

DEED

This Deed is made on 31, 2023,

BETWEEN Kristin Zhang, whose address is _____
referred to as the Grantor,

AND

Jerry Zhang, whose address is _____
referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above,

1. 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 Hundred Thousand Dollars (\$100,000.00). The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality: City of Atlantic City,
Block No.339, Lot 36 Qualifier

3. 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:

(X) Please see attached Legal Description annexed hereto and made a part hereof.
(Check box if applicable).

BEING the same lands and premises which became vested in Kristin Zhang, by deed from Bao Huynh and Tiffany Huynh, husband and wife, and Mon Thi Dang, dated March 4, 2014 and recorded March 10, 2014 in the Atlantic County Clerk's Office as Instrument No. 2014013409.

ALSO BEING the same land and premises which became vested in Bao Huynh, by deed from John Huynh as to a 1/3rd undivided interest, dated June 23, 1998 and recorded June 24, 1998 in the Atlantic County Clerk's Office in Deed Book 6317, Page 116 *et seq.*

ALSO BEING the same lands and premises which became vested in John Huynh, single man, by deed from Nan Van Huynh and Man Thi Dang, husband and wife, dated May 12, 1994 and recorded May 16, 1994 in the Atlantic County Clerk's Office in Deed Book 5642, Page 85 *et seq.*

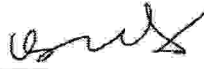
Subject to easements and restrictions of record and rights to public utilities.

The street address of the Property is: 120 N. Georgia Avenue, Atlantic City, NJ 08401

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

Prepared by:
John Scott Abbott, Esq.

5. **Signature.** The Grantor signed this Deed as of the date at the top of the first page.



Kristin Zhang

STATE OF NY, COUNTY OF NY, SS.:

I CERTIFY that on 31, 2023, Kristin Zhang the Grantor herein, personally came before me and stated to my satisfaction that she (or if more than one, each person):

- (a) is the maker of this Deed;
- (b) she executed this Deed as her own act and deed; and
- (c) this Deed was made for \$100,000.00 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.

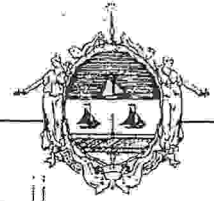
ALEX NOSKOV
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01NO6414260
Qualified in New York County
Commission Expires February 16, 2024



Notary Public

Record and Return To:

164
74



CITY OF ATLANTIC CITY

VISION OF PLANNING
CITY HALL - SUITE 604
ATLANTIC CITY, NEW JERSEY 08401
(609) 347-5404

APPLICATION FOR
CERTIFICATE OF LAND USE COMPLIANCE

FEE: COMMERCIAL \$32.00 ---- RESIDENTIAL \$16.00
CHECK OR MONEY ORDER PAYABLE TO CITY OF ATLANTIC CITY

NOTE: This certificate does not substitute for a Certificate of Nonconformity, Building Permit, Mercantile License or any additional local, state or federal permits or approvals which may be required. #

*****TO BE FILLED OUT BY APPLICANT*****

Applicant's Name: John Huynh Phone: 345-7291

Applicant's Address: 2318 Blake St. A.C. N.J.

Owner's Name: Dominick Lizzio

Owner's Address: 1512 Burnt mill Rd. Cherry Hill, N.J.

Owner's Signed Consent: Kevin P. Lizzio Date: 4/26/94

Name and Address of Professional Consultant: Jeffery Gums
59 N. Haddonfield - Berlin Rd. Gibbsboro, N.J.

Street Address of Property: 120 N. Georgie Ave. A.C., N.J.

Legal Description of Property: Block(s) 164 Lot(s) 74

Zoning Classification: R-3

Present Use: Triplex Currently Vacant

Proposed Use and/or Signage:

Duplex Single - Family

*****FOR OFFICE USE ONLY*****

☒ APPROVED

☐ DENIED

Conditions of Approval: The applicant has 60 days
after settlement to deconvert the
third unit. Deconversion is the removal
of the kitchen facilities + any other
improvements that were installed to
create the third separate area.

Distributed To:

Application Number: 8692

Date Filed: 5/3/94

Date Issued: 5.5.94

Authorized Signature: [Signature]

Rev. Melvin Wilson

LeRoy A. S. Browne

Elmer Walter

Robert Schumacker

Joseph A. Barrasso

Henry E. Tyner

W. Douglas Stewart

☒

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1340

W. M. I. D. RADIO

1ST IN LISTENING
IN POWER
ON YOUR DIAL

127

GEORGIA AV N-Contd
119-Contd

DiGiovanna Biago 5-4373
Woods Robt
rear Mangano Francesca Mrs @ 5-1692
120 Colaiacomo Agnes Mrs 5-1322
rear Danieli Louis @ 4-3971
121 Simonetti Peter @ 5-5807
rear Sacco Jos @ 5-0207
121½ Porteus Wm S @ 4-2097
122 Hundley Dorothy Mrs @ 4-8282
122a Chialastri Richd O 5-9056
122b Chialastri Richd J @ 4-4597
122c Vacant
123 Baldeselno Kath Mrs @
rear Basile Natale @ 5-4864
124 Previti Rosa Mrs @ 4-2017
125 DeVinney Chas @ 8-3933
rear Mazza Leonardo @ 4-0526
126 Russo Jos @ 4-4435
127 Santangelo Chas @ 5-7109
rear Pezzetta Peter @ 5-7980
128 Sciacca Salvatore @
129 Gitto Saml @ 5-7028
rear Vacant
130 Floriani Emilio @ 5-1429
131 Johnston Robt D 8-9073
rear Grundlock Robt
Karpus Alec
132 Gallacio Nicholas @ 4-2825
133 Gallo Jos 5-5206
rear Nicosia Carmela Mrs @ 5-5386
134 Matteo Eleanor @ 5-0745
135 Kerrigan Patk
136 Kalter Minnie Mrs @ gro 4-5710
160 Vacant
Fairmount av intersects
201 Roberts Pleaise
203 Hallman Geo 5-6410
205 Bowen Purnell G
207 Maniscarco Saml 4-0672
209 Rothenberger Edwin L
211 McKay Wm 4-2544
213 Carlsen Warren V
215 Knorr John
217 Bennett Jas
219 Nelling Edw 8-0559
221 Senft Louis T 8-0306
223 Rando Jos 8-9010
225 Gribbin Edw E
227 DePhillips Ralph
229 Tesario Robt 8-9059
231 Hamel Veronica Mrs
233 Eastwood Harry
235 Sullivan Jos J 4-4407
237 Johnson Robt E
239 Holloman Geo H
241 Whoy Patricia E Mrs
243 Giannantonio Vincent 4-3287
245 Jackson Florence Mrs
247 Pileggi Peter M 5-7909
249 Knowles David
251 Sarno Theresa M Mrs
253 Rapp Harry D 5-0941
255 Vacant
257 LoPresti Ricardo 5-3824
259 Daniels Rita R Mrs
261 Reeves John T 4-7645

263 Farrell Thos 5-7130
265 Vaino Wm
267 DeVinney Fred
269 Gamble John J 4-7360
271 Vaino Antonio jr 5-5746
272 Vacant
273 Miller Richd A
275 Karlisen Eva Mrs
277 Gallagher John
279 Montaro Wm
281 Davidson Warren F
283 Peterson Thos 5-7318
285 Merendino Nicholas 8-0719
287 Semler Margt Mrs
289 Shaw Elmer
291 Hunt Frances Mrs 4-2523
293 Parker Margt B Mrs 5-8793
297 Zenone Ernest
299 Chasen Bernard
300 Deull Fuel Co 4-1104
301 Erickson Blanche E Mrs 5-2432
303 Sardes Robt 5-8930
Old Reading RR crosses
345 Fabi Joseph Inc concrete contr
5-0035
520 Jeddo Corp contr 5-2865

GEORGIA AVENUE SOUTH-From 2330
Atlantic av south to Boardwalk

2 Vacant
4 Vacant
6 Leonetti's Locksmith Shop 4-5838
Leonetti Arlindo
14 DiGenava Saml @ 4-7976
16 Conshy Hotel
17 Regina Hotel 5-4827
Gentile Regina Mrs @
rear Seasonal
18 Villa Roma Hotel 5-6849
Maggetti Nazzareno @
19 Francesco Mary Mrs @ 4-8097
rear Seasonal
Long's ter begins
20 Teramo Hotel
Modern Photo Shop 4-5803
Scholtz Bela 5-2473
rear Lang Neal 8-2635
Kurtz Ruth
21 Seasonal
Georgia ter begins
22 Samacicia Anthony @ 5-2028
rear Seasonal
23 Gallio Antoinette Mrs @
Gerald Jas K 4-0963
23½ Portable Josephine Mrs @ gro
5-6642
Aliantro ter begins
24 Massanet Hotel
25 Purri Michl @ 4-0452
Purri Angelina
26 Gracco Margherita Mrs @ 4-1742
Grano Albert
rear Vacant
26½ Grosso Amelia A Mrs @ 4-1035
Tursi Jos
rear Iannarello Julia Mrs @
27 Seasonal
Baratta ter begins

643 BOARDWALK at N. J. AVE., ATLANTIC CITY

344-1985

HILDAN JAY

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Who
Sells
It?
Is
Answered
by the
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MOTEL**Dennis**

Michigan and Boardwalk

Modified American and European Plans
Open All Year
All Weather Pool and Overlooking Boardwalk
FREE PARKING

Boardwalk Coffee Shop

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LSON CO

ICE

Tel. 344-7777

lio Victor A 345-8292
ella Anthony @ 344-7221
Joan Mrs
i Pasquale
vese Alfonso @
rese Alfonso @
Emma Mrs @ 345-9223
Nicholas @ 344-7221
milio L 345-0735
i Jos
i Ralph 348-1093
er Herman
it
netti Ralph R @ 344-4977
Wm A @
Henry 345-2157
as 345-6101
la Anthony 345-9279
iale Jos 345-1709
sini Gualino 348-2664
e Saml 345-7101
rdo Angeline P Mrs @
ile Salvatore J 345-2717
Armando 345-6264
Jos C jr 344-6264
Luciano A @ 345-2846
Wm 345-7192
Frank D
sturn
Ernest A piano tuner
1742
anna Mrs @ 344-5312
nt
urn
ino Chas
Stephen @ 345-7724
Theresa Mrs @ 345-1323
Vacant
rovidence
Apartments
Nancy
Chas
Josephine Mrs 345-7047
to Philip 344-4641
Chas
i Henry 348-1615
nt
er Thos
i Robt 345-6865
Louis 345-0073
elli Anna
ams Richd
son Frank
i Ronnie
ued
ments
ania Zachary @
lio Jos 344-4709
Willard @
Edw @
es John B @ 345-7777
ued
ip Co contrs 344-6875
isabelle Mrs @ 344-5967
Jas 344-3882
has W
rry
Paul
e Mrs @ 348-2700
e Dante 344-0065
o John @ contr 345-0368
a Calogero
ma Mrs 345-8255
Anna Mrs 348-2192
so Nicholas @

GEORGIA AV N—Contd

31 Lupacchino Antoinette Mrs @
344-5032
rear Pella Thos @ 345-2771
Meshon Ernest J
33 Grillone Angelo @ gro 345-0357
rear Rando Jos 348-3839
35 Berenato Dominick P @ 345-3510
Ireland Clarence B 344-0807
36 Ripley & Silver Sign Co 344-6868
Josel's Beauty Salon 344-2672
Marziali John
Raymond Frances Mrs @ 344-1901
rear DeDomenicis Pasquale 345-2249
37 Sciuto Peter @ 345-6485
39 Polistina Vincent @
Polistina Leonard @ 345-2392
Arctic av intersects
103 Tummarcello's Wholesale Provisions
grocers 348-3623
105 Librizzi Basilia Mrs @
Packer Adelaide Mrs
Renda Anthony
106 Martino Angelina Mrs @ 344-1276
Kelly Jas 348-2468
107 Cipressi Agostino @ 344-5748
108 DeMatteo Concilio @ 348-5748
Kittell Rebecca Mrs
109 Deserino John @
110 Mangano Jos @ 345-7184
Brown Lawrence P 345-1086
111 Nicosia Anthony @ 344-0600
rear Toscano Peter C 345-0682
112 Renze Lawrence J 348-2798
Toscano Rose Mrs 345-0366
112½ Seasonal
113 Monreale Andrew @ 348-2802
Messina Anthony P 344-7892
114 Woods Donald
Shelmadine Floyd
Iaconelli Domenick
116 Iaconelli Biagio @ trucking
344-8484
117 Balestrieri Rudolph @ 344-8779
Costa Oresto 344-4865
rear DiGiacinto Eliz Mrs @ 345-4900
118 DiGiacinto Saml @ trucking
344-2483
Collins Jos
Woods Donald 344-2483
rear Talucci Frank J contr 344-3960
119 Wilson Martin S 344-1310
Vique Mabel R Mrs
rear Mangano Francesca Mrs @
345-1692
120 Colaiacomo Agnes Mrs 345-1322
rear Danieli Louis @ 344-3971
121 Simonetti Peter @ 345-5807
rear Sacco Jos @ 345-0207
121½ Porteus Wm S @ 344-2097
122 Hundley Dorothy Mrs @ 344-8282
Feiler Jos P
122a Chialastri Richd A 345-9056
122b Chialastri Richd J @ 344-4597
122c Fieler Jos
123 Baldeselno Bruno @
rear Basile Natale @ 345-4864
124 Previti Rosa Mrs @ 344-2017
125 Polistina Jos V @ 344-8223
rear Mazza Leonardo @ 344-0526
126 Russo Jos @ 344-4358
127 Ford Josephine Mrs
Santangelo Calogero @ 345-7109
rear Pezzetta Peter @ 345-7980
128 Sciacca Salvatore @
129 Gatto Saml @ 345-7028
rear Merlino Antonip @ 345-6615
130 Floriana Emilio @ 345-1429
131 Damiano Josephine Mrs @ 344-5727
rear Karpus Alec
132 Gallacio Nicholas @ 344-2825
133 Gallo Jos
rear Nicosia Carmela Mrs @ 345-5386
134 Matteo Michl J @ 345-0745
135 Prenon Vincent

115

137-38 Katter Minnie Mrs @ gro
344-5710
160 No return
Fairmount av intersects
20 Roberts Pleaise 345-1074
201 Conner Bobby Gene 344-7997
203 Bowen Purnell G
204 Maniscarce Saml 344-4396
205 Barton Arth L 344-1413
21 McKay Wm 344-3265
216 Carlsen Warren V 344-2245
215 Parker Margt Mrs
217 LaRocca Phillip 344-5402
219 Giannantonio Vincent J 348-3287
221 Senft Louis T
223 Gribbin Francis
225 Gribbin Edw E
227 DePhillips Ralph 344-2021
229 Rapp Harry D 344-5787
231 Thomas Chas A 345-3184
233 Eastwood Harry
235 Maguire Thos E
237 Markman Cath Mrs
239 Holloman Geo H 348-2495
241 Whoy Patricia E Mrs
243 Pell Cecil H 345-9045
245 Carney Michl
247 Pileggi Peter M 345-7909
249 Sorace Ann Mrs
251 Wasman Eleanor Mrs 344-1054
253 Marchese Evelyn L Mrs
255 Sutocky Ethel 345-7803
257 LaTorre Fortunato 348-1044
259 Daniels Rita R Mrs
261 Reeves John
263 Vacant
265 Seiss Allen 344-4867
267 LaRocca Thos D 344-4538
269 Samsone Philip J
271 Vaino Antonio jr
272 Rusan Frank @
273 Secrest Angela Mrs 345-3065
275 Karlson Eva Mrs
277 Gallagher John
279 Lloyd John D
281 Davidson Warren F
283 Campbell Joyce Mrs
285 Bryant Wm J
287 Dayton Jas D 348-3434
289 Shaw Elmer
291 McFerren Cora R Mrs 345-6377
293 Wilson Jas T 345-4441
295 Conner John M 348-1054
297 Wiesen Bernadette Mrs
299 Sullivan Jos J 344-4407
300 Deull Fuel Co 344-1104
301 Erickson Blanche E 345-2432
303 Stinson Wm
Old Reading RR crosses
345 Eastern Engineering Co 344-5121
520 Jeddo Corp contr 345-2965

GEORGIA AV S—From 2330 Atlantic av south to Boardwalk

2 Winters Arth
Ireland Lee 345-4285
4 Vacant
6 Leonetti Arlindo locksmith 344-5838
14 Feriozzi Louis contr
16 Conshy Hotel
Ernandes Jack @
17 Regina Hotel 345-4827
Gentile Regina Mrs @
rear Seasonal
18 Villa Roma Hotel
Maggetti Nazzareno @ 345-6849
19 Zappasodi Romeo @ 345-5424
Francesco A 344-8097
rear Seasonal
Long's ter begins
20 Teramo Hotel
Modern Photo Shop 344-5803
Scholtz Bela 345-2473
rear Lang Neal 348-2635
Montone Rose Mrs 348-3490

9