



2324

INST # 2019021790
RECD 04/29/2019 VDL 14597
RCPT # 1468290 RECD BY TM (6 PGS)
CDN \$183,000.00 RTF \$821.10
EDWARD P. McGETTIGAN, COUNTY CLERK
ATLANTIC COUNTY, NJ



Atlantic County Document Summary Sheet

ATLANTIC COUNTY CLERK 5901 MAIN ST MAYS LANDING, NJ 08330	Return Name and Address Quick Close Services, Inc. 401 Route 70 East, Suite 210 Cherry Hill, NJ 08034
---	---

Official Use Only

Submitting Company		Quick Close Services, Inc.			
Document Date (mm/dd/yyyy)		04/12/2019			
Document Type		DEED			
No. of Pages of the Original Signed Document (Including the cover sheet)		6			
Consideration Amount (If applicable)		\$183,000.00			
First Party <small>(Grantor or Mortgagor or Assignor) (Enter up to five names)</small>	Name(s)	<small>(Last Name, First Name Middle Initial, Suffix) (or Company Name as written)</small>		Address (Optional)	
	Connie and John Realty, Inc.				
Second Party <small>(Grantee or Mortgagee or Assignee) (Enter up to five names)</small>	Name(s)	<small>(Last Name, First Name Middle Initial, Suffix) (or Company Name as written)</small>		Address (Optional)	
	Abdullah Panah and Mina Panah, JTWROS				
Parcel Information <small>(Enter up to three entries)</small>	Municipality	Block	Lot	Qualifier	Property Address
	Atlantic City	280	2		2324 Arctic Avenue
Reference Information <small>(Enter up to three entries)</small>	Book Type	Book	Beginning Page	Instrument No.	Recorded/File Date
DO NOT REMOVE THIS PAGE					
DOCUMENT SUMMARY SHEET (COVER SHEET) IS PART OF ATLANTIC COUNTY FILING RECORD. RETAIN THIS PAGE FOR FUTURE REFERENCE.					

Prepared by:
Michael R. Mosca, Esq

DEED

This Deed is made on *April 12*, 2019

BETWEEN: CONNIE AND JOHN REALTY INC.,

Whose address is ~~23424~~ Arctic Avenue, Atlantic City, NJ 08401,

(initials) 2324

Referred to as the Grantor

And: ABDULLAH PANAH AND MINAH PANAH, *Joint tenants with rights of survivorship*

Whose address is 6 N. Bellevue Avenue, 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 \$ 183,000.00 (One Hundred Eighty Three Thousand Dollars).

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. 280 Lot No. 2 Qualifier:

No property tax identification number is available on the date of this deed. (Check box if applicable)

Property. The property consists of ALL THAT CERTAIN lot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being in the City of Atlantic City, County of Atlantic and State of New Jersey, as follows:

[X] See attached Legal Description, annexed hereto and made part hereof.

Legal Description above as provided by Westcor Land Title Insurance Co., Cherry Hill, New Jersey, in Commitment No. QCS18-75558 attached hereto as Exhibit A.

BEING the same premises vested in Connie and John Realty, Inc. by Deed from King Nguyen and Kim Pham, husband and wife, dated 9/8/2008, recorded 10/7/2008 in the Atlantic County Clerk/Register's Office in Instrument# 20080775405.

This is a re-recording from Instrument# 2008069912, recorded 9/16/2008 to correct the Grantee information.

NOTE FOR INFORMATION:

2324 Arctic Avenue, Block 280, Lot 2, City of Atlantic City, in Atlantic County, NJ

NOTE - Mailing Address:

2324 Arctic Avenue, Atlantic City, NJ 08401

Promises to the Grantee. 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. If Grantor is a corporation, this Deed is signed and attested to by its proper corporate officers and its corporate seal is affixed.

Witnessed by:



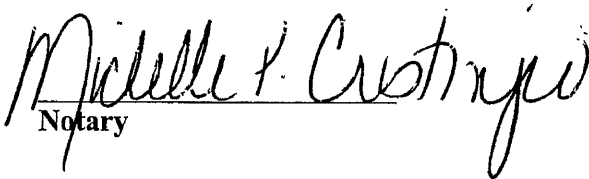
CONNIE AND JOHN REALTY INC, BY
YUK YING LAU (Seal)

STATE OF NEW JERSEY
COUNTY OF ATLANTIC

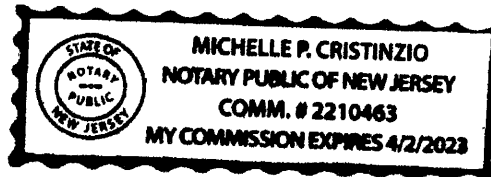
SS.:

I CERTIFY that on 4/12, 2019,

Before me personally appeared Yuk Ying Lau Who have satisfactorily identified themselves to be the signer(s) of the attached instrument and was authorized to and did execute this instrument as the President - Sole Member of the entity named in this instrument and executed this instrument as the act of the entity named in this instrument. The full and actual consideration paid or to be paid for the transfer of title is \$183,000.00 (Such consideration is defined in N.J.S.A. 46: 15-5)



Notary



Deed - Bargain and Sale
(Covenant as to Grantor's Acts)

DEED

Dated: 4/2, 2019

Record and return to:

CONNIE AND JOHN REALTY INC,

**Quick Close Services, Inc.
401 Route 70 East
Suite 210
Cherry Hill, NJ 08034**

GRANTOR

TO

**ABDULLAH PANAH AND
MINA PANAH**

GRANTEE



WESTCOR

LAND TITLE INSURANCE COMPANY

SCHEDULE A-5 LEGAL DESCRIPTION

Issuing Office File No. QCS18-75558

LAND AND PREMISES situate in the City of Atlantic City, County of Atlantic and State of New Jersey as follows:

BEGINNING in the Southerly line of Arctic Avenue 25 feet Eastwardly from the Southeasterly corner of Arctic Avenue and Georgia Avenues; and extending thence

- (1) Eastwardly and along the Southerly line of Arctic Avenue 25 feet; thence
- (2) Southwardly and parallel with Georgia Avenue 100 feet; thence
- (3) Westwardly and parallel with Arctic Avenue 25 feet; thence
- (4) Northwardly and parallel with Georgia Avenue 100 feet to the Southerly line of Arctic Avenue, the point and place of beginning.

FOR INFORMATION PURPOSES ONLY: BEING Tax Lot(s) 2 , Tax Block 280 on the Official Tax Map of Atlantic City, County of Atlantic, State of New Jersey. Commonly Known As: 2324 Arctic Avenue, Atlantic City, NJ 08401

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Westcor Land 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; Schedule B, Part II—Exceptions, and a counter-signature by the Company or its issuing agent that may be in electronic form



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION
(C.55, P.L. 2004)

(Please Print or Type)

SELLER(S) INFORMATION (See Instructions, Page 2)

Name(s)

Connie and John Realty, Inc.

Current Residence Address:

Street:

City, Town Post Office

2324 Arctic Ave.
Atlantic City

State

Zip Code

NJ 08401

PROPERTY INFORMATION (Brief Property Description)

Block(s)

Lot(s)

Qualifier

280

2

Street Address:

2324 Arctic Avenue

City, Town Post Office

Atlantic City

State

Zip Code

NJ

08401

Seller's Percentage of Ownership

Consideration

Closing Date

100%

\$183,000.00

April 12, 2019

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to NON-residents)

1. I am a resident taxpayer (individual, estate or trust) of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
2. The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. § 121.
3. I am 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 as such not required to make an estimated payment pursuant to N.J.S.A. 54A:1-1 et seq.
6. The total consideration for the property is \$1,000 or less and as such, the seller is not required to make and estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.
7. The gain from the sale will not be recognized for Federal Income Tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION.) If such 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. (see instructions).
 No non-like kind property received.
8. Transfer 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 property being sold is subject to a short sale instituted by the mortgagee, whereby the seller has 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 being recorded is a deed dated prior to the effective date of P.L. 2004, c. 55 (August 1, 2004), and was previously unrecorded.

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 could 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 the 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

4/12/19

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