



**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 01/17/2025 13:35:19
RCPT # 1789419 RECD BY E-RECORD
NAME FEE
RECORDING FEES 70.00
INSTRUMENT# 2025002404
VOL 15695 PAGE 1 OF 6

Official Use Only

Transaction Identification Number

7496245

9188556

Submission Date(mm/dd/yyyy)

01/16/2025

No. of Pages (excluding Summary Sheet)

4

Recording Fee (excluding transfer tax)

\$70.00

Realty Transfer Tax

\$340.00

Total Amount

\$410.00

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

614870

Additional Information (Official Use Only)

*** DO NOT REMOVE THIS PAGE.**

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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	\$85,000.00				
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	
	AC INLET LLC				
GRANTEE	Name			Address	
	DANIEL FAST II LLC			56 SLEEPY HOLLOW DRIVE, TABERNACLE, NJ 08088	
Parcel Info					
Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
	01	126	58		01
	01	126	57		01

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170518SF-01

PREPARED BY:

Stuart I. Goodman, Esquire
Capstone Law LLC
20 Ash Street, Suite 320
Conshohocken, PA 19428
(215) 315-3343

BARGAIN AND SALE DEED WITH COVENANT AS TO GRANTOR'S ACTS

THIS DEED is made on November ⁽²⁰²⁴⁾ 25, 2024, by and between AC INLET LLC, a New Jersey limited liability company whose address is 650 Lincoln, New Jersey 08008, referred to as the "**Grantor**";

AND

II ⁽²⁰²⁴⁾ Daniel Fast LLC, a New Jersey limited liability company whose address is 56 Sleepy Hollow Drive, New Tabernacle NJ 08088, referred to as the "**Grantee**".

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

1. **Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property described below (the "**Property**") to the Grantee. This transfer is made for the sum of EIGHTY-FIVE THOUSAND AND 00/100 DOLLARS (\$85,000.00).

The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:26A-3) BEING Lots 57 and 58, Block 126 on the Tax Map of the City of Atlantic City, Atlantic County, State of New Jersey.

3. **Property.** The Property consists of the land and all the buildings and structures on the land in Atlantic City, Atlantic County, State of New Jersey.

☒ **Please see Legal Description attached to this Deed as Schedule A, annexed hereto and made a part hereof.**

The street address of the Property is: **105 Vermont Terrace, Atlantic City, New Jersey 08401 and 107 Vermont Terrace, Atlantic City, New Jersey 08401**

4. **Promises by Grantor.** The Grantor promises that the Grantor has done no act to encumber the Property except for the Permitted Exceptions. 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). "**Permitted Exceptions**" mean and refer to all matters of record as of the date hereof.

SIGNATURES APPEAR ON THE FOLLOWING PAGE

Schedule A

Real Property Description

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

TRACT 1:

BEGINNING at a point distant 200 feet Southwardly from the Southerly line of Atlantic Avenue and 125 feet Eastwardly from the Easterly line of Vermont Avenue, said distant being measured at right angles with said Avenues respectively; and extending thence

1. Eastwardly parallel with Atlantic Avenue 25 feet; thence
2. Southwardly parallel with Vermont Avenue 100 feet; thence
3. Westwardly parallel with Atlantic Avenue 25 feet; thence
4. Northwardly parallel with Vermont Avenue 100 feet to the place of Beginning.

FOR INFORMATIONAL PURPOSES ONLY:

BEING premises No. 107 Vermont Terrace

BEING Tax Block 126, Tax Lot 58

TRACT 2:

BEGINNING at a point distant 200 feet Southwardly from the Southerly line of Atlantic Avenue and 100 feet Eastwardly from the Easterly line of Vermont Avenue said distances being measured on line at right angles with said Avenues respectively; thence

1. Eastwardly parallel with Atlantic Avenue 25 feet; thence
2. Southwardly parallel with Vermont Avenue 100 feet; thence
3. Westwardly parallel with Atlantic Avenue 25 feet; thence
4. Northwardly parallel with Vermont Avenue 100 feet to the place of Beginning.

TOGETHER with the free use and privilege in common with others over a 10 feet wide passageway known as Vermont Terrace, beginning 200 feet Southwardly from the Southerly line of Atlantic Avenue and extending Eastwardly from Vermont Avenue to the property above described.

FOR INFORMATIONAL PURPOSES ONLY:

BEING premises No. 105 Vermont Terrace.

BEING Tax Block: 126, Tax Lot: 57

GIT/REP-3
(8-24)
(Print or Type)

State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s)

AC Inlet LLC

Current Street Address

1650 Limekiln Pike Suite B19-1043

City, Town, Post Office

Dresher

State

PA

Zip Code

19025

Property Information

Block(s)

126

Lot(s)

57 & 58

Qualifier

Street Address

105 & 107 Vermont Terrace

City, Town, Post Office

Atlantic City

State

NJ

Zip Code

08401

Sellers Percentage of Ownership

85000.00%

Total Consideration

\$85,000.00

Owner's Share of Consideration

85000.00

Closing Date

11/25/2024

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.

11/25/24
Date

Signature (Seller)

Brian Zoubek, Authorized Signer

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

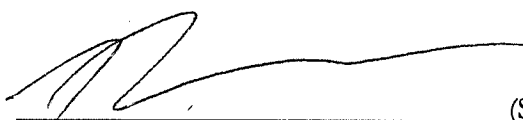
5. **Signatures.** The Grantor signs this Deed as of the date at the top of the first page.

Witness by:

AC INLET LLC

PATRICIA L. SHEARER

By:

 (SEAL)

Name: Brian Zoubek Brian Zoubek

Title: Authorized Signer Authorized Signer

STATE OF NEW JERSEY

COUNTY OF CAPE MAY SS:

I CERTIFY that on NOVEMBER 25, 2024, BRIAN ZOUBEK, the AUTHORIZED SIGNER of AC Inlet LLC, a New Jersey limited liability company, personally came before me and stated to my satisfaction that he as the officer of such limited liability company

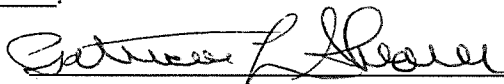
(a) was the maker of the Deed;

(b) executed this Deed on behalf of AC Inlet L.L.C.; and

(c) made this Deed for \$85,000.00 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.)

My commission expires: 10/4/2029

My registration number: 50114153



Notary Public

Print Name: PATRICIA L. SHEARER

NOTARY TO AFFIX SEAL
HERETO.

PATRICIA L. SHEARER
Commission # 50114153
Notary Public, State of New Jersey
My Commission Expires
October 04, 2029

Record and Return To:

Renee Tokley
Surety Title Company LLC
9000 Lincoln Drive East, Building Two, Suite 130A
Marlton, NJ 08053