



**Atlantic County
Document Summary Sheet**

2377

ATLANTIC COUNTY CLERK

5901 MAIN ST
MAYS LANDING NJ 08330 1797

ATLANTIC COUNTY, NJ
EDWARD P. McGETTIGAN, COUNTY CLERK
RECORDED 03/01/2016 10:01:49
RCPT # 1219900 RECD BY E-RECORD
NAME FEE
RECORDING FEES 70.00
INSTRUMENT# 2016011372
VOL 14031 PAGE 1 OF 6
Official Use Only

Transaction Identification Number

2639776 1935758

Submission Date(mm/dd/yyyy) 02/22/2016

No. of Pages (excluding Summary Sheet) 4

Recording Fee (excluding transfer tax) \$70.00

Realty Transfer Tax \$0.00

Total Amount \$70.00

Return Address (for recorded documents)

PATRIOT LAND TRANSFER
5001 ROUTE 42, SUITE A
TURNERSVILLE, NJ 08012

Document Type DEED-TOTAL EXEMPTION FROM RTF

Municipal Codes
ATLANTIC CITY 01

Batch Type
L2 - LEVEL 2 (WITH IMAGES)

Bar Code(s)



Additional Information (Official Use Only)

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RETAIN THIS PAGE FOR FUTURE REFERENCE.**



**Atlantic County
Document Summary Sheet**

DEED-TOTAL
EXEMPTION
FROM RTF

Type	DEED-TOTAL EXEMPTION FROM RTF				
Consideration	\$72,000.00				
Submitted By	SIMPLIFILE, LLC. (SIMPLIFILE)				
Document Date	02/17/2016				
Reference Info					
Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
GRANTOR	Name		Address		
	FANNIE MAE FKA FEDERAL NATIONAL MORTGAGE ASSOCIATION		PO BOX 650043, DALLAS, TX 75265		
GRANTEE	Name		Address		
	DAUD PANAH		PO BOX 1387, ATLANTIC CITY, NJ 08404		
Parcel Info					
Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
	01	280	3		01

*** DO NOT REMOVE THIS PAGE.
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SPECIAL WARRANTY DEED

This Deed is made on 2-17-16 delivered on 2-18-2016,

BETWEEN FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, a corporation organized under an Act of Congress and existing pursuant to the Federal National Mortgage Association Charter Act, having its principal office in the City of Washington, District of Columbia, and whose mailing address is P.O. Box 650043, Dallas, TX 75265-0043, referred to as the Grantor, AND Daud Panah, ^{married} of PO Box 1387-Atlantic City-NJ 08404 referred to as the Grantee. The word "Grantee" shall mean 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 SEVENTY-TWO THOUSAND and 00/100 Dollars (\$72,000.00). The Grantor acknowledges receipt of this money.

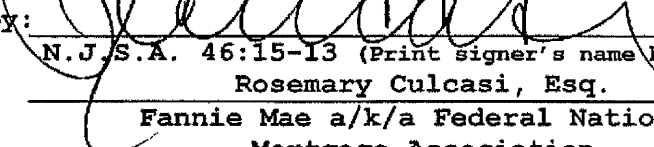
Tax Map Reference. (N.J.S.A. 46: 15-1.1) City of Atlantic City Block No. 280 Lot No. 3 Account No.



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 of the land in the City of Atlantic City, County of Atlantic and the State of New Jersey.

The property is commonly known as 2322 Arctic Avenue, Atlantic City, New Jersey and is more particularly described in Exhibit A attached hereto and made a part hereof by this reference.

Prepared by: 
N.J.S.A. 46:15-13 (Print signer's name below signature)
Rosemary Culcasi, Esq.
Fannie Mae a/k/a Federal National Mortgage Association

BEING the same premises which Frank X. Balles, Sheriff of the County of Atlantic, granted and conveyed unto Grantor herein, by Sheriff's Deed dated March 3, 2015 and recorded March 25, 2015 as Instrument No. 2015016570 in the Atlantic County Clerk's office.

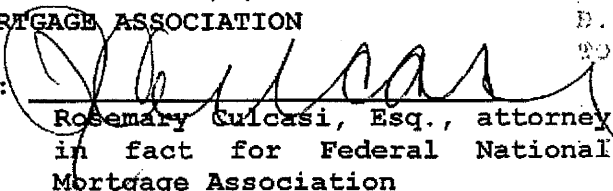
The power and authority to execute this document was recorded by Power of Attorney on April 16, 2014 in Deed Book Volume 13742 and Instrument No. 2014022329 in the Atlantic County Clerk's Office. As Attorney in Fact, I represent that said Power of Attorney has not been altered, revoked or terminated and the individual signing with Power of Attorney, is neither incompetent, disabled, nor dead, and, as attorney in fact, I make this representation pursuant to N.J.S.A 46:2B-9.

Promises by Grantor. The Grantor makes no warranty or covenants as to the status of the title prior to the vesting in the Grantor. (N.J.S.A. 46:4-8).

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$86,400.00 FOR A PERIOD OF THREE MONTHS FROM THE DATE OF THE RECORDING OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$86,400.00 FOR A PERIOD OF THREE MONTHS FROM THE DATE OF THE RECORDING OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE.

THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

Signatures. This Deed is signed and attested to by the Grantor's proper corporate officers as of the date at the top of the first page. Its corporate seal is affixed.

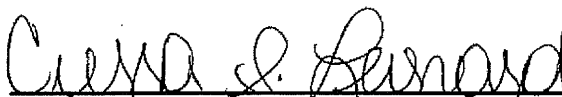
FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION
By: 
Rosemary Culcasi, Esq., attorney in fact for Federal National Mortgage Association

STATE OF NEW JERSEY ss:)
COUNTY OF ESSEX)

I CERTIFY that on February 17, 2016, Rosemary Culcasi personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (a) This person is the attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association, the corporation named in this Deed;
- (b) This Deed was signed and delivered by the corporation as its voluntary act duly authorized by a proper resolution of its Board of Directors;
- (c) This person knows the proper seal of the corporation which was affixed to this Deed; and
- (d) The full and actual consideration paid or to be paid for the transfer of title is \$72,000.00.

Signed and sworn to before me on February 17, 2016


(Notary Public)

CIERRA S. LEONARD
A Notary Public of New Jersey
My Commission Expires June 26, 2019



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
 (9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

Fannie Mae a/k/a Federal National Mortgage Association

Current Street Address

P.O. Box 650043

City, Town, Post Office Box

Dallas

State

TX

Zip Code

75254

PROPERTY INFORMATION

Block(s)

280

Lot(s)

3

Qualifier

Street Address

2322 Arctic Avenue

City, Town, Post Office Box

Atlantic City

State

NJ

Zip Code

08401

Seller's Percentage of Ownership

\$72,000.00

Total Consideration

\$72,000.00

Owner's Share of Consideration

\$72,000.00

Closing Date

2-18-16

SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 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.
7. 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 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.
8. Seller did not receive non-like kind property.
9. 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.
10. 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.
11. The deed is dated prior to August 1, 2004, and was not previously recorded.
12. 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.
13. 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.
14. The property transferred is a cemetery plot.
15. 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.

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.

2/17/16

Date

[Handwritten Signature]

Signature

(Seller) Please indicate if Power of Attorney or Attorney In Fact

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

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

COUNTY ESSEX } SS. County Municipal Code 0102

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, Rosemary Culcasi, Esq., being duly sworn according to law upon his/her oath, (Name) deposes and says that he/she is the Legal Representative in a deed dated 2-18-16 transferring (Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.) real property identified as Block number 280 Lot number 3 located at 2922 Arctic Avenue, Atlantic City and annexed thereto. (Street Address, Town)

(2) CONSIDERATION \$ 72,000.00 (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 (See 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. By or to the United States of America, this State, or any instrumentality, agency or subdivision

(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 17 day of February, 2016
Cierra S. Leonard Signature of Deponent Fannie Mae Grantor Name
105 Eisenhower Pky, Roseland, NJ 07068 14221 Dallas Pky, Dallas, TX 75254

CIERRA S. LEONARD
A Notary Public of New Jersey
My Commission Expires June 26, 2019

Deponent Address 105 Eisenhower Pky, Roseland, NJ 07068 Grantor Address at Time of Sale 14221 Dallas Pky, Dallas, TX 75254
Last three digits in Grantor's Social Security Number XXX-XXX- 548 Name/Company of Settlement Officer PATRIOT LAND TRANSFER

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 of Taxation website at: www.state.nj.us/treasury/taxation/lpt/localtax.htm