



**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 07/25/2025 16:06:44
RCPT # 1810194 RECD BY E-RECORD
NAME FEE
RECORDING FEES 80.00
INSTRUMENT# 2025026992
VOL 15771 PAGE 1 OF 7

Official Use Only

Transaction Identification Number

7712796

9474310

Submission Date(mm/dd/yyyy)

06/17/2025

No. of Pages (excluding Summary Sheet)

5

Recording Fee (excluding transfer tax)

\$80.00

Realty Transfer Tax

\$0.00

Total Amount

\$80.00

Document Type

DEED-TOTAL EXEMPTION FROM RTF

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

635731

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-TOTAL EXEMPTION FROM RTF	Type	DEED-TOTAL EXEMPTION FROM RTF				
	Consideration	\$1,000.00				
	Submitted By	SIMPLIFILE, LLC. (SIMPLIFILE)				
	Document Date	06/09/2025				
	Reference Info					
	Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
	GRANTOR	Name			Address	
		CITY OF ATLANTIC CITY				
	GRANTEE	Name			Address	
		LIGHTHOUSE ROW LLC			56 SLEEPY HOLLOW DRIVE, TABERNACLE, NJ 08088	
	Parcel Info					
	Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
		01	126	56		01

*** DO NOT REMOVE THIS PAGE.**

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Prepared By: Jack A. Berenato, Esquire

DEED
[Quitclaim]

This Deed is made on JUNE 9, 2025,

BETWEEN, THE CITY OF ATLANTIC CITY, A Municipal Corporation of the County of Atlantic, State of New Jersey having its principal office at 1301 Bacharach Boulevard, Atlantic City, New Jersey 08401, referred to as the **Grantor**,

AND

LIGHTHOUSE ROW LLC, whose 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 (transfer ownership of) the property described below to the Grantee. This transfer is made for the sum of **ONE THOUSAND (\$1,000.00) DOLLARS**. The Grantor acknowledges receipt of this money.

TAX MAP REFERENCE. (N.J.S.A. 46:26A-3(a)(5)(b)). The property is located in the Municipality of Atlantic City, Block No. 126, Lot No. 56.

PROPERTY. The property consists of land and premises situate, lying and being in the City of Atlantic City, County of Atlantic and State of New Jersey.

See Exhibit "A" Legal Description attached and made a part thereof.

All that property known as Block No.: 126, Lot No.: 56 as shown on the tax maps of the City of Atlantic City

BEING THE SAME LAND AND PREMISES which became vested in the City of Atlantic City, County of Atlantic, a Municipal Corporation of the State of New Jersey under record of Final Judgment wherein the City of Atlantic City, County of Atlantic, a Municipal Corporation of the State of New Jersey was Plaintiff and Lamont Partnership were Defendants, said Final Judgment dated 06/01/2018, and recorded in the Office of the Clerk of Atlantic County on 07/24/2018, Book 14460, bearing Instrument No. 2018037613. (Our premises and others, Case SWC-F-016272-17, Schedule #30)

Street Address of the Property: 17 S Vermont Avenue, Atlantic City, NJ 08401

EXHIBIT "A"

File No: 181030SF-01

The Land is described as follows:

ALL THAT CERTAIN lot, tract or parcel of land and premises situated, 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 Ave 210 feet Southwardly from the Southerly line of Atlantic Ave; and extending thence

- (1) Eastwardly parallel with Atlantic Avenue 100 feet; thence
- (2) Southwardly parallel with Vermont Avenue 40 feet; thence
- (3) Westwardly parallel with Atlantic Avenue 100 feet to the Easterly line of Vermont Avenue; thence
- (4) Northwardly along same, 40 feet to the point and place of beginning.

Together with the free use and privilege in common with others over 10 feet wide passageway known as Vermont Terrace, extending on the Northerly side of the above described premises.

FOR INFORMATIONAL PURPOSES ONLY:
BEING premises No. 17 South Vermont Avenue.

BEING Tax Block: 126, Tax Lot: 56

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by CATIC 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

Name(s) City of Atlantic City		
Current Street Address 1301 Bacharach Blvd		
City, Town, Post Office Atlantic City	State NJ	Zip Code 08401

Block(s) 126	Lot(s) 56	Qualifier
Street Address 17 S Vermont Ave.		
City, Town, Post Office Atlantic City	State NJ	Zip Code 08401

Sellers Percentage of Ownership	Total Consideration	Owner's Share of Consideration	Closing Date
100%	\$1,000.00	\$1,000.00	6/11/25

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.)

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.

Date	<u>6-6-23</u>	Signature (Seller)	<u>Marty Small Sr.</u>	Indicate if Power of Attorney or Attorney in Fact
Date		Signature (Seller)	<u>MARTY SMALL SR., MAYOR</u>	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
0102

FOR RECORDER'S USE ONLY	
Consideration	\$ _____
RTF paid by seller	\$ _____
Date	By _____

MUNICIPALITY OF PROPERTY LOCATION Atlantic City *Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)

Deponent, Marty Small, Sr., Mayor being duly sworn according to law upon his/her oath,

(Name)

deposes and says that he/she is the Corporate Officer in a deed dated 6/9/2025 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

real property identified as Block number 126 Lot number 56 located at 17 S Vermont Ave., Atlantic City, NJ 080401 and annexed thereto.

(Street Address, Town)

(2) CONSIDERATION \$1,000.00 (Instructions #1 and #5 on reverse side) ☒ 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 below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A COMMERCIAL PROPERTY TRANSACTIONS:
(See Instructions #5A and #7 on reverse side)

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 on reverse side)

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 exemption symbol is insufficient. Explain in detail.

8 (b) City of Atlantic City a Municipal Corporation of the State of New Jersey

(5) PARTIAL EXEMPTION FROM FEE (Instruction #9 on reverse side)

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 State portions of the Basic, Supplemental, and General Purpose Fees, 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 Grantor(s) ☐ 62 years of age or over. *(Instruction #9 on reverse side for A or B)
B. { BLIND PERSON Grantor(s) ☐ legally blind or; *
DISABLED PERSON Grantor(s) ☐ permanently and totally disabled ☐ receiving disability payments ☐ not gainfully employed*

Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:

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

*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (Instruction #9 on reverse side)

☐ Affordable according to H.U.D. standards. ☐ Reserved for occupancy.
☐ Meets income requirements of region. ☐ Subject to resale controls.

(6) NEW CONSTRUCTION (Instructions #2, #10 and #12 on reverse side)

☐ Entirely new improvement. ☐ Not previously occupied.
☐ Not previously used for any purpose. ☐ "NEW CONSTRUCTION" printed clearly at top of first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side)

☐ 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 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 9th day of June, 2025

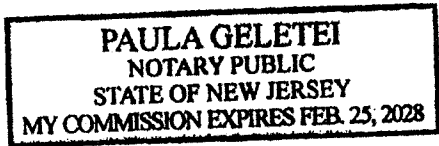
Paula Geletei

[Signature]
Signature of Deponent

1301 Bacharach Blvd
Atlantic City, NJ 08401
Deponent Address

City of Atlantic City
Grantor Name

1301 Bacharach Blvd
Atlantic City, NJ 08401
Grantor Address at Time of Sale



XXX-XXX 040 Last 3 digits in Grantor's Social Security Number
Surety Title Company, LLC Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY		
Instrument Number	County	
Deed Number	Book	Page
Deed Dated	Date Recorded	

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to: **STATE OF NEW JERSEY**

PO 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 may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division's website at:
www.state.nj.us/treasury/taxation/lpt/localtax.shtml

TYPE OF DEED: This Deed is 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. The Grantor makes no promises, representations, or warranties, directly or indirectly, with respect to the condition of the premises.

SIGNATURES. This Deed is signed and attested to by the Grantor's proper corporate officers as of the date first above written. Its corporate seal is affixed.

Attest:

City of Atlantic City, a Municipal Corporation of the State of New Jersey

Paula Geletei
Paula Geletei, City Clerk

BY: Marty Small, Sr.
Marty Small, Sr., Mayor

STATE OF NEW JERSEY
ss.:
COUNTY OF ATLANTIC

On the 9th day of JUNE, 2025, Paula Geletei, personally came before me and acknowledged under oath, to my satisfaction that:

- (a) this person was the subscribing witness to the signing of the attached deed:
- (b) this deed was signed by Marty Small, Sr., who is the Mayor of Atlantic City, the entity named in the deed and he was fully authorized to and did execute this deed on its behalf.
- (c) this deed was made for \$1,000.00 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).
- (d) the subscribing witness signed this proof under oath to attest to the truth of these facts.

Fahima Akhter
Notary Public

