

Prepared by:
Robert P. Lang, Esq.
Fox Rothschild LLP

76851 NR
Record & Return to
Surety Title
155 1/2 Iron Road
Northfield, NJ 08225

DEED
SHOWING
BASEMENT

DEED

This Deed is made on Aug. 15, 2018,

BETWEEN ANGELIKI ARSENIS, widow, by her attorney-in-fact, Jerry Arsenis, with an address at 17 Ridgewood Court, Northfield, New Jersey 08225 (the "Grantor"),

AND 2409 ATLANTIC AVENUE LLC, a New Jersey limited liability company, having an address at 2405 Atlantic Avenue, Atlantic City, NJ 08401 (the "Grantee").

Transfer of Ownership. The Grantor hereby grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of FORTY THOUSAND DOLLARS (\$40,000.00). The Grantor acknowledges receipt of this money.

Tax Map Reference. The property is located in the City of Atlantic City, County of Atlantic and State of New Jersey, Block No. 279, Lot 44

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:

Please see attached Legal Description annexed hereto and made a part hereof.

The street address of this Property is: 14 N. Georgia Avenue, RR, Atlantic City, NJ 08401

BEING the same land and premises conveyed unto George Arsenis and Angeliki Arsenis, husband and wife, by Deed from Milah Castro, widow, dated 5/31/2011, recorded 6/7/2011, in the Atlantic County Clerk/Register's Office in Deed Book 13301, Page 1, Instrument No. 2011034500.

AND THE SAID George Arsenis being so thereof seized departed this life on 3/23/2018 leaving to survive him, his wife, the said Angeliki Arsenis, to and in whom title to said premises became vested by reason of her survivorship.

Promises by Grantor. 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

EXHIBIT "A"

LEGAL DESCRIPTION

File No: 76851NF-01

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

BEGINNING at a point which is 75 feet West of Georgia Avenue and 150 feet North of Atlantic Avenue measured at right angles thereto; and extending thence

- 1.) Northwardly, parallel with Georgia Avenue, 25 feet; thence
- 2.) Westwardly, parallel with Atlantic Avenue, 43 feet; thence
- 3.) Southwardly, parallel with Georgia Avenue, 25 feet; thence
- 4.) Eastwardly, parallel with Atlantic Avenue, 43 feet; thence and place of BEGINNING.

TOGETHER WITH AND SUBJECT TO a right of way for ingress and egress in common with adjoining owners, tenants and mortgagees in, over, and along the following described passageway;

BEGINNING at a point in the Westerly line of Georgia Avenue 172.5 feet Northwardly of Atlantic Avenue; and extending thence

- 1.) Westwardly, parallel with Atlantic Avenue, 118 feet; thence
- 2.) Northwardly, parallel with Georgia Avenue, 5 feet; thence
- 3.) Eastwardly, parallel with Atlantic Avenue, 118 feet to Westerly line of Georgia Avenue; thence
- 4.) Southwardly along same 5 feet to the place of beginning.

FOR INFORMATIONAL PURPOSES ONLY:
BEING premises No. 14 N. Georgia Avenue RR #B.

BEING Block: 279, Lot: 44

This page is only a part of a 2016 ALTA Commitment for Title Insurance. 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.

Commitment for Title Insurance
Adopted 08-01-2016 Technical Corrections 04-02-2018

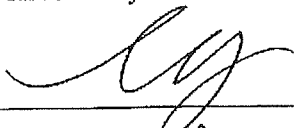
NEW JERSEY LAND TITLE
INSURANCE RATING BUREAU

NJRB 3-09
Last Revised: 7/1/18

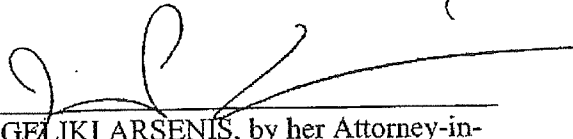
which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor)

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

Witnessed by:



Robert P. Long

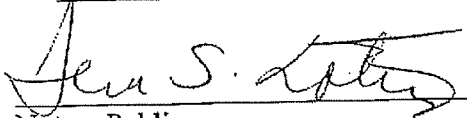


ANGELIKI ARSENIS, by her Attorney-in-Fact, Jerry Arsenis, PoA Attached hereto and made a part hereof

STATE OF NEW JERSEY :
: SS.
COUNTY OF ATLANTIC :

I CERTIFY that on this 9 day of August 2018, ANGELIKI ARSENIS, by her attorney-in-fact, Jerry Arsenis, personally came before me and stated to my satisfaction, that this person is the Grantor named herein, and she:

- (a) is the maker of this Deed;
- (b) executed this Deed as her own act; and
- (c) made this Deed for \$40,000.00 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).



Notary Public
My Commission Expires: _____
(AFFIX NOTARY STAMP/SEAL)

