

#90

Prepared by:

Adam Araten, Esq.

DEED

This DEED is made on March 6, (day), 2017

BETWEEN

Valentina Floriani and Rosalie Peterson

whose address is 335 Valley Avenue, Hammonton, NJ 08037

referred to as Grantor

AND

Mohamad Zakiria Homary and Zohra Dehyar - Husband & Wife

whose address is about to be 2429 Arctic Avenue, Atlantic City, NJ 08401-4023

referred to as Grantee.

The words "Grantor" and "Grantee" include all Grantors and all Grantees under this Deed.

**Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) to the Grantee all the property listed below. This transfer is made for the sum of SEVENTY THOUSAND DOLLARS (\$70,000.00). The Grantor acknowledges receipt of this money.

**Tax Map Reference.** (N.J.S.A. 46:15-1.1) City of Atlantic City. Block Number 339; Lot Number 62.

**Property.** The property consists of the land and all the buildings and structures on the land in the City of Atlantic City in the County of Atlantic, State of New Jersey.

The legal description is:

SEE ATTACHED SCHEDULE C.

BEING the same premises conveyed to the Grantor in the following manner:

Valentina Floriani, POA and Rosalie Peterson, by deed from Albert Floriani (deceased) and Josephine Floriani, dated January 27, 2014, recorded January 27, 2014 in the Atlantic County Clerk's/Register's Office in Instrument No. 2014004805.

Albert Floriani and Josephine Floriani, his wife, by deed from Laura La Verdi, widow, dated May 28, 1971, recorded June 1, 1971 in the Atlantic County Clerk's/Register's Office in Deed Book 2571, Page 438.

The said Albert F. Floriani died October 27, 1990 wherein title to premises in question became vested in Josephine Floriani, his wife by right of survivorship,

NOTE: Power of Attorney as contained in Instrument No. 2015004011.

BEING commonly known as 2429 Arctic Avenue, Atlantic City, NJ 08401-4023.

**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

989.46585  
Record & Return To:  
FOUNDATION TITLE, LLC  
601 Route 73 North  
Suite 201  
Marlton, NJ 08053  
(856) 834-2600

ATLANTIC COUNTY, NJ EDWARD P. McGETTIGAN, COUNTY CLERK  
VOL 14213 REC'D 03/13/2017 04:16:29 PM RCPT# 13022222  
REC FEE \$90.00 RTF \$280.00 CONSID \$70,000.00  
INST# 2017015708 RECD BY Yvette



**STEWART TITLE GUARANTY COMPANY**

File Number: 989-46585

**SCHEDULE C  
LEGAL DESCRIPTION**

ALL that certain tract or parcel of land, situated, lying and being in the City of Atlantic City, County of Atlantic, State of New Jersey, more particularly described as follows:

BEGINNING in the Northeasterly corner of Arctic and Florida Avenues; and extending thence

- (1) Eastwardly along Arctic Avenue, 16.7 feet; thence
- (2) Northwardly parallel with Florida Avenue, in part thru party wall division 2429 and 2427 Arctic Avenue, 49 feet; thence
- (3) Westwardly parallel with Arctic Avenue, 16.7 feet to the Easterly line of Florida Avenue; thence
- (4) Southwardly along the same, 49 feet to the BEGINNING.

With free and unobstructed right-of-way for party of the first part its successors, servants, tenants, agents, mortgagees, and assigns, together with party of the second part her heirs, executors, administrators, servants, tenants, agents, mortgagees and assigns, over strip;

BEGINNING in the Easterly line of Florida Avenue, 49 feet Northwardly of Arctic Avenue; and extending thence

- (1) Eastwardly parallel with Arctic Avenue, 50 feet; thence
- (2) Northwardly parallel with Florida Avenue, 3 feet; thence
- (3) Westwardly parallel with Arctic Avenue 50 feet to the Easterly line of Florida Avenue; thence
- (4) Southwardly along same, 3 feet to the BEGINNING.

**NOTE: Being Lot: 62, Block: 339; Tax Map of the City of Atlantic City, County of Atlantic, State of New Jersey.**

**NOTE FOR INFORMATION ONLY: Mailing Address is 2429 Arctic Avenue, Atlantic City, NJ 08401-4023**

**NOTE: Lot and Block shown for informational purposes only.**

New Jersey Land Title  
Insurance Rating Bureau



NJRB 3-07  
Effective 2/15/2007

File No. 989-46585

judgment to be entered against the Grantor).

**Under and subject** to all easements, rights of way, restrictions, conditions, agreements and any other similar encumbrances of record, if any.

**Signatures.** The Grantor signs this Deed as of the date shown at the top of the first page.

Witnessed by:

\_\_\_\_\_

*Valentina Floriani*  
Valentina Floriani

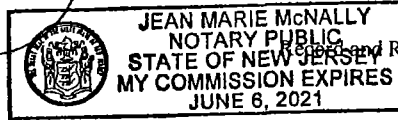
STATE OF   NJ  , COUNTY OF   Atlantic  , SS:

I CERTIFY that on this   6   (day) of   March  , 2017,

**Valentina Floriani** personally came before me and acknowledged under oath, 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 **\$70,000.00** 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)

*Jean Marie McNally*  
NOTARY PUBLIC



Return to:

Witnessed by:

\_\_\_\_\_

*Rosalie Peterson*  
Rosalie Peterson

STATE OF   NJ  , COUNTY OF   Atlantic  , SS:

I CERTIFY that on this   6   (day) of   March  , 2017,

Rosalie Peterson personally came before me and acknowledged under oath, 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 \$70,000.00 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)

*Jean Marie McNally*  
NOTARY PUBLIC

JEAN MARIE McNALLY, Notary Public and Return to:  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
MY COMMISSION EXPIRES  
JUNE 6, 2021