



Atlantic County Document Summary Sheet

ATLANTIC COUNTY CLERK

5901 MAIN ST

MAYS LANDING NJ 08330 1797

ATLANTIC COUNTY, NJ
EDWARD P. McGETTIGAN, COUNTY CLERK
RECORDED 10/12/2021 09:27:19
RCPT # 1627381 RECD BY E-RECORD
NAME FEE
RECORDING FEES 70.00
INSTRUMENT# 2021059710
VOL 15103 PAGE 1 OF 6

Official Use Only

Transaction Identification Number

5544818

6596684

Submission Date(mm/dd/yyyy)

09/08/2021

Return Address (for recorded documents)

No. of Pages (excluding Summary Sheet)

4

ATLANTIC SHORE TITLE, LLC

Recording Fee (excluding transfer tax)

\$70.00

802 TILTON ROAD, SUITE 100

Realty Transfer Tax

\$734.00

NORTHFIELD, NJ 08225

Total Amount

\$804.00

Document Type

DEED/NO EXEMPTION FROM REALTY TRANSFER FEE

Municipal Codes

ATLANTIC CITY

01

Batch Type

L2 - LEVEL 2 (WITH IMAGES)

415493

Additional Information (Official Use Only)

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Atlantic County Document Summary Sheet

DEED/NO
EXEMPTION
FROM REALTY
TRANSFER FEE

Type	DEED/NO EXEMPTION FROM REALTY TRANSFER FEE				
Consideration	\$170,000.00				
Submitted By	SIMPLIFILE, LLC. (SIMPLIFILE)				
Document Date	08/30/2021				
Reference Info					
Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
GRANTOR	Name		Address		
	BAHAA SAID				
GRANTEE	Name		Address		
	MISTY A SPARKS		1717 SOUTH 29TH ST, PHILADELPHIA, PA 19145		
Parcel Info					
Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
	01	385	1		01

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3442AS-01

DEED

Prepared By: **STEVEN M. ABRAMOFF, ESQUIRE**

This Deed is made on August 30, 2021,

BETWEEN

BAHAA SAID

whose post office address is 205 N. Florida Avenue
Atlantic City, NJ 08401

referred to as Grantor,

AND

MISTY A. SPARKS

whose post office address is 1717 South 29th St
Philadelphia, PA 19145

referred to as Grantee.

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

Transfer of Ownership. The Grantor grants and conveys the property described below to the Grantee. This transfer is made for the sum of **ONE HUNDRED SEVENTY THOUSAND (\$170,000.00) DOLLARS**. The Grantor acknowledges receipt of this money.

Tax Map Reference. City of Atlantic City, Block 385, Lot 1

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 ATTACHED LEGAL DESCRIPTION

BEING THE SAME LAND AND PREMISES granted and conveyed to Bahaa Said, by deed from Bayview Loan Servicing, LLC, dated August 2, 2016, recorded September 28, 2016, in the Atlantic County Clerk's Office in Book 14134, as Instrument No. 2016058718.

EXHIBIT "A"

LEGAL DESCRIPTION

File No.: 3442AS-01

ALL THAT CERTAIN tract or parcel of land and premises lying, being and situate in the City of Atlantic City, Atlantic County, and State of New Jersey being more particularly described as follows:

BEGINNING in the Northeasterly line of Florida Avenue (50 feet wide) at a point that is 105.60 feet Northwestwardly of the Northwesterly line of Fairmount Avenue, (60 feet 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 Florida Avenue, 73.67 feet to the Southwesterly line of Pleasantville and Atlantic City Turnpike (60 feet wide); thence
2. South 52 degrees 42 minutes 52 seconds East, along said Southwesterly line of Pleasantville and Atlantic City Turnpike, 81.317 feet; thence
3. South 62 degrees 19 minutes 55 seconds West, parallel with Fairmount Avenue, 34.426 feet to the point and place of **BEGINNING**.

FOR INFORMATIONAL PURPOSES ONLY:
BEING premises No. 205 N. Florida Avenue.

BEING Tax Block: 385, Tax Lot: 1

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.

Signatures. The Grantor signs this Deed as of the date notarized below.

Witness


BAHAA SAID

STATE OF NEW JERSEY, COUNTY OF ATLANTIC

SS:

I CERTIFY that on August 30, 2021, BAHAA SAID personally came before me and acknowledged under oath, to my satisfaction, that this person:

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as their own act and deed; and
- (c) made this Deed for \$170,000.00 as the full and actual consideration paid or to be paid for the transfer of title.


NOTARY PUBLIC



Record & Return To:

State of New Jersey
Seller's Residency Certification/Exemption

SELLER'S INFORMATION

Name(s)
Bahaa Said

Current Street Address
205 N. Florida Avenue

City, Town, Post Office
Atlantic City

State
NJ

Zip Code
08401

PROPERTY INFORMATION

Block(s)
385

Lot(s)
1

Qualifier

Street Address
205 N. Florida Avenue

City, Town, Post Office
Atlantic City

State
NJ

Zip Code
08401

Seller's Percentage of Ownership
100%

Total Consideration
\$170,000.00

Owner's Share of Consideration
\$170,000.00

Closing Date
8/30/2021

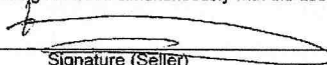
SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 16 Apply to Residents and Nonresidents)

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.

8-30-2021
Date


Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact