

Prepared By:
Brittany M. Chan, Esquire
Preparer signature no longer required pursuant to N.J.S.A.46:26A-3(b)

QUITCLAIM DEED

This DEED is executed on _____, 2026, and delivered on _____, 2026

BETWEEN

ATLANTIC COUNTY IMPROVEMENT AUTHORITY, having an address of 1333 Atlantic Avenue, Atlantic City, NJ 08401, referred to as the Grantor,

AND

CITY OF ATLANTIC CITY, whose address is 1301 Bacharach Boulevard, Atlantic City, NJ 08401, 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 Dollar (\$1.00). The Grantor acknowledges receipt of this money.

TAX MAP REFERENCE (N.J.S.A. 46:26A-3): The property is located in the City of Camden, in the County of Camden, State of New Jersey, Block No. 295 Lot 4.02 .

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 attached Legal Description)

BEING the same lands and premises which became vested in Atlantic County Improvement Authority by Minor Subdivision Deed dated _____, recorded _____ in the Atlantic County Clerk's Office in Book _____, Page _____.

TYPE OF DEED. This Deed is called a Quitclaim Deed. The Grantor makes no promises as to ownership, title, interest or to the legal effect of this deed, but simply transfers whatever interest that the Grantor has to the Grantee. The property is sold subject to all restrictions,

covenants, encumbrances, easements, rights-of-way, exceptions, liens, known or unknown, whether or not of record. Notwithstanding any other language to the contrary herein, no representations, covenants, promises, or warranties are made by the Grantor as to title. The Property being conveyed shall be subject to all existing federal, state, county and municipal laws, including, but not limited to, current planning, zoning and environmental laws, rules and regulations. Grantee acknowledges that Grantor makes absolutely no representation that the Property may be developed in any particular manner, or at all, and Grantor makes absolutely no representations regarding federal, state county or municipal legal requirements that may apply to, or restrict, any potential development of the Property being conveyed.

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.

Witnessed or Attested By:

ATLANTIC COUNTY
IMPROVEMENT AUTHORITY

By: _____
Timothy D. Edmunds, Executive Director

ACKNOWLEDGMENT

STATE OF NEW JERSEY :
: ss
COUNTY OF _____:

I CERTIFY, that on this _____ day of _____, 2026, Timothy D. Edmunds, Executive Director of the Atlantic County Improvement Authority, personally came before me and acknowledged under oath to my satisfaction that:

- a. he is the person who executed the foregoing instrument;
- b. he acknowledged that he signed and delivered the same as the Executive Director of the Atlantic County Improvement Authority;
- c. that the foregoing instrument is the voluntary act and deed of the corporation, made by virtue of the authority of its board of commissioners; and
- d. the full and actual consideration paid for the transfer of title is 12.00 (N.J.S.A. 46:15-5).

Notary Public