

Deed

This Deed is made on July 10, 2024 and Delivered on July 10, 2024

BETWEEN CALLAZZO PROPERTIES, LLC

whose post office address is 106 Union Avenue, Lakehurst, NJ 08733

referred to as the Grantor,

AND REALTY MANAGEMENT SERVICES INC

whose post office address is about to be 106 Union Avenue, Lakehurst, NJ 08733

referred to as the Grantee,

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

1. **Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. [REDACTED]

The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of City of Atlantic City
Block No: 54 Lot No: 27

3. **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 LEGAL DESCRIPTION ATTACHED HERETO (SCHEDULE A).

BEING the same premises conveyed to Grantors herein by Deed from The City of Atlantic City, dated 11-12-21, recorded 12-17-21 in the Atlantic County Clerk/Register's Office in Deed Vol 15147, Instrument No. 2021073625.

BEING subject to all easements, right-of-ways, encroachments, covenants, restrictions and conditions of record, if any, any such facts as an accurate survey would reveal, and municipal, state and federal laws, ordinances, and regulations affecting the use, occupancy, and maintenance of the property.

BEING commonly known as 215 S. Tennessee Avenue, Atlantic City, NJ 08401.

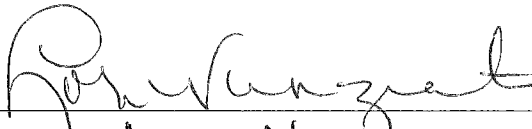
4. **Promises by the Grantor.** The Grantor promises that the Grantor has done no act to encumber the Property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not

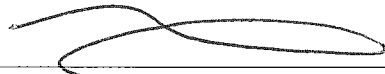
allowed anyone else to obtain any legal rights which affect the Property (such as making a mortgage or allowing a judgment be entered against the Grantor).

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 attested to by its proper corporate officers and its corporate seal is affixed.

Witnessed or Attested by:

CALLAZZO PROPERTIES LLC


Lori NUNZIATA

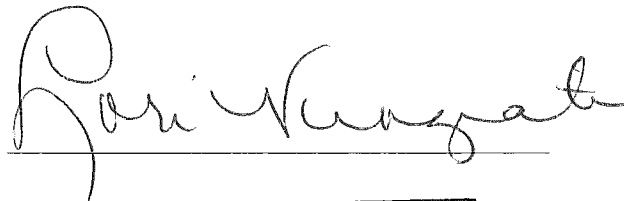

By: Mark Callazzo, ~~Managing Member~~ (Seal)

(Seal)

STATE OF NEW JERSEY, COUNTY OF Ocean, SS:

I CERTIFY that on July 10, 2024, MARK CALLAZZO personally came before me and stated to my satisfaction that this person (or if more than one, each person):

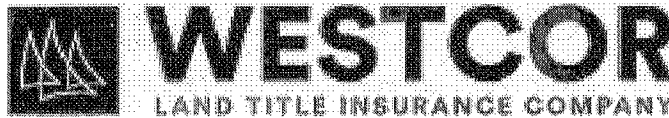
- (a) is named in and personally signed this Deed;
- (b) is the Managing Member of Callazzo Properties LLC and is duly authorized to sign on behalf of the LLC
- (c) signed, sealed, and delivered this Deed as his or her own act; and,
- (d) made this Deed for [REDACTED] as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)



Record and Return to:

RMS Title & Appraisal
106 Union Avenue
Lakehurst, NJ 08733
732-941-4292

LORI NUNZIATA
Notary Public, State of New Jersey
My Commission Expires 7/18/2028



**SCHEDULE A-5
LEGAL DESCRIPTION**

Issuing Office File No. RMS-20718

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:

Beginning at a point in the east line of Tennessee Avenue (50.00' wide) said point being 800.00' south of the south line of Pacific Avenue (60.00' wide) and extending; thence

- (1) North 62° 32' 00" East parallel with Pacific Avenue a distance of 50.00 feet to a point; thence
- (2) South 27° 28' 00" East parallel with Tennessee Avenue a distance of 85.00 feet to a point; thence
- (3) South 62° 32' 00" West parallel with Pacific Avenue a distance of 50.00 feet to a point in the east line of Tennessee Avenue; thence
- (4) North 27° 28' 00" West in and along same distance fo 85.00 feet to the point and place of Beginning.

Excepting out therefrom the above all of Lot 26.

FOR INFORMATION PURPOSES ONLY: BEING known as Tax Lot 27 in Tax Block 54 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: 215 S Tennessee Ave, Atlantic City, NJ 08401.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Westcor Land Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.