




ATLANTIC COUNTY, NJ: EDWARD P. McGETTIGAN, COUNTY CLERK
VOL 13985 REC'D 11/16/2015 09:23:28 AM RCPT# 1199130
REC FEE \$80.00 RTF \$0.00 CONSID \$1.00
INST# 2015066365 RECD BY Theresa

Prepared by:


BRIAN J. CALLAGHAN, Esq.

DEED

This Deed is made on 10-26, 2015

BETWEEN the Estate of Moinul Islam by his Administratrix Rukia Khatum Choudhury whose address is 1 South Texas Avenue, Atlantic City, New Jersey 08401 referred to as the Grantor,

AND Rukia Khatum Choudhury whose address is 1 South Texas Avenue, New Jersey referred to as the Grantee.

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

Grantor. The Grantor makes this Deed as the Personal Representative of the Estate of Moinul Islam, late of the City of Atlantic City, County of Atlantic and State of New Jersey.

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 (\$1.00) Dollars

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of City of Atlantic City, Block No. 167 Lot 1, Account No.

☐ No property tax identification number is available on the date of this Deed (Check box if applicable.)

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 AS EXHIBIT "A"

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 County of Atlantic and State of New Jersey.

Being the same land and premises granted and conveyed to Moinul Islam, by deed from Moinul Islam and Rukia Khatum Choudhury, husband and wife dated January 25, 2001 and recorded on March 19, 2001 in Deed Book 6908 page 1. Instrument No. 165785

Moinul Islam died on October 21, 2014 and Rukia Khatum Choudhury, his wife, was appointed Administratrix on June 17, 2015, through the Atlantic County Surrogate's office.

ALSO KNOWN AS 1 South Texas Avenue

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).

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



Fidelity National Title

INSURANCE COMPANY OF NEW YORK

SCHEDULE C (Legal Description)

Commitment No.: 00-65126561

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, County of Atlantic, State of New Jersey:

BEGINNING in the Northeasterly line of Texas Avenue (50 feet wide) at a point that is 100.00 feet Southeastwardly of the Southeasterly line of Atlantic Avenue (100 feet wide), said point being in the Southeasterly line of Anna M. Bunting Lane (10 feet wide) and extending thence by N.J.P.C.S. Meridian):

(1) North 62 degrees 19 minutes 55 seconds East, along said Southeasterly line of Anna M. Bunting Lane, 70.00 feet; thence

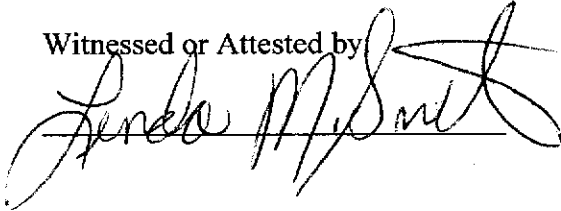
(2) South 27 degrees 40 minutes 05 seconds East, parallel with Texas Avenue, 16.50 feet; thence

(3) South 62 degrees 19 minutes 55 seconds West, parallel with Atlantic Avenue, 70.00 feet to the first mentioned Northeasterly line of Texas Avenue; thence

(4) North 27 degrees 40 minutes 05 seconds West, along said Northeasterly line of Texas Avenue, 16.50 feet to the point and place of beginning.

BEING Lot 1, Block 167 on the tax map.

Witnessed or Attested by



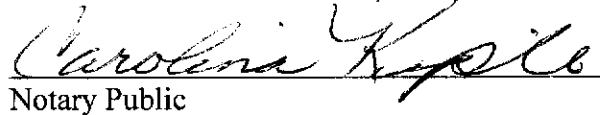
ESTATE OF MOINUL CHOUDHURY

Rukia Khatum Choudhury (Seal)
Rukia Khatum Choudhury, Administratrix

STATE OF NEW JERSEY :
COUNTY OF ATLANTIC :

I CERTIFY that on 10/26, 2015, Rukia Khatum Choudhury Administratrix, personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his or her act and deed; 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.)



Notary Public

CAROLINA K. KIPLE
A Notary Public of New Jersey
My Commission Expires July 5, 2017

DEED	
Estate of Moinul Choudhury, By Rukia Khatum Choudhury, Adminsitratix	Dated: , 2015
Grantor,	Record and return to:
TO	Callaghan Thompson & Thompson 2428 Atlantic Avenue Atlantic City, NJ 08401
Rukia Khatum Choudhury, Individually	
Grantee.	



State of New Jersey

Seller's Residency Certification/Exemption

(C.55, P.L. 2004)

(Please Print or Type)

SELLER(S) INFORMATION (see Instructions, page 2):Name(s) **Estate of Moinul Islam, by his Adminstratrix Rukia Khatum Choudhury**Current Resident Address **1 South Texas Avenue**City, Town, Post Office **Atlantic City** State **NJ** Zip Code **08401****PROPERTY INFORMATION (Brief Property Description):**Block(s) **167** Lot(s) **1** QualifierStreet Address **1 South Texas Avenue**City, Town, Post Office **Atlantic City** State **NJ** Zip Code **08401**Seller's Percentage of Ownership **100%** Consideration **\$1.00** Closing Date**SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 10 apply to Residents and Non-residents):**

1. ☐ I am a resident taxpayer (individual, estate or trust) of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
2. ☐ The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
3. ☐ I am 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 as such not required to make an estimated payment pursuant to N.J.S.A. 54A:1-1 et seq.
6. ☐ The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.
7. ☐ The gain from the sale will not be recognized for Federal income tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION.) If such 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 (see instructions).
☐ No non-like kind property received.
8. ☒ Transfer 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.
9. ☐ The property being sold is subject to a short sale instituted by the mortgagee, whereby the seller has agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10. ☐ The deed being recorded is a deed dated prior to the effective date of P.L. 2004, c. 55 (August 1, 2004), and was previously unrecorded.

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 could 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 the 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.

10-26-2015
Date

Rukia Khatum Choudhury
Signature (Seller) Please indicate if Power of Attorney or Attorney in Fact

Rukia Khatum Choudhury,

Date

Signature (Seller) Please indicate if Power of Attorney or Attorney in Fact

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY }
COUNTY ATLANTIC } SS. County Municipal Code
0101

Municipality of Property Location: Atlantic City

FOR RECORDER'S USE ONLY

Consideration \$ _____
RTF paid by seller \$ _____ †
Date _____ By _____

† Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (Instructions 3 and 4 attached)

Deponent, Est. of Moinul Islam, being duly sworn according to law upon his/her oath deposes

(Name)

and says that he/she is the Legal Representative in a deed dated _____

(Grantor, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)

transferring real property identified as Block No. 167, Lot No. 1 located at _____
and annexed thereto.

(Street Address, Town)

(2) **CONSIDERATION: \$1.00** (Instructions 1 and 5) ☐ no prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A is required.

(3A) **REQUIRED CALCULATION of Equalized Valuation for all Class 4A (Commercial) Property Transactions:**
(Instructions 5A and 7)

Total Assessed Valuation ÷ Director's Ratio = Equalized Assessed Valuation
\$ _____ ÷ _____ % = \$ _____

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) **FULL EXEMPTION FROM FEE:** (Instruction 8)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to the exemption symbol is insufficient. Explain in detail. **(a) For consideration fo less than \$100.00**

(5) **PARTIAL EXEMPTION FROM FEE:** (Instruction 9) **NOTE:** All boxes below apply to grantor(s) only. **ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED.** Failure to do so will void claim for partial exemption.

Deponent claims that this deed transaction is exempt from the State's portion of the Basic, Supplemental and General Purpose Fee, as applicable, imposed by C. 176, P.L. 1975; C. 113, P.L. 2004 and C. 66, P.L. 2004 for the following reason(s): _____

A. SENIOR CITIZEN (Instruction 9)

- | | |
|---|---|
| <input type="checkbox"/> Grantor(s) 62 years of age or over* | <input type="checkbox"/> Resident of the State of New Jersey |
| <input type="checkbox"/> Owned and occupied by grantor(s) at time of sale | <input type="checkbox"/> Owners as joint tenants must all qualify |
| <input type="checkbox"/> One- or two-family residential premises | |

B. BLIND PERSON (Instruction 9)

- ☐ Grantor(s) legally blind*
☐ Owned and occupied by grantor(s) at time of sale
☐ One- or two-family residential premises
☐ Resident of the State of New Jersey
☐ Owners as joint tenants must all qualify

* IN THE CASE OF HUSBAND AND WIFE OR STATUTORY PARTNER, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

DISABLED PERSON (Instruction 9)

- ☐ Grantor(s) permanently and totally disabled*
☐ Grantor(s) receiving disability payments*
☐ Grantor(s) not gainfully employed*
☐ Owned and occupied by grantor(s) at time of sale
☐ One- or two-family residential premises
☐ Resident of the State of New Jersey
☐ Owners as joint tenants must all qualify

C. LOW AND MODERATE INCOME HOUSING (Instruction 9)

- | | |
|--|---|
| <input type="checkbox"/> Affordable according to HUD standards | <input type="checkbox"/> Reserved for occupancy |
| <input type="checkbox"/> Meets income requirements of region | <input type="checkbox"/> Subject to resale controls |

(6) **NEW CONSTRUCTION** (Instructions 2, 10 and 12)

- | | |
|--|--|
| <input type="checkbox"/> Entirely new improvement | <input type="checkbox"/> Not previously occupied |
| <input type="checkbox"/> Not previously used for any purpose | <input type="checkbox"/> "New Construction" printed clearly at top of the first page of the deed |

(7) **RELATED LEGAL ENTITIES TO LEGAL ENTITIES** (Instructions 5, 12 and 14)

- ☐ No prior mortgage assumed or to which property is subject at time of sale
☐ No contributions to capital by either grantor or grantee legal entity
☐ No stock or money exchanged by or between grantor or grantee legal entities

(8) Deponent makes this Affidavit to induce the County Clerk or Register of Deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me
this 2 day
of October, 2015

Rukia Choudhury
Signature of Deponent

Rukia Khatum Choudhury, Administratrix
Grantor Name

1 South Texas Avenue
Atlantic City, NJ 08401

Deponent Address

Grantor Address at Time of Sale

Notary Public

XXX-XX-X 501

Last 3 digits in Grantor's Soc. Sec. No.

Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY

Instrument Number _____	County _____
Deed Number _____	Book _____ Page _____
Deed Dated _____	Date Recorded _____

State of New Jersey – Division of Taxation, P.O. Box 251, Trenton, NJ 08695-0251, Attention: Realty Transfer Fee Unit

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and it may not be altered or amended without the prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at www.state.nj.us/treasury/taxation/lpt/localtax.htm.