



INST # 2022035309
 RECD 07/12/2022 VOL 15263
 RCPT # 1670221 RECD BY MK (4 PGS)
 COM \$1.00 RTF \$2.00
 JOSEPH J. GIRALDO, COUNTY CLERK
 ATLANTIC COUNTY, NJ



Atlantic County Document Summary Sheet

ATLANTIC COUNTY CLERK
 5901 MAIN ST
 MAYS LANDING, NJ 08330

Return Name and Address

Naldy J. Solano
 36 North Mississippi Ave.
 Atlantic City, NJ 08401

Official Use Only

Submitting Company		Law Office of Samuel Krantz			
Document Date (mm/dd/yyyy)		07/05/2022			
Document Type		DEED <input type="checkbox"/>			
No. of Pages of the Original Signed Document (Including the cover sheet)		4			
Consideration Amount (If applicable)		\$1.00			
First Party <i>(Grantor or Mortgagor or Assignor)</i> <i>(Enter up to five names)</i>	Name(s)	<i>(Last Name, First Name Middle Initial, Suffix)</i> <i>(or Company Name as written)</i>			Address (Optional)
	Vasquez, Martimiana			36 North Mississippi Ave., Atlantic City	
Second Party <i>(Grantee or Mortgagee or Assignee)</i> <i>(Enter up to five names)</i>	Name(s)	<i>(Last Name, First Name Middle Initial, Suffix)</i> <i>(or Company Name as written)</i>			Address (Optional)
	Solano, Naldy J.			4901 Atlantic Avenue, Ventnor	
Parcel Information <i>(Enter up to three entries)</i>	Municipality	Block	Lot	Qualifier	Property Address
	Atlantic City <input type="checkbox"/>	280	19		36 N. Mississippi Ave.
Reference Information <i>(Enter up to three entries)</i>	Book Type	Book	Beginning Page	Instrument No.	Recorded/File Date
				2018029192	06/04/2018

DO NOT REMOVE THIS PAGE

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

QUIT CLAIM DEED

This Deed is made on June 28, 2022

BETWEEN MARTIMIANA VASQUEZ

whose address is: 36 North Mississippi Avenue, Atlantic City, NJ 08401

referred to as the Grantor,

AND NALDY J. SOLANO

whose address is: 4901 Atlantic Avenue, Ventnor City, NJ 08406

referred to as the Grantee.

The word “Grantee” and “Grantor” shall mean all Grantees and Grantors 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 ONE DOLLAR (\$1.00). The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of the City of Atlantic City, County of Atlantic, Lot 19 in Block 280.

Property. The property consists of the land and all the buildings and structures on the land in the Municipality of the City of Atlantic, County of Atlantic, and State of New Jersey. The legal description is:

BEGINNING in the Westerly line of Mississippi Avenue, 59 feet 9 inches Southwardly of the Southerly line of Arctic Avenue, and extending thence:

- (1) Westwardly, and parallel with Arctic Avenue 50 feet; thence
- (2) Southwardly, and parallel with Mississippi Avenue, 19 feet 6 inches thence;
- (3) Eastwardly, and parallel with Mississippi Avenue, 50 feet to the Westerly line of Mississippi Avenue, thence;
- (4) Northwardly, in and along the Westerly line of Mississippi Avenue 19 feet 6 inches to the point or place of beginning.

BEING THE SAME LAND AND PREMISES vested in Martimiana Vasquez by Deed from Martimiana Vasquez and Gildardo Guzman (erroneously listed as Gilardo Guzman), dated May 22, 2018 and recorded June 4, 2018 in the Atlantic County Clerk/Register's Office as Instrument No. 201829192.

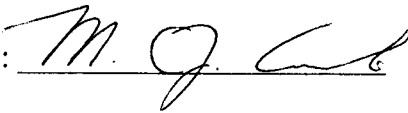
COMMONLY KNOWN AS: 36 North Mississippi Avenue, Atlantic City, NJ 08401

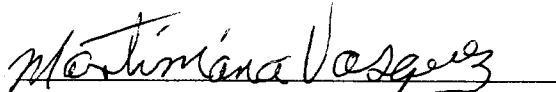
Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a “covenant as to grantor’s acts” (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as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

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. **Under and subject** to all covenants, liens, conditions, restrictions and reservations of record. **This Deed is prepared in accordance with the prior deed without benefit of title report or new survey.**

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

Witnessed by:





Martimiana Vasquez

STATE OF NEW JERSEY)
)
) ss.
COUNTY OF ATLANTIC)

I CERTIFY that on June 29, 2022 Martimiana Vasquez came before me and stated to my satisfaction that she: (a) is the maker of the attached deed; (b) executed this deed as her 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.)

EVA CASALE
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 7/22/2026


_____, Notary Public



State of New Jersey Seller's Residency Certification/Exemption

Seller's Information

Name(s)
Martimiana Vasquez

Current Street Address
36 North Mississippi Ave.

City, Town, Post Office Atlantic City	State NJ	ZIP Code
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Property Information

Block(s) 280	Lot(s) 19	Qualifier
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Street Address
36 North Mississippi Ave.

City, Town, Post Office Atlantic City	State NJ	ZIP Code 08401
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Seller's Percentage of Ownership 100	Total Consideration 1.00	Owner's Share of Consideration 1.00	Closing Date
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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.

Date
5-29-22
Date

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

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