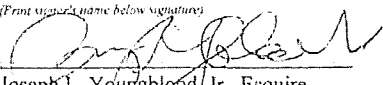


DEED Executor's or Administrator's
(Covenant as to Grantor's Acts)
Ind. or Corp.

Prepared by:
(Print grantor's name below signature)

Joseph L. Youngblood, Jr., Esquire

DEED

This Deed is made on May 10, 2017.

BETWEEN

PHYLLIS MARKS, EXECUTRIX OF THE ESTATE OF MARIE CRESCITELLI, DECEASED,

whose address is 2833 Tremont Street, Philadelphia, Pennsylvania 19136

hereinafter "Grantor",

AND

KURT KWART,

whose address is 5006 Wellington Avenue, #2122, Ventnor, New Jersey 08406

hereinafter "Grantee".

The words "Grantor" and "Grantee" shall mean all Grantors and Grantees listed above.

Grantor. The Grantor makes this Deed as the Personal Representative of the Estate of Marie Crescitelli, deceased, formerly of the City of Philadelphia, County of Philadelphia and State of Pennsylvania.

Transfer of ownership. Grantor hereby transfers ownership of the property described below (the "Property") to Grantee. This transfer is made for the sum of \$125,000.00.

Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-1.1) Block No. 164, Lot 96, Block 164, Lot 19 and Block 278, Lot 19, Municipality of Atlantic City, County of Atlantic, State of New Jersey.

No property tax identification number is available on the date of this deed. (Check box if applicable.)

Property. The Property consists of the land and all improvements thereon in the City of Atlantic City, County of Atlantic and State of New Jersey. The legal description is:

See attached Legal Description.

BEING the same land and premises which became vested in John P. Crescitelli and Marie Crescitelli, his wife, by the following Deeds:

From Eleanor C. Cowan, a Widow, by Deed dated January 24, 2000 and recorded January 31, 2000 in the Atlantic County Clerk's Office in Deed Book 6623, Page 92. (Conveyed Tract 1).

From Chrysler First Financial Services, formerly Finance America Corporation, by Deed dated April 8, 1987 and recorded April 13, 1987 in the Atlantic County Clerk's Office in Deed Book 4433, Page 66. (Conveyed Tract 2).

From Serafina Angelini a/k/a Sarah Angelini, a Single Woman, Anthony Angelini a/k/a Anthony L.P. Angelini and June Marie O'Dea Angelini, Husband and Wife and Joseph Angelini a/k/a Joseph Angelino a/k/a Joseph Angeline, a Widower, by Deed dated July 25, 1979 and recorded August 2, 1979 in the Atlantic County Clerk's Office in Deed Book 3374, Page 128. (Conveyed Tract 3).

The said John Crescitelli having departed this life on June 17, 2016 whereby title became vested in the said Marie Crescitelli by right of survivorship. Subsequently the said Marie Crescitelli departed this life on October 28, 2016 leaving a Last Will and Testament probated in Philadelphia County wherein if her husband, the said John Crescitelli, did not survive her, then she named, nominated and appointed her children, Phyllis Crescitelli Marks and John Crescitelli, Jr. as Successor Co-Executors.

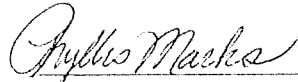
Promises by Grantor. Grantor promises that Grantor has done no act to encumber the Property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6) and means that the Grantor has not allowed

anyone else to obtain any legal rights which affect the Property, whether by making a mortgage or by allowing a judgment to be entered against Grantor.

Signatures. Grantor signs this Deed as of the date at the top the first page. In the event of a Corporate Grantor, then its proper corporate officers have signed this Deed and have affixed its corporate seal.

Witnessed or Attested by:





_____ (Seal)
Phyllis Marks, Executrix of the Estate of
Marie Crescitelli, Deceased

STATE OF NEW JERSEY, COUNTY OF ATLANTIC SS:

I CERTIFY that on May 16, 2017, Phyllis Marks, personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- 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 \$125,000.00 as the full and actual consideration paid or to be paid for the transfer of title. (N.J.S.A. 46:15-5)



(Print Name of attesting witness below signature)

Susan L. Hacker
A Notary Public of New Jersey
My Commission expires 06/23/2018
ID#82122