



**Atlantic County  
Document Summary Sheet**

ATLANTIC COUNTY CLERK

5901 MAIN ST

MAYS LANDING NJ 08330 1797

ATLANTIC COUNTY, NJ  
JOSEPH J. GIRALO, COUNTY CLERK  
RECORDED 01/14/2025 15:03:46  
RCPT # 1788976 RECD BY E-RECORD  
NAME FEE  
RECORDING FEES 70.00  
INSTRUMENT# 2025001816  
VOL 15694 PAGE 1 OF 6

**Official Use Only**

**Transaction Identification Number**

7459493

9140864

**Submission Date(mm/dd/yyyy)**

12/19/2024

**No. of Pages (excluding Summary Sheet)**

4

**Recording Fee (excluding transfer tax)**

\$70.00

**Realty Transfer Tax**

\$410.00

**Total Amount**

\$480.00

**Document Type**

DEED/NO EXEMPTION FROM REALTY TRANSFER FEE

**Municipal Codes**

ATLANTIC CITY

01

**Batch Type** L2 - LEVEL 2 (WITH IMAGES)

**Return Address (for recorded documents)**

SURETY TITLE COMPANY  
11 EVES DRIVE, SUITE 150  
MARLTON, NJ 08053

611119

**Additional Information (Official Use Only)**

**\* DO NOT REMOVE THIS PAGE.**

**COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF ATLANTIC COUNTY FILING RECORD.  
RETAIN THIS PAGE FOR FUTURE REFERENCE.**



# Atlantic County Document Summary Sheet

|                                                     |                |                                            |                |                |                                                 |              |
|-----------------------------------------------------|----------------|--------------------------------------------|----------------|----------------|-------------------------------------------------|--------------|
| DEED/NO<br>EXEMPTION<br>FROM REALTY<br>TRANSFER FEE | Type           | DEED/NO EXEMPTION FROM REALTY TRANSFER FEE |                |                |                                                 |              |
|                                                     | Consideration  | \$102,500.00                               |                |                |                                                 |              |
|                                                     | Submitted By   | SIMPLIFILE, LLC. (SIMPLIFILE)              |                |                |                                                 |              |
|                                                     | Document Date  | 11/25/2024                                 |                |                |                                                 |              |
|                                                     | Reference Info |                                            |                |                |                                                 |              |
|                                                     | Book ID        | Book                                       | Beginning Page | Instrument No. | Recorded/File Date                              |              |
|                                                     |                |                                            |                |                |                                                 |              |
|                                                     | GRANTOR        | Name                                       |                |                | Address                                         |              |
|                                                     |                | GARDEN STATE LAND COMPANY<br>LLC           |                |                |                                                 |              |
|                                                     | GRANTEE        | Name                                       |                |                | Address                                         |              |
|                                                     |                | DANIEL FAST II LLC                         |                |                | 56 SLEEPY HOLLOW DRIVE,<br>TABERNACLE, NJ 08088 |              |
|                                                     | Parcel Info    |                                            |                |                |                                                 |              |
|                                                     | Property Type  | Tax Dist.                                  | Block          | Lot            | Qualifier                                       | Municipality |
|                                                     |                | 01                                         | 126            | 55             |                                                 | 01           |

**\* DO NOT REMOVE THIS PAGE.**

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**DEED**

This Deed is made on 11/25/24

**BETWEEN**

**GARDEN STATE LAND COMPANY, LLC**

whose post office address is 6601 Ventnor Ave, Suite 103, Ventnor, NJ 08406

referred to as the Grantor,

**AND**

**DANIEL FAST, LLC**

whose post office address is 56 Sleepy Hollow Drive, Tabernacle, NJ 08088

referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees 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 Hundred Two Thousand Five Hundred and 00/100 Dollars (\$ 102,500.00)

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. 126 Lot No. 55 Account No.

  X   No property tax identification number is available on the date of this deed (Check 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 ATTACHED SCHEDULE "A"

BEING the same interest or estate in the land and premises granted and conveyed unto Garden State Land Company, LLC, by Deed from Garden State Inves., dated January 27, 2004 and recorded January 30, 2004, as Instrument #4008563, Book 7659 in the Atlantic County Clerk's Office.

**EXHIBIT "A"**

File No: 170285SF-01

The Land is described as follows:

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

**BEGINNING** at a point in the Easterly line of Vermont Avenue, 250 feet Southwardly of the Southerly line of Atlantic Avenue; and extending thence

- 1) Eastwardly parallel with Atlantic Avenue; 100 feet; thence
- 2) Southwardly parallel with Vermont Avenue, 50 feet; thence
- 3) Westwardly, parallel with Atlantic Avenue, 100 feet to the Easterly line of Vermont Avenue; thence
- 4) Northwardly along same, 50 feet to the place of BEGINNING.

**BEING KNOWN AS** Lot 55 in Block 126 as shown on the tax map of the City of Atlantic City.

**FOR INFORMATIONAL PURPOSES ONLY:**  
**BEING** premises No. 19 South Vermont Avenue.

**BEING** Tax Block: 126, Tax Lot: 55

*This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Fidelity National 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; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

NEW JERSEY LAND TITLE  
INSURANCE RATING BUREAU

NJRB 3-10  
Last Revised: 11/01/2023

State of New Jersey  
Seller's Residency Certification/Exemption

Seller's Information

|                                                          |             |                   |
|----------------------------------------------------------|-------------|-------------------|
| Name(s)<br>Garden State Land Company, LLC                |             |                   |
| Current Street Address<br>6601 Ventnor Avenue, Suite 103 |             |                   |
| City, Town, Post Office<br>Ventnor                       | State<br>NJ | ZIP Code<br>08406 |

Property Information

|                                           |                                     |                                                |
|-------------------------------------------|-------------------------------------|------------------------------------------------|
| Block(s)<br>126                           | Lot(s)<br>55                        | Qualifier                                      |
| Street Address<br>19 South Vermont Avenue |                                     |                                                |
| City, Town, Post Office<br>Atlantic City  | State<br>Nj                         | ZIP Code<br>08401                              |
| Seller's Percentage of Ownership<br>100   | Total Consideration<br>\$102,500.00 | Owner's Share of Consideration<br>\$102,500.00 |
|                                           |                                     | Closing Date<br>11/25/24                       |

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.
- 7a.

☐

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 CODE 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. See instructions.
- 7b.

☐

Seller **only** received like-kind property.
8.

☐

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.
9.

☐

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.
10.

☐

The deed is dated prior to August 1, 2004, and was not previously recorded.
11.

☐

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.
12.

☐

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.
13.

☐

The property transferred is a cemetery plot.
14.

☐

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.
15.

☐

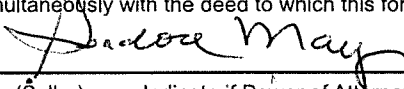
The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
16.

☐

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

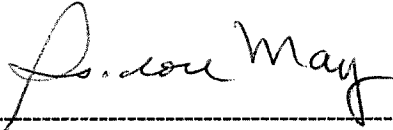
The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the 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.

|         |                                                                                      |                                                   |
|---------|--------------------------------------------------------------------------------------|---------------------------------------------------|
| 11-6-24 |  |                                                   |
| Date    | Signature (Seller)                                                                   | Indicate if Power of Attorney or Attorney in Fact |
|         |                                                                                      | Isadore H. May, General Manager                   |
| Date    | Signature (Seller)                                                                   | Indicate if Power of Attorney or Attorney in Fact |

**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.

Witnessed by: \_\_\_\_\_

  
\_\_\_\_\_(Seal)  
GARDEN STATE LAND COMPANY, LLC  
By: Isadore H. May, General Manager  
\_\_\_\_\_(Seal)

STATE OF NEW JERSEY, COUNTY OF ATLANTIC                      SS:

I CERTIFY that on Nov. 6, 2024, ISADORE H. MAY, personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of the attached instrument;
- (b) was authorized to and did execute this instrument as General Manager of Garden State Land Company, LLC, the entity named in this instrument;
- (c) executed this instrument as the act of the entity named in this instrument; and
- (d) made this deed for \$ 102,500.00 as full and actual consideration paid or to paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5).

**LAURA A WIDECRANTZ**  
Notary Public of New Jersey  
My Commission Expires 4/16/2028  
Commission #2212113

  
\_\_\_\_\_