



## 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

INST \$ 2022035309

RECD 07/12/2022 VOL 15263

RCPT \$ 1670221 RECD BY MK (4 PGS)

CON \$1.00 RTF \$2.00

JOSEPH J. GIRALO, COUNTY CLERK

ATLANTIC COUNTY, NJ

						Officia	l Use Only		
Submitting Company		Law Office of Samuel Krantz							
Document Date (mm/dd/yyyy)			07/05/2022						
Document Type			DEED						
No. of Pages of the Original Signed Document									
(Including the cover sheet)			4						
Consideration Amount (If applicable)			\$1.00						
	Name(s)	(Last Name, F	ne, First Nane Middle Initial, Suffix)		Address (Optional)				
First Darty		<del></del>	Name as written,	)	36 North Mississippi Ave., Atlantic City				
First Party (Grantor or Mortgagor or Assignor)	vasquez, i	Martimiana			36 North Wississippi Ave., Atlantic City				
(Enter up to five names)									
	Name(s) (Last Name, First Name Middle I (or Company Name as written)				Address (Optional)				
Second Party (Grantee or Mortgagee or Assignee) (Enter up to five names)	Solano, Na	aldy J.			4901 Atlantic Avevnue, Ventnor				
	Municipality		Block	Lot		Qualifier	Property Address		
Parcel Information	Atlantic C	ty 🔽	280	19			36 N. Mississippi Ave.		
(Enter up to three entries)									
	Воо	k Type	Book	Beginnin	g Page	Instrument No.	Recorded/File Date		
Reference Information (Enter up to three entries)						2018029192	06/04/2018		
DOCUMENT SUMMARY SH	FFT (COVER	SHEET) IS DART	*DO NOT REMO			RETAIN THIS DAGE	EOD FIITIDE DEFEDENCE		

# **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 a 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

GIT/REP-3 (2-21) (Print or Type)

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

Martimiana Vasquez  Current Street Address 36 North Mississippi Ave.  City, Town, Fost Office Aldantic City Property Information  Block(a) 280 19  Street Address 36 North Mississippi Ave.  City, Town, Fost Office Aldantic City Property Information  Street Address 36 North Mississippi Ave.  City, Town, Fost Office Aldantic City NJ 08401  Street Address 36 North Mississippi Ave.  City, Town, Fost Office Aldantic City NJ 08401  Seller's Percentage of Covership Total Consideration  Covers's Share of Consideration Closing Date 1.00  Seller's Assurances (Chack the Appropriate Box) (Boxes 2 through 164 apply to Residents and Nonresidents)  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 Cross income Tax return, and will pay any applicable taxes on any gain or income from the disposition of this property  The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.  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.  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 an individual, estate, or trust and is not required to make an estimated Gross Income Tax payment.  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 utilimately apply to this transaction, the seller acknowledges the obligation to file served property being sold is subject to a short sale instituted by the mortgage, whereby the seller agreed not to raceive any proceeds fr	Selle	r's Information										
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