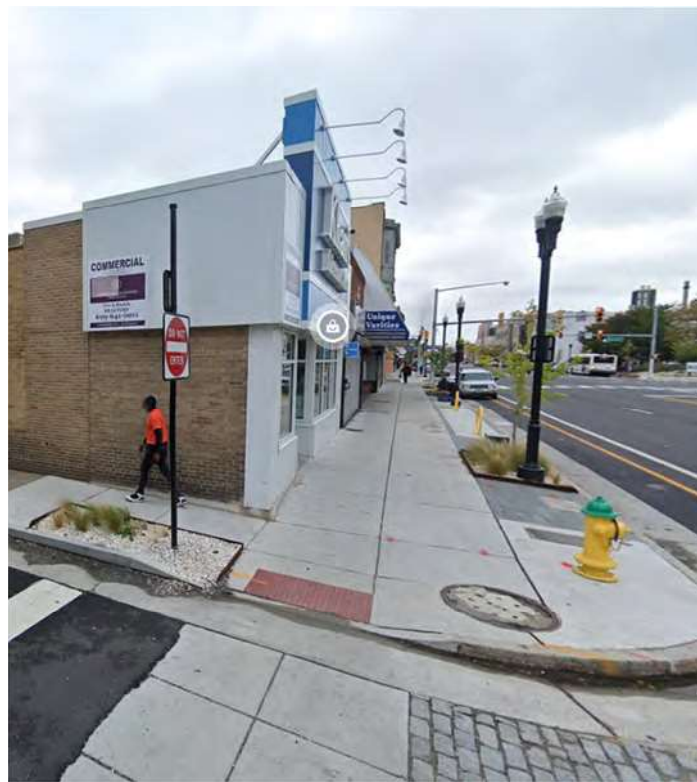


Mr. Nice Guys, 1622 Atlantic Avenue, Atlantic City  
Site Photographs



Atlantic Avenue looking south



Atlantic Avenue looking west



Mt. Vernon Avenue looking west



Atlantic Avenue looking east



# Atlantic County Document Summary Sheet



ATLANTIC COUNTY CLERK  
5901 MAIN ST  
MAYS LANDING, NJ 08330

## Return Name and Address

Surety Title Company, LLC  
1555 Zion Road  
Northfield, NJ 08225  
136772NF-01

243

INST # 2022035766  
RECD 07/14/2022 VOL 15265  
RCPT # 1670604 RECD BY JO (5 PGS)  
CON \$230,000.00 RTF \$1,169.00  
JOSEPH J. GIRALDO, COUNTY CLERK  
ATLANTIC COUNTY, NJ

Official Use Only

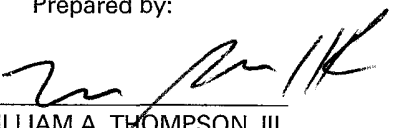
Submitting Company		Surety Title Company, LLC			
Document Date (mm/dd/yyyy)		06/15/2022			
Document Type		Deed			
No. of Pages of the Original Signed Document (Including the cover sheet)		5			
Consideration Amount (if applicable)		\$230,000.00			
First Party (Grantor or Mortgagor or Assignor) (Enter up to five names)	Name(s)	Last Name First Name Middle Initial Suffix (or Company Name as written)		Address (Optional)	
	Khan, Mohammad				
Second Party (Grantee or Mortgagee or Assignee) (Enter up to five names)	Name(s)	Last Name First Name Middle Initial Suffix (or Company Name as written)		Address (Optional)	
	Hookup Promotions LLC				
Parcel Information (Enter up to three entries)	Municipality	Block	Lot	Qualifier	Property Address
	City of Atlantic City	155	5		1622 Atlantic Avenue Atlantic City, NJ 08401
Reference Information (Enter up to three entries)	Book Type	Book	Beginning Page	Instrument No.	Recorded/File Date

\*DO NOT REMOVE THIS PAGE\*

DOCUMENT SUMMARY SHEET (COVER SHEET) IS PART OF ATLANTIC COUNTY FILING RECORD, RETAIN THIS PAGE FOR FUTURE REFERENCE.

**DEED**

Prepared by:

  
WILLIAM A. THOMPSON, III

This Deed is made on June 3, 2022

*and delivered 6/15/22*

**BETWEEN Mohammad Khan**, whose post office address is 1440A Dover Road, Spartanburg, SC 29301 referred to as the Grantor,

**AND Hookup Promotions LLC**, whose post office address is 740 Pearson Point Place, Annapolis, MD 21401 referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all 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 (\$230,000.00) **TWO HUNDRED AND THIRTY THOUSAND DOLLARS.**

The Grantor acknowledges receipt of this money.

**Tax Map Reference.** (N.J.S.A. 46:15-1) City of Atlantic City, Lot 5, Block 155, Account No.

☐ No property tax identification number is available on the date of this Deed. (check box if applicable).

**Property.** The property consists of 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:

**BEGINNING** at the Southwesterly corner of Atlantic Avenue and Surf Place; and running thence

1. Southwardly, along the Westerly side of said Surf Place, 100 feet to the Northerly side of a 12 foot alley; thence
2. Westwardly, parallel with said Atlantic Avenue and along the Northerly line of said alley 30 feet to a peg; thence
3. Northwardly and parallel with said Surf Place 100 feet to said Atlantic Avenue; thence
4. Eastwardly along said Atlantic Avenue 30 feet to the place of BEGINNING.

**DESIGNATED AS** Block 155, Lot 5 on the Tax Map of the City of Atlantic City.

**COMMONLY KNOWN AS** 1622 Atlantic Avenue

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

File No.: 136772NF-01

**ALL THAT CERTAIN tract or parcel of land and premises lying, being and situate in City of Atlantic City, Atlantic County, and State of New Jersey being more particularly described as follows:**

**BEGINNING at the Southwesterly corner of Atlantic Avenue and Surf Place; and running thence**

- 1. Southwardly, along the Westerly side of said Surf Place, 100 feet to the Northerly side of a 12 feet alley; thence**
- 2. Westwardly, parallel with said Atlantic Avenue and along the Northerly line of said alley 30 feet to a peg; thence**
- 3. Northwardly and parallel with said Surf Place 100 feet to said Atlantic Avenue; thence**
- 4. Eastwardly along said Atlantic Avenue 30 feet to the place of beginning.**

**FOR INFORMATIONAL PURPOSES ONLY:  
BEING premises No. 1622 Atlantic Avenue.**

**BEING Tax Block: 155, Tax Lot: 5**

**BEING** the same land and premises granted and conveyed unto Mohammad Khan by deed from Barbara H. Fleisher, Executrix of the Estate of Allan H. Fleisher, Deceased and assorted heirs dated September 19, 2012 and recorded September 27, 2012 as Instrument Number 2012057857 in the Office of the Clerk of Atlantic County.

**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 judgment to be entered against the Grantor).

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

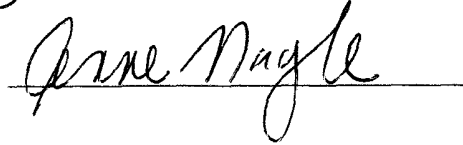
  
Mohammad Khan

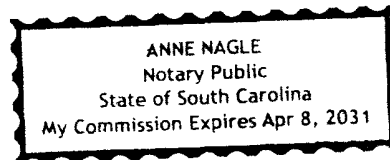
STATE OF SOUTH CAROLINA, COUNTY OF Spartanburg ss.:

I CERTIFY that on June 3, 2022, Mohammad Khan came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of the attached deed;
- (b) executed this deed as his or her own act; and,
- (c) made this Deed for \$230,000.00 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.)

Signed and sworn to before me this  
3 day of June, 2022.





# State of New Jersey Nonresident Seller's Tax Declaration

(Print or Type)

## Seller's Information

Name(s)

**Mohammad Khan**

Current Street Address

**1440A Dover Road**

City, Town, Post Office

**Spartanburg**

State

**SC**

ZIP Code

**29301**

## Property Information

Block(s)

**155**

Lots(s)

**5**

Qualifier

Street Address

**1622 Atlantic Avenue**

City, Town, Post Office

**Atlantic City**

State

**NJ**

ZIP Code

**08401**

Seller's Percentage of Ownership

**100 %**

Total Consideration

**\$230,000.00**

Owner's Share of Consideration

**\$230,000.00**

Closing Date

**June 7, 2022**

*SK*  
*6/15/22*

## 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 may 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. By checking this box ☐, I certify that the Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

*06/03/2022*  
Date

*Mohammad Khan*  
Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

**Mohammad Khan**

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

(Please cut along dotted line)