



**Atlantic County
Document Summary Sheet**

ATLANTIC COUNTY CLERK

5901 MAIN ST

MAYS LANDING NJ 08330 1797

ATLANTIC COUNTY, NJ
JOSEPH J. GIRALO, COUNTY CLERK
RECORDED 11/16/2023 10:35:12
RCPT # 1739691 RECD BY E-RECORD
NAME FEE
RECORDING FEES 70.00
INSTRUMENT# 2023048074
VOL 15512 PAGE 1 OF 6

Official Use Only

Transaction Identification Number

6874806

8386983

Submission Date(mm/dd/yyyy)

10/17/2023

No. of Pages (excluding Summary Sheet)

4

Recording Fee (excluding transfer tax)

\$70.00

Realty Transfer Tax

\$1,637.00

Total Amount

\$1,707.00

Return Address (for recorded documents)

CORNERSTONE TITLE AGENCY LLC
586 E MAIN STREET
BRIDGEWATER, NJ 08807

Document Type

DEED/NO EXEMPTION FROM REALTY TRANSFER FEE

Municipal Codes

ATLANTIC CITY

01

Batch Type

L2 - LEVEL 2 (WITH IMAGES)

551044

Additional Information (Official Use Only)

*** DO NOT REMOVE THIS PAGE.
COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF ATLANTIC COUNTY FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.**



**Atlantic County
Document Summary Sheet**

DEED/NO
EXEMPTION
FROM REALTY
TRANSFER FEE

Type	DEED/NO EXEMPTION FROM REALTY TRANSFER FEE				
Consideration	\$290,000.00				
Submitted By	SIMPLIFILE, LLC. (SIMPLIFILE)				
Document Date	09/06/2023				
Reference Info					
Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
GRANTOR	Name		Address		
	MSJ REAL ESTATE HOLDINGS LLC		523 S 2ND AVE, GALLOWAY, NJ 08205		
GRANTEE	Name		Address		
	FIRST INVESTMENT HOLDINGS LLC		109 MALONE AVE, BELLEVILLE, NJ 07109		
Parcel Info					
Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
	01	124	58		01

*** DO NOT REMOVE THIS PAGE.
COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF ATLANTIC COUNTY FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.**

PLEASE RECORD AND RETURN TO:
Cornerstone Title Agency LLC
586 E Main St
Bridgewater, NJ 08807

Prepared by:
Heli Myyrylainen, Esq
Attorney at Law
State of New Jersey

DEED

This Deed is made on September 6, 2023

BETWEEN

MSJ Real Estate Holdings LLC, a New Jersey Limited Liability Company

whose address is: **523 S 2nd Ave, Galloway, NJ 08205**

referred to as the **Grantor**.

AND

First Investment Holdings LLC, a New Jersey Limited Liability Company

whose address is: **109 Malone Ave, Belleville, NJ 07109**

referred to as the **Grantee**.

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

TRANSFER OF TITLE. The grantor does hereby grant and convey the property described below to the Grantee.

CONSIDERATION. This transfer of ownership is made for the sum and consideration of **Two Hundred and Ninety Thousand Dollars "\$290,000.00"**. The Grantor acknowledges receipt of this money.

TAX MAP REFERENCE. The property located in the **City of Atlantic City, Block No. 124 Lot No. 58, Commonly known as 321 Atlantic Ave, Atlantic City, NJ 08401, Atlantic County.**

PROPERTY DESCRIPTION. The property consists of all the land, buildings, structures and improvements contained on the property, and is located in the **City of Atlantic City, County of Atlantic and State of New Jersey, and is described as follows:**

See Legal Description attached and made a part thereof.

LEGAL DESCRIPTION

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Atlantic City, in the County of Atlantic, State of New Jersey being more particularly described as follows:

TRACT 1:

Beginning at a point in the Northerly line of Atlantic Avenue, 55.75 feet Eastwardly of the Easterly line of Rhode Island Avenue and extending thence;

- (1) Eastwardly along Atlantic Avenue, 16 feet; thence
- (2) Northwardly parallel with Rhode Island Avenue, passing part of the way through the middle of a party wall 63.30 feet; thence
- (3) Southwestwardly, curving to the right with a radius of 1940 feet a distance of 17.25 feet to a point distance 55.75 feet Eastwardly at right angles from Rhode Island Avenue, 56.86 feet at right angles from Atlantic Avenue; thence
- (4) Southwardly, parallel with Rhode Island Avenue, passing part of the way through the middle line of a party wall 56.86 feet to the place of Beginning.

TRACT 2:

Beginning at a point distant 55.75 feet Eastwardly at right angles from the Easterly line of Rhode Island Avenue and 56.86 foot Northwardly at right angles from the Northerly line of Atlantic Avenue and extending thence;

- (1) Northeastwardly, curving to the North with a radius of 1940 feet a distance of 17.25 feet to a point 71.75 feet Eastwardly from the Easterly line of Rhode Island Avenue, measured at right angles thereto and 63.30 feet Northwardly from the Northerly line of Atlantic Avenue, measured at right angles thereto; thence
- (2) Northwardly, parallel with Rhode Island Avenue, 16.67 feet; thence
- (3) Southwardly, by a straight line 17.40 feet to a point distant 55.75 feet Eastwardly at right angles from the Easterly line of Rhode Island Avenue and 73.13 feet Northwardly at right angles from the Northerly line of Atlantic Avenue; thence
- (4) Southwardly, parallel with Rhode Island Avenue, 16.27 feet to the place of Beginning.

FOR INFORMATION PURPOSES ONLY: BEING known as Tax Lot 58 in Tax Block 124 on the Official Tax Map of the City of Atlantic City, Atlantic County, State of New Jersey.

FOR INFORMATION PURPOSES ONLY: The mailing address is: 321 Atlantic Ave, Atlantic City, NJ 08401.

Subject to easements, grants and restrictions of record, if any, such state of facts which an accurate survey may disclose, and municipal zoning ordinances and regulations governing the use of said premises.

**State of New Jersey
Seller's Residency Certification/Exemption**

Seller's Information

Name(s)
MSJ Real Estate Holdings LLC by Michael S. Scanlon Jr., Sole Member

Current Street Address
523 S 2nd Ave

City, Town, Post Office
Galloway

State
NJ

ZIP Code
08205

Property Information

Block(s)
124

Lot(s)
58

Qualifier

Street Address
321 Atlantic Ave

City, Town, Post Office
Atlantic City

State
NJ

ZIP Code
08401

Seller's Percentage of Ownership
100

Total Consideration
\$290,000.00

Owner's Share of Consideration
\$290,000.00

Closing Date
9/6/23

Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 apply to Residents and Nonresidents)

1. Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident Gross Income Tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. 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.
5. Seller is not an individual, estate, or trust and is not required to make an estimated Gross Income Tax payment.
6. The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated Income Tax payment.
7. The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated 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 and report the recognized gain.
8. Seller did not receive non-like kind property.
9. The real property is being transferred 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 intestate laws of this State.
10. The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
11. The deed is dated prior to August 1, 2004, and was not previously recorded.
12. The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
13. The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
14. The property transferred is a cemetery plot.
15. The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.
16. The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
17. The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

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 a 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.

9/6/23
Date

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

Date

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

Title to the subject premises became vested as follows:

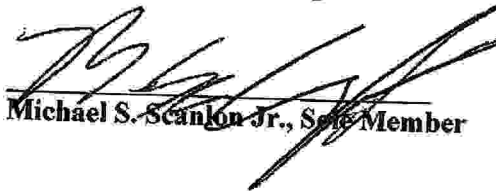
MSJ Real Estate Holdings LLC by Deed from Tinh Nguyen, dated February 10, 2023, recorded March 1, 2023 in the Atlantic County Clerk/Register's Office in Instrument # 2023010787.

BEING the same land and premises that became vested in Tinh Nguyen by Deed from Kim Chi Nguyen, dated May 29, 2002, recorded May 29, 2002 in the Atlantic County Clerk/Register's Office in Deed Book 7220, Page 1, Instrument # 2048228.

PROMISES BY GRANTOR. The Grantor promises and warrants that Grantor, by acts of the Grantor, has not encumbered the property. This promise means that the Grantor has not allowed anyone else to obtain any legal right which would affect the property being transferred (such as a mortgage or entering a judgment against the Grantor).

SIGNATURES. The Grantor signs this Deed as of date first above written.

MSJ Real Estate Holdings LLC



Michael S. Scanlon Jr., Sole Member

STATE OF NEW JERSEY :
: SS
COUNTY OF MONMOUTH :

I CERTIFY that on September 6, 2023, Michael S. Scanlon Jr., personally came before me and acknowledged under oath, to my satisfaction, that this person (and if more than one, each person):

- (a) was the maker of the attached instrument;
- (b) was authorized to and did execute this instrument as the Sole Member of MSJ Real Estate Holdings LLC; and
- (c) executed this instrument as the act of the entity named in this instrument; and
- (d) the full and actual consideration paid or to be paid for the transfer of title as defined by N.J.S.A. 46:15-5, is \$290,000.00.

RECORD AND RETURN TO:
Cornerstone Title Agency LLC
586 E Main St
Bridgewater, NJ 08807


Notary Public
(place notary stamp BELOW this line)
(if including seal, seal should NOT touch stamp)



MALIKA KHAN
Notary Public, State of New Jersey
My Commission Expires 03/10/2028