

Deed



ATLANTIC COUNTY, NJ
MICHAEL J GARVIN, COUNTY CLERK
RCPT # 50724 RECD BY yvette
REC FEE 70.00 CDN 1.00
RTF 0.00 VOL 12092
RECD 07/27/2005 11:53:34 AM
INST # 2005079147

This Deed is made on 6/27/2005
BETWEEN

CONSTANTINE CATRICKES and SARANTOULA CATRICKES

whose post office address is 107 S. Amherst Avenue, Ventnor, NJ 08406

referred to as the Grantor,
AND

CONSTANTINE CATRICKES and SARANTOULA CATRICKES, as tenants in common

whose post office address is 107 S. Amherst Avenue, Ventnor, NJ 08406

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 described below to the Grantee. This transfer is made for the sum of \$1.00

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. 280 Lot No. 40 Qualifier No. Account No.

No property tax identification 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 ~~XX~~ City of Atlantic City County of Atlantic 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.)

Prepared by: (print signer's name below signature)

RAYMOND N. BEEBE, ESQ.

(For Recorder's Use Only)

AC
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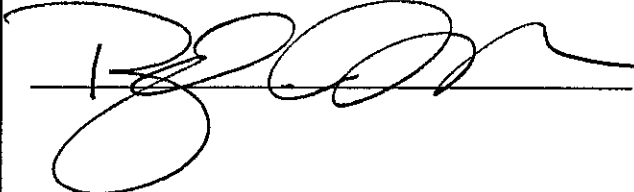
The street address of the Property is: 2305 Atlantic Avenue, Atlantic City, NJ

4. **Type of Deed.** This Deed is called a Quitclaim Deed. The Grantor makes no promises as to ownership or title, but simply transfers whatever interest the Grantor has to the Grantee.

5. **Signatures.** The Grantor signs this Deed as of the date at the top of the first page. If the Grantor is a corporation, this Deed is signed and attested to by its proper corporate officers and its corporate seal is affixed. (Print name below each signature).

Witnessed or Attested by:

 (Seal)
CONSTANTINE CATRICKES

 (Seal)
SARANTOULA CATRICKES

STATE OF NEW JERSEY, COUNTY OF ATLANTIC
I CERTIFY that on 6/27/2005

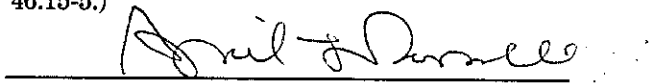
SS:

CONSTANTINE CATRICKES and SARANTOULA CATRICKES

personally came before me and stated 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 \$ 1.00

transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.) as the full and actual consideration paid or to be paid for the



APRIL L. RUSSELL
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Sept. 30, 2008

STATE OF NEW JERSEY, COUNTY OF
I CERTIFY that on

SS:

personally 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) was authorized to and did execute this Deed as of

(c) made this Deed for \$ _____ 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.); and
(d) executed this Deed as the act of the entity. _____ the entity named in this Deed;

RECORD AND RETURN TO:

Raymond N. Beebe, Esq.
2106 New Road, Suite F-4
Linwood, NJ 08221

Print name and title below signature



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION
 (C.55, P.L. 2004)

GIT/REP-3
 (5-05)

(Please Print or Type)

SELLER(S) INFORMATION (See Instructions, Page 2)

Name(s) Constantine Catrickes and Sarantoula Catrickes

Current Resident Address:

Street: 107 S. Amherst Avenue

City, Town, Post Office

Ventnor, NJ 08406

State

Zip Code

PROPERTY INFORMATION (Brief Property Description)

Block(s)	Lot(s)	Qualifier
280	40	

Street Address:

2305 Atlantic Avenue

City, Town, Post Office

Atlantic City, NJ 08401

State

Zip Code

Seller's Percentage of Ownership

100%

Consideration

\$1.00

Closing Date

6/27/2005

SELLER ASSURANCES (Check the Appropriate Box)

- I am a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
- The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
- I am a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
- Seller, transferor or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
- Seller is not individual, estate or trust and as such not required to make an estimated payment pursuant to N.J.S.A.54A:1-1 et seq.
- The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.
- The gain from the sale will not be recognized for Federal income tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION). If such section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale.
- Transfer by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the interstate laws of this state.

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 could 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.

6/27/2005

Date

Constantine P. Catrickes
 CONSTANTINE CATRICKES Signature

(Seller) Please Indicate if Power of Attorney or Attorney in Fact

7-12-05

Date

Sarantoula Catrickes
 SARANTOULA CATRICKES Signature

(Seller) Please Indicate if Power of Attorney or Attorney in Fact

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION

To Be Recorded With Deed Pursuant to c. 49, P.L. 1968 as amended by c. 308, P.L. 1991 (N.J.S.A. 46:15-5 et seq.)

STATE OF NEW JERSEY
COUNTY OF ATLANTIC } SS.

FOR RECORDER'S USE ONLY
Consideration \$ _____
RTF paid by seller \$ _____ *
Date _____ By _____

* Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3, 4 and 5 attached)
Deponent, SARANTOULA CATRICKES, being duly sworn according to law upon his/her oath deposes and says that he/she is the Grantor in a deed dated 6/27/2005 transferring real property identified as Block No. 280 Lot No. 40 located at 2305 Atlantic Avenue, Atlantic City, Atlantic 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 states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by c. 49, P.L. 1968, as amended through c. 66, P.L. 2004 for the following reason(s). Explain in detail. (See Instruction #7.) Mere reference to exemption symbol is not sufficient. (a) For a consideration of less than \$100.00.

(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 State portion of the Basic fee imposed by c. 176, P.L. 1975; c. 113, P.L. 2004; and c. 66, P.L. 2004 for the following reason(s): _____

- A. SENIOR CITIZEN** (See Instruction #8)
- Grantor(s) 62 years of age or over.*
 - One- or two-family residential premises.
 - Resident of the State of New Jersey.
 - Owned and occupied by grantor(s) at time of sale.
 - Owners as joint tenants must all qualify.

- 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.
 - Owners as joint tenants must all qualify.
 - Resident of the State of New Jersey.
- DISABLED** (See Instruction #8)
- Grantor(s) permanently and totally disabled.*
 - Receiving disability payments.*
 - Not gainfully employed.*
 - One- or two-family residential premises.
 - Owned and occupied by grantor(s) at time of sale.
 - Owners as joint tenants must all qualify.
 - Resident of the State of New Jersey.

* IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANTOR NEED QUALIFY IF OWNED AS TENANTS BY THE ENTIRETY

- 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.

(5) NEW CONSTRUCTION (See Instruction #9) - Affidavit must be executed by Grantor

- Entirely new improvement.
- Not previously used for any purpose.
- Not previously occupied.
- "NEW CONSTRUCTION" printed clearly at the top of the first page of the deed.

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, as amended through c. 66, P.L. 2004.

Subscribed and sworn to before me this 27 day of June, 2005

April Russell
Notary Public

Signature of Deponent
107 S. Amherst Avenue
Ventnor, NJ 08406
Address of Deponent

CONSTANTINE CATRICKES
SARANTOULA CATRICKES
Name of Grantor
107 S. Amherst Avenue
Ventnor, NJ 08406
Address of Grantor at Time of Sale

APRIL L. RUSSELL
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Sept. 30, 2008

FOR OFFICIAL USE ONLY
Instrument Number _____ County _____
Deed Number _____ Book _____ Page _____
Deed Dated _____ Date Recorded _____

IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ATTACHED.
This form is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered or amended without the approval of the Director.