



Inst/Pg# 125221

Recorded/Filed CL

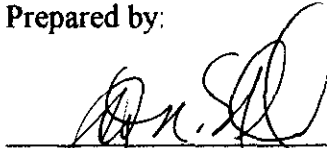
10/03/2000 15:45

MICHAEL J. GARVIN

Atlantic County Clerk

Bk 6793 Pg 1 of 6 GAF

Prepared by:

  
Stephen R. Nehmad, Esquire

## **CORRECTIVE DEED**

This Deed is made on September 21<sup>st</sup>, 2000.

**BETWEEN** ROSARIO V. GAROFALO and GINO E. GAROFALO, as Joint Tenants,  
whose address is 1219 Pacific Ave., Atlantic City, NJ,

referred to as the **GRANTOR**,

**AND** ROSARIO V. GAROFALO and GINO E. GAROFALO, as tenants in  
common, each with an undivided 50% interest, whose address is 1219 Pacific Ave., Atlantic City,  
NJ,

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 \$1.00.

The Grantor acknowledges receipt of this money.

**Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of Atlantic City,  
Block No.: 141, Lot Nos.: 7, 8, 9, 10, 11, 12 & 13, Account No.:  
☐ 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 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:

SEE EXHIBIT A ATTACHED HERETO

STATE OF NEW JERSEY  
AFFIDAVIT OF CONSIDERATION OR EXEMPTION  
(c. 49, P.L. 1968)

ALL-STATE® Legal  
A Division of ALL-STATE International, Inc.  
(908) 272-0800  
Page 1

PART (c.)  
To be recorded with Deed pursuant to c. 49, P.L. 1968  
STATE OF NEW JERSEY  
COUNTY OF ATLANTIC

Consideration: 1.00  
County: 0.00  
State: 0.00  
N.P.R.F.: 0.00  
Realty Tax: 0.00  
Fees: 28.00  
E

SS:

(1) PARTY OR LEGAL REPRESENTATIVE

(See Instructions #3, 4 and 5 on reverse side.)

Deponent ROSARIO V. GAROFALO, (Name) , being duly sworn according to law upon his/her oath

deposes and says that he/she is the Grantor corrective in a deed dated 9/21 /00  
(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)

transferring real property identified as Block No. 141 Lot Nos. 7 - 13,

located at 1219 Pacific Ave., Atlantic City, Atlantic Co., NJ,

(Street Address, Municipality, County)

and annexed hereto.

(2) CONSIDERATION (See Instruction #6.)

Deponent states that, with respect to deed hereto annexed, the actual amount of money and the monetary value of any other thing of value constituting the entire compensation paid or to be paid for the transfer of title to the lands, tenements or other realty, including the remaining amount of any prior mortgage to which the transfer is subject or which is to be assumed and agreed to be paid by the grantee and any other lien or encumbrance thereon not paid, satisfied or removed in connection with the transfer of title is \$ 1.00.

(3) FULL EXEMPTION FROM FEE Deponent claims that this deed transaction is fully exempt from the Realty Transfer Fee imposed by c. 49, P.L. 1968, for the following reason(s): Explain in detail. (See Instruction #7.) Mere reference to exemption symbol is not sufficient.

Corrective Deed

(4) PARTIAL EXEMPTION FROM FEE

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. (See Instructions #8 and #9.)

Deponent claims that this deed transaction is exempt from the increased portion of the Realty Transfer Fee imposed by c. 176, P.L. 1975 for the following reason(s):

A) SENIOR CITIZEN (See Instruction #8.)

- ☐ Grantor(s) 62 yrs. of age or over.\*  
☐ One- or two-family residential premises.

- ☐ Owned and occupied by grantor(s) at time of sale.  
☐ No joint owners other than spouse or other qualified exempt owners.

B) BLIND (See Instruction #8.)

- ☐ Grantor(s) legally blind.\*  
☐ One- or two-family residential premises.  
☐ Owned and occupied by grantor(s) at time of sale.  
☐ No joint owners other than spouse or other qualified exempt owners.

DISABLED (See Instruction #8.)

- ☐ Grantor(s) permanently and totally disabled.\*  
☐ One- or two-family residential premises.  
☐ Receiving disability payments.  
☐ Owned and occupied by grantor(s) at time of sale.  
☐ Not gainfully employed.  
No joint owners other than spouse or other qualified exempt owners.

\* IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANTOR NEED QUALIFY.

C) LOW AND MODERATE INCOME HOUSING (See Instruction #8.)

- ☐ Affordable According to HUD Standards.  
☐ Meets Income Requirements of Region.  
☐ Reserved for Occupancy.  
☐ Subject to Resale Controls.

D) NEW CONSTRUCTION (See Instruction #9.)

- ☐ Entirely new improvement.  
☐ Not previously used for any purpose.  
☐ Not previously occupied.

Deponent makes this Affidavit to induce the County Clerk or Register of Deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of c. 49, P.L. 1968.

Subscribed and sworn to before me  
this 21<sup>st</sup> day of SEPT - 2000

Rosario V. Garofalo  
Name of Deponent (sign above line)

ROSARIO V. GAROFALO

Name of Grantor (type above line)

104 S. Raleigh Ave.  
Atlantic City, NJ 08401

104 S. Raleigh Ave.  
Atlantic City, NJ 08401

Address of Deponent

Address of Grantor at Time of Sale

Richard L. Bloom  
Notary State of  
New Jersey  
My Notary Expires  
Jan 24 2005

OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.  
Instrument Number \_\_\_\_\_ County \_\_\_\_\_  
Deed Number \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_  
Deed Dated \_\_\_\_\_ Date Recorded \_\_\_\_\_

IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HEREOF. This format is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered without the approval of the Director.

ORIGINAL - To be retained by County.

DUPLICATE - To be forwarded by County to Division of Taxation on partial exemption from fee (N.J.A.C. 18:16 - 8.12)

TRIPLICATE - Is your file copy.



## ROBERT J. CATALANO & ASSOCIATES

GORDON'S ALLEY, 1020 ATLANTIC AVENUE, ATLANTIC CITY, N.J. 08401 (609) 345-1887 FAX (609) 345-3511 [www.catsurveys.com](http://www.catsurveys.com)

April 19, 2000

39 South South Carolina Avenue  
Block 141 Lot 10  
Atlantic City, N.J.

### LEGAL DESCRIPTION

All that certain Land and Premises, Tract or Parcel, situate in the City of Atlantic City, County of Atlantic County and State of New Jersey, bounded and described as follows: Beginning at the intersection of the Northwestern Line of Pacific Avenue (60 Ft. Wide) with the Northeasterly Line of South Carolina Avenue (50 Ft. Wide) and extending thence by NEW JERSEY PLANE COORDINATE SYSTEM MERIDIAN (1927 DATUM):

1. North 27 degrees 40 minutes 05 seconds West, along said Northeasterly Line of South Carolina Avenue, 75.00 Feet; thence
2. North 62 degrees 19 minutes 55 seconds East, parallel with Pacific Avenue, 50.00 Feet; thence
3. South 27 degrees 40 minutes 05 seconds East, parallel with South Carolina Avenue, 75.00 Feet to the first mentioned Northwestern Line of Pacific Avenue; thence
4. South 62 degrees 19 minutes 55 seconds West, along said Northwestern Line of Pacific Avenue, 50.00 Feet to the **POINT AND PLACE OF BEGINNING**.

Prepared in accordance with a

LAND TITLE SURVEY

prepared by

ROBERT J. CATALANO AND ASSOCIATES

on the above date.

EXHIBIT A

BEING THE SAME lands and premises granted and conveyed unto the within Grantors by Deed dated April 20, 2000, from Tien Fu Hsu and Hwang Huai Chu Hsu, as Grantor, and Rosario V. Garofalo and Gino E. Garofalo, as Grantees, which Deed was thereafter duly recorded in the Atlantic County Clerk's Office. This Deed is a "Corrective Deed" and is filed for the sole and exclusive purpose of correcting the nature in which the Grantees shall hold title to the property as it was inadvertently designated in the original Deed of April 20, 2000, that Rosario V. Garofalo and Gino E. Garofalo will hold title as Joint Tenants, whereas it was and is their desire to hold title as tenants in common, each with an undivided 50% interest. This Deed is accordingly being executed and recorded as a Corrective Deed to properly reflect the precise legal nature in which the Grantees shall hereinafter hold title to the subject property, which shall be as tenants in common, each with an undivided 50% interest. This Deed is also being executed and recorded to correct the misspelling of grantees' names, which are properly spelled as reflected in this Corrective Deed and not in the original Deed.

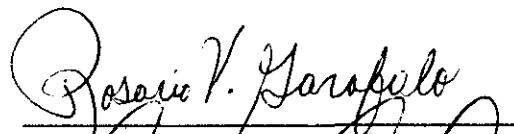
**Promises by Grantor.** The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

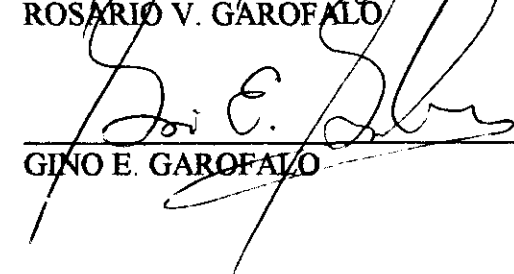
**Signatures.** The Grantor signs this Deed as of the date at the top of the first page.

Witnessed by:

  
\_\_\_\_\_

  
\_\_\_\_\_

  
\_\_\_\_\_  
ROSARIO V. GAROFALO

  
\_\_\_\_\_  
GINO E. GAROFALO

STATE OF NEW JERSEY :  
: SS.:  
COUNTY OF ATLANTIC ::

I CERTIFY that on September 21<sup>st</sup>, 2000, ROSARIO V. GAROFALO, personally came before me and stated to my satisfaction that this person:

- (a) was the maker of the attached deed;
- (b) executed this deed as his own act; and,
- (c) made this Deed for \$1.00 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).


  
(Print name and title below signature)

Richard L. Bloom  
Notary State of  
New Jersey  
My Notary Expires  
Jan 24 2005

STATE OF NEW JERSEY :  
: SS.:  
COUNTY OF ATLANTIC ::

I CERTIFY that on September 21<sup>st</sup>, 2000, GINO E. GAROFALO, personally came before me and stated to my satisfaction that this person:

- (a) was the maker of the attached deed;
- (b) executed this deed as his own act; and,
- (c) made this Deed for \$1.00 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).

  
(Print name and title below signature)

Richard L. Bloom  
Notary State of  
New Jersey  
My Notary Expires  
Jan 24 2005

DEED

Dated: September 21, 2000

ROSARIO V. GAROFALO and GINO E.  
GAROFALO, as Joint Tenants,

Grantor,

TO

ROSARIO V. GAROFALO and GINO E.  
GAROFALO, as tenants in common,

Grantee.

Record and return to:

PERSKIE NEHMAD & PERRILO, P.C.  
1125 Atlantic Ave., Suite 711  
Atlantic City, NJ 08401  
Attn: Stephen R. Nehmad, Esquire



End of Document

in compliance with statute I have presented  
an abstract of the within to all assessors  
of the taxing district therein mentioned

*Michael J. Geron*  
COUNTY CLERK