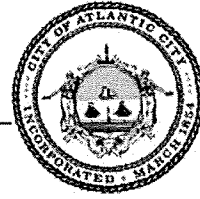


City of Atlantic City
Department of Planning & Development

Suite 506 City Hall
Atlantic City, New Jersey 08401-4603
TEL 609.347.5417
Email: jhoward@acnj.gov



Jacques A. Howard

April 11, 2023

THE LAW OFFICES OF
KRISTOPHER J. FACENDA, LLC
Counselor at Law
2408 New Road, Suite 2
Northfield, New Jersey 08225

Re: Block 280 Lot 2

Dear Kristopher J. Facenda:

Please accept this letter as a response to your recent request to obtain a Certified List of Property Owners Located within 200 feet of the above referenced property and a list of the Utility Companies. Attached to this letter is the official list.

This should satisfy this request. Please do not hesitate to contact this office in the event that you have any questions or require additional information.

Sincerely Yours,
The City of Atlantic City

Jacques A. Howard

Jacques A. Howard

Director
Department of Planning and Development



City of Atlantic City

Buffer Report

Highlighted feature(s)

Subject Property (1)

BLOCK	LOT	QUAL	Location	Owner	Street Address	City\State	ZipCode
280	2		2324 ARCTIC AVE	PANAH, MINA	170 N MAINE AVE	ATLANTIC CITY, NJ	08401

§

List of adjoining feature(s) that intersect 200 foot buffer from Subject Property.

Adjacent Properties (73)

BLOCK	LOT	QUAL	Location	Owner	Street Address	City\State	ZipCode
279	8		2409 AUBURN TERR	AUBURN TERRACE RENTAL LLC	104 N SUMNER AVE	MARGATE, NJ	08402
279	9		2410 ARCTIC AVE	ARBIETO, GERALD	2410 ARCTIC AVE	ATLANTIC CITY, NJ	08401.4024
279	10		2408 ARCTIC AVE	ARBIETO, MARIA DE LOS SANTOS	606 S NEW YORK RD	GALLOWAY, NJ	08205
279	11		2406 ARCTIC AVE	ALAM, MOHAMMAD J	1215 N OHIO AVE	ATLANTIC CITY, NJ	08401
279	12		2404 ARCTIC AVE	PANAH, ABDULLAH	POB 137	ATLANTIC CITY, NJ	08401
279	13		2402 ARCTIC AVE	ANGELONI'S INC.	2400 ARCTIC AVE	ATLANTIC CITY, NJ	08401
279	14		2400 ARCTIC AVE	ANGELONIS OF ATLANTIC CITY INC	2400 ARCTIC AVE	ATLANTIC CITY, NJ	08401
279	20		2400 AUBURN TERR	ZIL REAL ESTATE LLC & MARINO, PASQ	PO BOX 2083	VENTNOR, NJ	08406
279	21		AUBURN TERR	ZIL REAL ESTATE LLC & MARINO, PASQ	PO BOX 2083	VENTNOR, NJ	08406
279	22		36 N GEORGIA AVE	DEDOMENICIS, MICHAEL	36 N GEORGIA AVE	ATLANTIC CITY NJ	08401
279	23		30 N GEORGIA AVE	LIU, IRENE & LIU, SANDY	224 LAKE STREET	BROOKLYN, NY	11223
279	24		30 N GEORGIA AVE RR #B	SAGUSTI, MARK	104 N SUMMER AVENUE	MARGATE, NJ	08402
279	25		30 N GEORGIA AVE RR #A	ARBIETO, GERALD	2410 ARTIC AVE	ATLANTIC CITY, NJ	08401.4024
279	26		28 N GEORGIA AVE	MENDOZA, SILVIA	28 N GEORGIA AVENUE #1	ATLANTIC CITY, NJ	08401
279	27		26 N GEORGIA AVE	MELO LLC	230 KENTUCKY WAY	FREEHOLD, NJ	07728
279	28		26 N GEORGIA AVE RR #1	1420 ARKANSAS LLC	209 SHADY KNOLL LN	GALLOWAY, NJ	08205
279	35		24 N GEORGIA AVE	KHAN ASRAF & KHAN, ATAHAR	230 TEXAS AVE	ATLANTIC CITY, NJ	08401

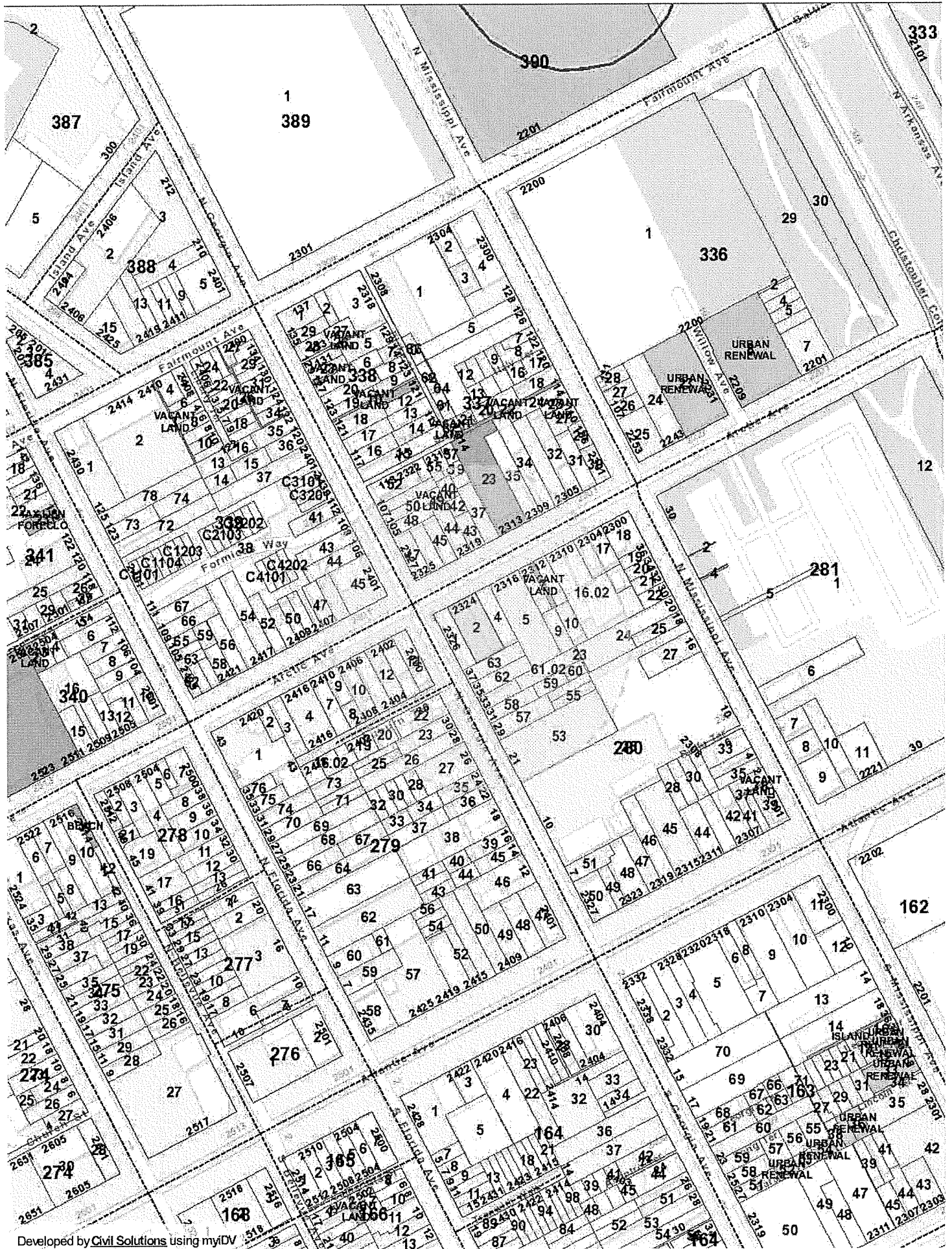
BLOCK	LOT	QUAL	Location	Owner	Street Address	City\State	ZipCode
279	36		22 N GEORGIA AVE	PZ ATLANTIC INC	143-09 ROCKAWAY BLVD	JAMAICA, NY	11436
280	1		2326 ARCTIC AVE	DIEP, CUNG & HANH T. LUU	35 N TEXAS AVE	ATLANTIC CITY, NJ	08401
280	2		2324 ARCTIC AVE	PANAH, MINA	170 N MAINE AVE	ATLANTIC CITY, NJ	08401
280	4		2320 ARCTIC AVE	ANGELA ISSAC REAL ESTATE LLC	2320 ARCTIC AVE	ATLANTIC CITY, NJ	08401
280	5		2316 ARCTIC AVE	ANGELONI'S OF AC INC	2400 ARCTIC AVE	ATLANTIC CITY, NJ	08401
280	6		2314 ARCTIC AVE	LAX, EDWARD	38 N MONTGOMERY AVE	ATLANTIC CITY, NJ	08401
280	7		ARCTIC AVE	CITY OF ATLANTIC CITY	BACHARACH BLVD	ATLANTIC CITY, NJ	08401
280	8		2312 ARCTIC AVE	HAZARD, MICHAEL	2 WHITE HAWK WAY	MAYS LANDING NJ	08330
280	9		2314 ARCTIC AVE RR	2300 ARTIC AVE LLC	601 DELSEA DR	SEWELL, NJ	08080.9325
280	10		2312 ARCTIC AVE RR	2300 ARTIC AVE LLC	601 DELSEA DR	SEWELL, NJ	08080.9325
280	14		2306 ARCTIC AVE	VPOL LLC	234 S FRANKFURT AVE	EGG HARBOR CITY, NJ	08215
280	16.01		2304 ARCTIC AVE RR	TRAN, MICHAEL	2304 ARCTIC AVE	ATLANTIC CITY, NJ	08401
280	16.02		2310 ARCTIC AVE	2300 ARTIC AVE LLC	601 DELSEA DR	SEWELL, NJ	08080.9325
280	17		2304 ARCTIC AVE	KP VIET-LANTIC LLC	102 E CHURCH ST	ABSECON, NJ	08201
280	23		N MISSISSIPPI AVE RR	2300 ARTIC AVE LLC	601 DELSEA DR	SEWELL, NJ	08080.9325
280	24		20 N MISSISSIPPI AVE	2300 ARTIC AVE LLC	601 DELSEA DR	SEWELL, NJ	08080.9325
280	26		10 N MISSISSIPPI AVE	PARISH OF SAINT MONICA	2651 ATLANTIC AVE	ATLANTIC CITY, NJ	08401
280	53		21 N GEORGIA AVE	ST MICHAEL'S CHURCH	10 N MISSISSIPPI AVE	ATLANTIC CITY, NJ	08401
280	55		29 N GEORGIA AVE RR	COOPER, MARIA	139 PENROSE BRANCH RD	CLAYTON, DE	19938.3979
280	56		29 N GEORGIA AVE RR	SPARANO, ANTHONY J. & ANDREA L.	519 FUAE AVE	NORTHFIELD, NJ	08225
280	57		29 N GEORGIA AVE	HONG, YU	17 S BELLEVUE AVE	ATLANTIC CITY, NJ	08401
280	58		31 N GEORGIA AVE	MARIN, M & M & MARIN, MAURICIO	31 N GEORGIA AVE	ATLANTIC CITY, NJ	08401
280	59		31 N GEORGIA AVE RR #A	ONG, AN-BANG,& MEI-YUN	31 N GEORGIA AVE RR #A	ATLANTIC CITY, NJ	08401
280	60		31 N GEORGIA AVE RR #B	LEE, SHEE KAI	7 N GEORGIA AVE	ATLANTIC CITY, NJ	08401
280	61.01		33 N GEORGIA AVE	FERNANDEZ, CESAR & CABAN, DORA	33 N GEORGIA AVE	ATLANTIC CITY, NJ	08401
280	61.02		33 N GEORGIA AVE RR	BARONE-KAUKEANO, ROSEMARY	33 N GEORGIA AVE REAR	ATLANTIC CITY, NJ	08401
280	62		35 N GEORGIA AVE	SYED HASAN LLC	143-09 ROCKAWAY BLVD	JAMAICA, NY	11436

BLOCK	LOT	QUAL	Location	Owner	Street Address	City\State	ZipCode
280	63		37 N GEORGIA AVE	ANGELONI'S OF AC INC	2400 ARCTIC AVE	ATLANTIC CITY, NJ	08401
337	23		2313 ARCTIC AVE	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401
337	33		2307 ARCTIC AVE	PANAH, DAUD	PO BOX 1387	ATLANTIC CITY, NJ	08404
337	34		2309 ARCTIC AVE	TRANG, H & THAN, T & PHAM, Q H & VY	370 WILLIAM ST	PISCATAWAY, NJ	08854
337	35		2311 ARCTIC AVE	PANAH, MINAH	PO BOX 1387	ATLANTIC CITY, NJ	08404
337	37		2317 ARCTIC AVE	TRAN, JOSEPH	2319 MONTEREY AVE	ATLANTIC CITY, NJ	08401
337	38		2317 ARCTIC AVE RR #A	ROSALES, SALVADOR	2317 ARCTIC AVE #A	ATLANTIC CITY, NJ	08401
337	39		2317 ARCTIC AVE RR #B	VALENCIA, SOFIA	2317 ARCTIC AVE RR #B	ATLANTIC CITY, NJ	08401.4001
337	40		2319 ARCTIC AVE RR #B	GONZALEZ, ANTONIO	1931 MCKINLEY AVE	ATLANTIC CITY, NJ	08401
337	42		2319 ARCTIC AVE RR #A	TRAN, JOSEPH	2619 MONTEREY AVE	ATLANTIC CITY, NJ	08401
337	43		2319 ARCTIC AVE	TRAN, JOSEPH	2619 MONTEREY AVE	ATLANTIC CITY, NJ	08401
337	44		2321 ARCTIC AVE	TA, HAI VAN & NHAN PHAN	2321 ARCTIC AVENUE	ATLANTIC CITY, NJ	08401
337	45		2323 ARCTIC AVE	HOANG, RICKY	88 LARKSPUR CIR	SICKLERVILLE NJ	08081
337	46		2325 ARCTIC AVE	PHAM, KENNY	102 E. CHURCH STREET	ABSECON, NJ	08201
337	47		2327 ARCTIC AVE	PHAM, KIM ONAH	10 N CHELSEA AVE #2	ATLANTIC CITY, NJ	08401
337	48		105 N GEORGIA AVE	MU PROPERTIES LLC	P O BOX 272	ABSECON NJ	08201
337	49		2321 ARCTIC AVE RR	CITY OF ATLANTIC CITY	BACHARACH BLVD	ATLANTIC CITY, NJ	08401
337	50		107 N GEORGIA AVE	MU PROPERTIES LLC	POB 272	ABSECON, NJ	08201
337	51		109 N GEORGIA AVE	SOLANO, SAEL CARRIZOSA	4901 ATLANTIC AVE	VENTNOR, NJ	08406
337	52		113 N GEORGIA AVE	MESSINA, CARMEN	14 ABBEY CT	EGG HARBOR TWP, NJ	08234
337	54		2322 SIRACUSA TERR	CHOWDURY, GAZI	2322 SIRACUSA TERRACE AVE	ATLANTIC CITY, NJ	08401
337	55		2320 SIRACUSA TERR	KELLY, BILLIE JEANNE	2320 SIRACUSA TERR	ATLANTIC CITY, NJ	08401
337	56		2318 SIRACUSA TERR	RICCIARDI, ANTOINETTE	2316 SIRACUSA TERR	ATLANTIC CITY, NJ	08401
339	38		2401-2439 FORMICA'S WAY	ESTATES OF AC LLC	2421 FORMICA'S WAY	ATLANTIC CITY, NJ	08401
339	43		108 N GEORGIA AVE	NGUYEN, SON	3110 SUNSET AVE	ATLANTIC CITY, NJ	08401

BLOCK	LOT	QUAL	Location	Owner	Street Address	City\State	ZipCode
339	44		106 N GEORGIA AVE	MASA INVESTMENTS LLC	2 N TANGLEWOOD DR	GIBBSBORO, NJ	08026.1510
339	45		2401 ARCTIC AVE	VINA AUTO SERVICE INC	2401 ARCTIC AVE	ATLANTIC CITY, NJ	08401
339	46		2405 ARCTIC AVE	VINA AUTO SERVICE INC C/O HOUNG	2401 ARCTIC AVE	ATLANTIC CITY, NJ	08401
339	47		2407 ARCTIC AVE	NGUYEN, HAI & TRAM M KHUU	1350 BAY DRIVE	EGG HARBOR TOWNSHIP, NJ	08234

City of Atlantic City - Map

Buffer Report





THIS IS A LIST OF UTILITY COMPANIES THAT SERVICE THE CITY OF ATLANTIC CITY. PLEASE NOTIFY ALL ENTITIES LISTED AT LEAST TEN (10) DAYS IN ADVANCE OF THE PUBLIC HEARING.

ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY

Attn: Claude Smith, Deputy Director – (609) 345-3315
P.O. Box 117
401 N. Virginia Avenue
Atlantic City, New Jersey 08404-0117
csmith@acmua.org

ATLANTIC CITY SEWERAGE COMPANY

Attn: Dan Kwapinski – (609) 345-0131
1200 Atlantic Avenue
Suite 300
Atlantic City, New Jersey 08401
dkwapinski@acsewerage.com

ATLANTIC COUNTY UTILITIES AUTHORITY

Attn: Rick Dovey
P.O. Box 996
Pleasantville, New Jersey 08232-0996
(609) 272-6950
rdovey@acua.com

ATLANTIC CITY ELECTRIC

Attn: Mr. Gregory Brubaker, PE (Senior Manager of Strategic Planning)
2542 Fire Road
Egg Harbor Township, New Jersey 08234

SOUTH JERSEY GAS COMPANY

Atlantic Division Attn: Briana Dirkes
111 N. Franklin Boulevard
Pleasantville, New Jersey 08232-0996
(609) 645-2690
bdirkes@sjindustries.com



INST # 2019021790
RECD 04/29/2019 VOL 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 (Grantor or Mortgagor or Assignor) (Enter up to five names)	Name(s)	(Last Name, First Name Middle Initial, Suffix) (or Company Name as written)		Address (Optional)	
	Connie and John Realty, Inc.				
Second Party (Grantee or Mortgagee or Assignee) (Enter up to five names)	Name(s)	(Last Name, First Name Middle Initial, Suffix) (or Company Name as written)		Address (Optional)	
	Abdullah Panah and Mina Panah, JTWROS				
Parcel Information (Enter up to three entries)	Municipality	Block	Lot	Qualifier	Property Address
	Atlantic City	280	2		2324 Arctic Avenue
Reference Information (Enter up to three entries)	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,

2324

Referred to as the Grantor

And: **ABDULLAH PANAH AND MINA 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:

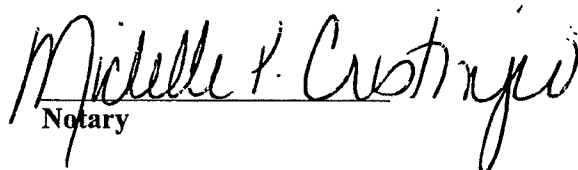
 (Seal)
CONNIE AND JOHN REALTY INC, BY
YUK YING LAU

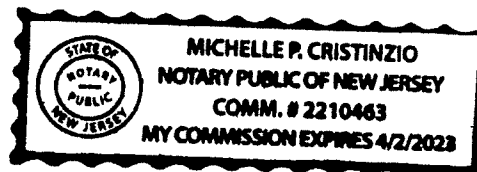
STATE OF NEW JERSEY
COUNTY OF ATLANTIC

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)

GIT/REP-3
 (5-12)

(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

State

Zip Code

PROPERTY INFORMATION (Brief Property Description)

Block(s)

Lot(s)

Qualifier

280

2

Street Address:

2324 Arctic Avenue

City, Town Post Office

State

Zip Code

Atlantic City

NJ

08401

Seller's Percentage of Ownership

Consideration

Closing Date

\$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

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



**Atlantic County
Document Summary Sheet**

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

2377

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

Document Type

DEED-TOTAL EXEMPTION FROM RTF

Municipal Codes

ATLANTIC CITY

01

Batch Type

L2 - LEVEL 2 (WITH IMAGES)

Bar Code(s)



120443

Return Address (for recorded documents)

PATRIOT LAND TRANSFER

5001 ROUTE 42, SUITE A

TURNERSVILLE, NJ 08012

Additional Information (Official Use Only)

*** DO NOT REMOVE THIS PAGE.**
COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF ATLANTIC COUNTY FILING RECORD.
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.**
COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF ATLANTIC COUNTY FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.

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:

Rosemary Culcasi
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.

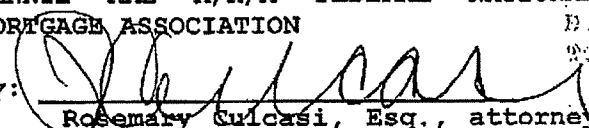
Promises by Grantor. The Grantor makes no warranty or covenants as to the status of the title prior to the vesting in the Grantor. (N.J.S.A. 46:4-8).

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

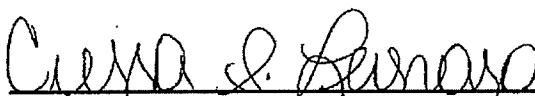
By: 
Rosemary Culcasi, Esq., attorney
in fact for Federal National
Mortgage Association

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.
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.

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.

2/17/2016

Date

[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

COUNTY ESSEX } SS. County Municipal Code 0102

FOR RECORDER'S USE ONLY

Consideration \$ _____
RTF paid by seller \$ _____
Date _____ By _____

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
2322 Arctic Avenue, Atlantic City and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION \$ 72,000.00 (Instructions #1 and #5 on reverse side) ☒ to 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 instrumentally, 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
05 Eisenhower Pky, Roseland, NJ
07068

Signature of Deponent

Fannie Mae

Grantor Name

14221 Dallas Pky, Dallas, TX 75254

Deponent Address

Grantor Address at Time of Sale

XXX-XXX- 548

Last three digits in Grantor's Social Security Number

PATRIOT LAND TRANSFER
Name/Company of Settlement Officer

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

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 08645-0251

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