. Kaplan, Esquire

(For Recorder's Use Only)



COMMITMENT SCHEDULE A CONTINUED

COMMITMENT NO: 101158993

3. The land referred to in this commitment is described as follows:

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:

BEGINNING in the Northeasterly line of Liberty Terrace (12.50 feet wide) at a point that is 49.80 feet Southeastwardly of the Southeasterly line of Fairmount Avenue (60 feet wide), said beginning point being 108.00 feet Southwestwardly of the Southwestesterly line of Georgia Avenue (50 feet wide) and extending thence by N.J.P.C. MERIDIAN (North American Datum 1927):

- (1) North 62 degrees 19 minutes 55 seconds East parallel with Fairmount Avenue, 51.83 feet to the line of a certain right-of-way; thence
- (2) South 71 degrees 56 minutes 34 seconds East along said right-of-way, 1.676 feet to an angle in same; thence
- (3) South 27 degrees 40 minutes 05 seconds East parallel with Georgia Avenue and along said right-of-way, 14.90 feet; thence
- (4) South 62 degrees 19 minutes 55 seconds West parallel with Fairmount Avenue part way through a party wall, 53.00 feet to the first mentioned Northeasterly line of Liberty Terrace; thence
- (5) North 27 degrees 40 minutes 05 seconds West along said Northeasterly line of Liberty Terrace, 16.10 feet to the POINT AND PLACE OF BEGINNING.

"TOGETHER WITH a right-of-way for the said party of the second part, its successors and assigns, servants and tenants, in common with the party of the first part, his heirs, executors, administrators, servants, tenants and assigns, in, over and along the following described strip of land:

BEGINNING at a point in the Southerly line of Fairmount Avenue, fifty-six and six tenths feet Westwardly of the Westerly line of Georgia Avenue, and extending thence;

- (1) Southwardly and parallel with Georgia Avenue, forty and seven tenths feet; thence
- (2) Eastwardly and parallel with Fairmount Avenue, four and six tenths feet; thence

Continued on next page

COMMITMENT SCHEDULE A CONTINUED

COMMITMENT NO: 101158993

tenth feet to the place of beginning - shall be left open, free, and unobstructed for a light and air court for the benefit of the premises immediately adjoining on the southerly side thereof; and it is further agreed and covenanted that these restrictions shall attach to and run with the land and shall bind all future owners thereof".

BEING KNOWN AS Lot 22 in Block 339 as shown on the current Tax Map of the City of Atlantic City.

COMMONLY KNOWN AS 1 North Liberty Terrace.

The above Tax Lot and Block designation is shown for informational purposes only and is not to be construed as part of the legal description.