

**Title Leader**

**Customer Name:** Vets Series 11 LLC  
**Property Address:** 132 N Maryland Ave, Atlantic City, NJ 08401  
**County:** Atlantic County, NJ  
**Client File #:** 100006-1-2-040720  
**PAC Ref#:** 10855366  
**Date Searched:** 04/13/2020  
**Records Searched From:** 02/25/1944  
**Effective Date:** 04/01/2020

**TITLE VESTED IN:**


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Vests Series 11, LLC aka Violet Elephant Trunks Series Series 11 LLC

**DEED INFORMATION:**


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Doc Type: Deed  
 Grantee: Vests Series 11, LLC aka Violet Elephant Trunks Series Series 11 LLC  
 Grantor: Chuen T. Tse, By power of Attorney Kenneth Tse  
 Deed Date: 11/16/2016  
 Filed Date: 02/28/2017  
 Book: 14206      Page: 131      Instrument Number: 2017011564

Doc Type: Bargain And Sale  
 Grantee: Tse Chuen Tai, a single man  
 Grantor: Epoch Corp., a New York Corporation  
 Deed Date: 04/21/2009  
 Filed Date: 04/23/2009  
 Book: 12980      Page: 1      Instrument Number: 2009028440

Doc Type: Bargain and Sale  
 Grantee: Epoch Corp, a New York corporation  
 Grantor: Epoch Corp, a New York Corporation  
 Deed Date: 01/08/2009  
 Filed Date: 01/12/2009  
 Book: 12933      Page: 1      Instrument Number: 2009001938

Doc Type: Corporation Quitclaim Deed  
 Grantee: Chuen Tai Tse  
 Grantor: Epoch Corp, a corporation  
 Deed Date: 05/19/2005  
 Filed Date: 07/11/2005  
 Book: 1206      Page: 1      Instrument Number: 146460

Doc Type: Bargain and Sale  
 Grantee: Epoch Corp., a New York Corporation  
 Grantor: Castle One, Inc., a New Jersey Corporation  
 Deed Date: 10/20/2004  
 Filed Date: 11/10/2004  
 Instrument Number: 2004-110067

Doc Type: Deed  
 Grantee: Castle One, Inc  
 Grantor: Florence Brooks  
 Deed Date: 07/25/2001  
 Filed Date: 08/07/2001  
 Book: 7012      Page: 1      Instrument Number: 210384

Doc Type: Deed  
 Grantee: Florence Brooks  
 Grantor: Leslie Collins a/k/a as Ira L. Collins  
 Deed Date: 08/26/1986  
 Filed Date: 09/03/1986  
 Book: 4306      Page: 162      Instrument Number: 010439

Doc Type: Deed  
 Grantee: Florence Brooks Widow, and Beatrice H. Collins, her husband  
 Grantor: Home Owners Loans Corporation  
 Deed Date: 02/25/1944  
 Filed Date: 09/03/1944  
 Book: 158      Page: 468

**MORTGAGE:**

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Doc Type: Mortgage  
Lender Name: Equity Trust Company, Custodian FBO David Lang and Peter Kallman  
Mortgagor: Violet Elephant Trunks Series Series 11 LLC aka Vests Series 11, LLC and Stephen Guarino,  
Individually  
Dated Date: 11/18/2016  
Filed Date: 11/18/2016  
Book: 14206 Page: 1 Instrument Number: 2017011565  
Amount: 46000.00  
Open-Ended: NO

**NAME(S) RUN IN RECORDS:  
(CONV/MTG/JUDGMENTS/LIENS)**

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(Names run in conveyance and mortgage for the stated time frame. Judgments, Liens and State & Federal Tax Liens run for a 10 year time period. United States Judgments run for 20 year time period.)

**Chain of Title**

1: Florence Brooks Widow, and Beatrice H. Collins, her husband  
2: Castle One, Inc  
3: Epoch Corp., a New York Corporation  
4: Chuen Tai Tse  
5: Vests Series 11, LLC aka Violet Elephant Trunks Series Series 11 LLC

**JUDGMENTS AND LIENS:**

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(NONE)

**OTHER REQUIREMENTS:**

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(NONE)

**MISCELLANEOUS:**

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Doc Type: Certificate of Sale  
From: Kacey B. Johnson  
To: Fig Cust FignJ 19, LLC. and SEc Pty  
Dated Date: 12/20/2019  
Filed Date: 02/04/2020  
Instrument Number: 2020007147

**RESTRICTIONS:**

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(NONE)

**EASEMENTS:**

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(NONE)

**TAX INFORMATION:**

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**2019 TAXES**

Parcel #: 5346  
Assessed To: Vets Series 11 LLC  
Assessed Value: 115000.00  
Land Value: 57500.00  
Imprv Value: 57500.00  
City Tax Status: DO NOT APPLY  
County/Parish Status and Amount:  
PAID 1145.40 02/01/2020  
DUE 1145.40 05/01/2020

**LEGAL DESCRIPTION:**

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All that (those) certain lot(s), tract(s) or parcel(s) of land, with the buildings and improvements thereon erected, situate, lying and being in Atlantic City, County of Atlantic and State of New Jersey and is bounded and described as follows:

BEGINNING at a point in the westerly line of Maryland Avenue at a point distant 80 feet southwardly from the southerly line of Baltic Avenue and extending thence;

1. Southwardly in and along the said easterly line of Maryland Avenue, 20 feet to a point; thence
2. Westerly and parallel with Baltic Avenue, 75 feet to a point; thence
3. Northwardly and parallel with Maryland Avenue, 20 feet to a point; thence
4. Eastwardly and parallel with Baltic Avenue, 75 feet to the westerly line of Maryland Avenue and the point and place of BEGINNING



## CITY OF ATLANTIC CITY

<b>Block/Lot/Qual:</b>	313. 7.	<b>Tax Account Id:</b>	5346
<b>Property Location:</b>	132 N MARYLAND AVE	<b>Property Class:</b>	2 - Residential
<b>Owner Name/Address:</b>	VETS SERIES 11 LLC AKA VIOLET ELEPH	<b>Land Value:</b>	57,500
	132 N MARYLAND AVE	<b>Improvement Value:</b>	57,500
	ATLANTIC CITY, NJ 08401	<b>Exempt Value:</b>	0
		<b>Total Assessed Value:</b>	115,000
		<b>Additional Lots:</b>	None
<b>Special Taxing Districts:</b>		<b>Deductions:</b>	

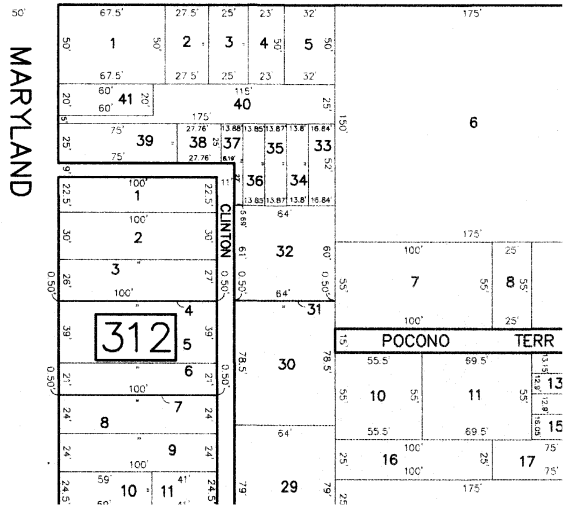
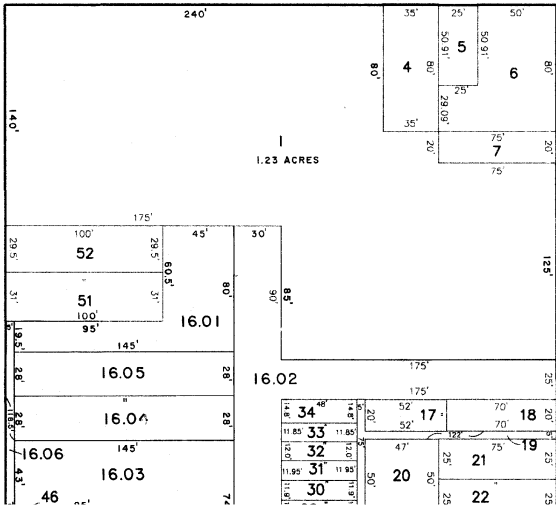
There is a Lien on this Property | Balance Includes any Adjustments to Your Account

Taxes Liens

<div><div>Make a Payment</div><div>View Tax Rates</div><div>View Current Bill</div><div>Project Interest</div></div>								
Year	Due Date	Type	Orig Billed	Adj Billed	Balance	Interest	Total Due	Status
2020	02/01/2020	Tax	1,145.40	-448.20	0.00	0.00	0.00	PAID
2020	05/01/2020	Tax	1,145.40	-448.20	697.20	0.00	697.20	OPEN
Total 2020			2,290.80	-896.40	697.20	0.00	697.20	
2019	02/01/2019	Tax	1,015.74	0.00	0.00	0.00	0.00	PAID
2019	05/01/2019	Tax	1,015.74	0.00	0.00	0.00	0.00	PAID
2019	08/01/2019	Tax	1,275.06	0.00	0.00	0.00	0.00	PAID
2019	11/01/2019	Tax	1,275.06	-1,792.80	0.00	0.00	0.00	PAID
Total 2019			4,581.60	-1,792.80	0.00	0.00	0.00	
2018	02/01/2018	Tax	983.54	0.00	0.00	0.00	0.00	PAID
2018	05/01/2018	Tax	983.54	0.00	0.00	0.00	0.00	PAID
2018	08/01/2018	Tax	1,047.94	0.00	0.00	0.00	0.00	PAID
2018	11/01/2018	Tax	1,047.93	0.00	0.00	0.00	0.00	PAID
Total 2018			4,062.95	0.00	0.00	0.00	0.00	
Last Payment: 02/10/20								

[Return to Home](#)







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Atlantic County Clerk's Office  
EDWARD P. McGETTIGAN, COUNTY CLERK  
5901 Main St  
Mays Landing, NJ 08330-1797  
609-625-4011 – FAX 609-909-5111  
www.atlanticcountyclerk.org



ATLANTIC COUNTY, NJ  
EDWARD P. McGETTIGAN, COUNTY CLERK  
RCPT # 1298959 REC'D BY Cathy  
REC FEE \$70.00 COM \$32,000.00  
RTF \$128.00  
REC'D 02/28/2017 10:59:17 AM  
INST # 2017011564 VOL 14206

THIS PAGE IS BEING ATTACHED TO THE FOLLOWING DOCUMENT

DOCUMENT TYPE: DEED

1<sup>ST</sup> PARTY: CHUEN T TSE BY POA KENNETH TSE

2<sup>ND</sup> PARTY: VETS SERIES 11 LLC

THIS PAGE IS BEING ADDED DUE TO INADEQUATE SPACE TO AFFIX THE  
RECORDING LABEL TO THE FIRST PAGE OF THE DOCUMENT

THIS PAGE HAS NOW BECOME THE 1<sup>ST</sup> PAGE OF THIS DOCUMENT AND IS PART  
OF THE PERMANENT RECORD

PLEASE KEEP IT ATTACHED TO THE DOCUMENT.

*Edward P. McGettigan*

EDWARD P. McGETTIGAN, COUNTY CLERK



Rev 10/30/13

190173

Prepared by:

Frank D. Sampert, Esq.

## DEED

This Deed is made on November 16, 2016

Infinity Title Agency, Inc.

2026A Briggs Road  
Mount Laurel, NJ 08054  
Ph: 856-727-0818 Fx: 856-727-5173

190173/MS

### BETWEEN

Chuen T. Tse, by Power of Attorney Kenneth Tse

whose address is

1530 150<sup>th</sup> Place

Whitestone, New York 11357

Referred to as the *Grantor*.

### AND

VETS SERIES 11, LLC aka Violet Elephant Trunks Series Series 11 LLC

whose post office address is about

132 North Maryland Avenue

Atlantic City, New Jersey 08401

Referred to as the *Grantee*.

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

**TRANSFER OF TITLE.** The grantor does hereby grant and convey the property described below to the Grantee.

**CONSIDERATION** This transfer of ownership is made for the sum and consideration of **Thirty Two Thousand Dollars, (\$32,000.00)**. The Grantor acknowledges receipt of this money.

**TAX MAP REFERENCE.** (N.J.S.A. 46:15-2.1) Atlantic City  
Block No. 313 Lot No. 7

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

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

\*\*\* Power of Attorney dated 11/3/2016 was previously recorded in Atlantic County  
Instrument number 2017005713 Vol 14193.

BEING THE SAME LAND AND PREMISES commonly known as 132 North Maryland Avenue,  
Atlantic City, New Jersey

Conveyed to Tse Chuen Tai, a single man under Deed of conveyance from EPOCH Corp, dated  
04/21/2009 and recorded in the Atlantic County Clerk's Office on 04/23/2009 in Instrument No.  
2009028440.

Epoch Corp., as to 50% Tse Chuen Tai, a single man, as to a 50%, as tenants in common under  
Deed of Conveyance from Epoch Corp., dated 01/08/2009 and recorded in the Atlantic County  
Clerk's Office on 01/122/20091938.

Chuen Tai Tse by Corporate Quitclaim Deed from Epoch Corp., dated May 19, 2005 and recorded  
in the Atlantic County Clerks Office on July 11, 2005 in Instrument No. 2005073001


Epoch Corp., by Deed of Conveyance from Castle One, Inc., dated October 20, 2004 and recorded  
in the Atlantic County Clerk's Office on November 10 2004.

**Promises by Grantor.** The Grantor promises that 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 date first above written.

Witnessed or Attested by:

  
Frank D. Samperi, Esq.

 Attorney in fact for Chuen T. Tse  
(SEAL)  
Chuen T. Tse by  
Power of Attorney Kenneth Tse

STATE OF New Jersey :

ss:

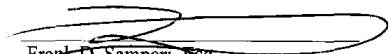
COUNTY OF Bergen :

I CERTIFY that on November 18, 2006

Chuen T. Tse by Power of Attorney Kenneth Tse, personally came before me and  
acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this Deed.
- (b) signed, sealed and delivered this Deed as his/her act and deed; and
- (c) the full and actual consideration paid or to be paid for the transfer of title as defined by

N.J.S.A.46:15-5, is \$22,000.00,  
\$22,000.00

  
Frank D. Samperi, Esq.  
Attorney at Law in the State of New Jersey

P



State of New Jersey  
**NONRESIDENT SELLER'S TAX DECLARATION**

GIT/REP-1  
(12-15)

(Please Print or Type)

**SELLER'S INFORMATION**

Name(s)

Chuen T. Tse

Fee Chuen by Power of Attorney Kenneth Tse

Current Street Address:

1530 150th Place

City, Town, Post Office Box

State

Zip Code

Whitestone

NY

11357

**PROPERTY INFORMATION**

Block(s)

Lot(s)

Qualifier

313

7

Street Address:

132 North Maryland Avenue

City, Town, Post Office Box

State

Zip Code

Atlantic City

NJ

08401

Seller's Percentage of Ownership

Total Consideration

Owner's Share of Consideration

Closing Date

100%

\$32,000.00

\$32,000.00

**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 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.

Nov 18, 2016

Date

Attorney in fact for Chuen T. Tse

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

(Please cut along dotted line)

Book14206 CFN#2017011564

Page 4 of 5

#### Legal Description

All that (those) certain lot(s), tract(s) or parcel(s) of land, with the buildings and improvements thereon erected, situate, lying and being in Atlantic City, County of Atlantic and State of New Jersey and is bounded and described as follows:

BEGINNING at a point in the westerly line of Maryland Avenue at a point distant 80 feet southwardly from the southerly line of Baltic Avenue and extending thence;

1. Southwardly in and along the said easterly line of Maryland Avenue, 20 feet to a point; thence
2. Westerly and parallel with Baltic Avenue, 75 feet to a point; thence
3. Northwardly and parallel with Maryland Avenue, 20 feet to a point; thence
4. Eastwardly and parallel with Baltic Avenue, 75 feet to the westerly line of Maryland Avenue and the point and place of BEGINNING

#### FOR INFORMATION ONLY:

County: Atlantic, Municipality: Atlantic City

Tax Block: 313, Tax Lot: 7

Address: 132 N Maryland Ave, Atlantic City, NJ 08401.

The above Tax Lot and Block designation and the street address designation is for informational purposes only and is not to be construed as part of the legal description.

**Tax/Parcel ID#: B313 L7**

FILE NUMBER: 190173|TNJ



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**Atlantic County  
Document Summary Sheet**

ATLANTIC COUNTY CLERK

5991 MAIN ST  
MAYS LANDING NJ 08330 1797

ATLANTIC COUNTY, NJ  
EDWARD P. McGETTIGAN, COUNTY CLERK  
RECORDED 01/27/2017 11:45:35  
RCPT # 1292573 RECD BY E-RECORD  
NAME FEE  
RECORDING FEES \$0.00  
INSTRUMENT# 2017005713  
VOL 14193 PAGE 1 OF 5

**Official Use Only**

<b>Transaction Identification Number</b>		2924949	2284825
<b>Submission Date(mm/dd/yyyy)</b>		01/25/2017	<b>Return Address</b> <i>(for recorded documents)</i> INFINITY TITLE AGENCY 2026 BRIGGS RD STE A MOUNT LAUREL, NJ 08054
<b>No. of Pages (excluding Summary Sheet)</b>		3	
<b>Recording Fee (excluding transfer tax)</b>		\$50.00	
<b>Realty Transfer Tax</b>		\$0.00	
<b>Total Amount</b>		\$50.00	
<b>Document Type</b>	POWER OF ATTORNEY		
<b>Municipal Codes</b> ATLANTIC COUNTY 99			
<b>Batch Type</b> L2 - LEVEL 2 (WITH IMAGES)			
<b>Bar Code(s)</b>  155923			
<b>Additional Information (Official Use Only)</b>			
<p style="text-align: center;">* DO NOT REMOVE THIS PAGE. COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF ATLANTIC COUNTY FILING RECORD. RETAIN THIS PAGE FOR FUTURE REFERENCE.</p>			



**Atlantic County  
Document Summary Sheet**

POWER OF ATTORNEY	Type	POWER OF ATTORNEY				
	Consideration	\$0.00				
	Submitted By	INFINITY TITLE AGENCY (CSC/INGEO SYSTEMS INC)				
	Document Date	12/05/2016				
	Reference Info					
	Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
	PRINCIPAL	Name			Address	
		CHUEN T TSE				
	AGENT	Name			Address	
		KENNETH TSE				
	Parcel Info					
	Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
<p><i>* DO NOT REMOVE THIS PAGE. COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF ATLANTIC COUNTY FILING RECORD. RETAIN THIS PAGE FOR FUTURE REFERENCE.</i></p>						

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KK  
Infinity Title Agency, Inc.  
2026A Briggs Road  
Mount Laurel, NJ 08054  
Ph: 856-727-0818 Fx: 856-727-5173

POWER OF ATTORNEY

190174 / MKS

This Power of Attorney is made on November 3, 2016

BETWEEN: the Principal

CHUEN TAI TSE

whose address is 37 South Iowa Avenue, Unit 6E, Atlantic City, New Jersey 08401  
individually referred to as "I" or "my",

AND: the Agent

KENNETH TSE

whose address is 15-30 150<sup>th</sup> Place, Whitestone New York, 11357 referred to as  
"You".

GRANT OF AUTHORITY, I appoint You to act as my Agent (called an attorney in fact)  
to do each and every act which I could personally do for the following uses and  
purposes:

To sign, execute, acknowledge and deliver in my place and stead any and all  
instruments, documents, or other writings necessary to sell my properties commonly  
known as 134 N Pennsylvania Avenue, Atlantic City, New Jersey 08401 Block 316, Lot 12,  
and 132 N Maryland Avenue, Atlantic City, New Jersey 08401, Block 313, Lot 7, including,  
but not necessarily limited to, a Listing Agreement, Property Disclosure Forms, all  
documents reasonably required by a Broker or Real Estate Salesperson, Contract for

{00010858 - 1}

Sale, Contract Addenda, Deed, Affidavit of Title, Non-Foreign Affidavit, 1099, Closing Disclosure, ALTA Closing Statement, Use and Occupancy Agreement, any documents reasonably required to be signed by a title company, settlement agent, lender or any other person or entity and any other writings which may be reasonably required to effectuate the sale of the aforementioned property.

**POWERS.** I give You all the power and authority which I may legally give to You. You may revoke this Power of Attorney or appoint a new Agent in your place. I approve and confirm all that You or your substitute may lawfully do on my behalf.

**SIGNATURES.** By signing below, I acknowledge that I have received a copy of this Power of Attorney and that I understand its terms.

Witnessed by:

Xiaomin Huang

Chuen Tai Tse  
CHUEN TAI TSE

Takes Effect Regardless of Disability. This Power of Attorney is effective now and remains in effect even if I become disabled (as defined above).

DATED: 11/7/16

WITNESS:

Xiaomin Huang

Chuen Tai Tse  
CHUEN TAI TSE

{00010858 - 1}



Nov 7, 2016

POWER OF ATTORNEY

Dated:

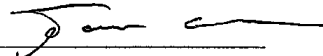
*Record and Return to:*

~~STATE OF NEW JERSEY, COUNTY OF BERGEN~~ <sup>YORK</sup> <sup>Queens</sup>

I CERTIFY that on 11/7/2016 Chuen Tai Tse

personally came before me and acknowledged under oath, to my satisfaction,  
that this person (or if more than one, each person):

- (a) is named in and personally signed this documents; and
- (b) signed, sealed and delivered this document as his or her act and deed.



11/7/16

TAO CHEN  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01CH6329147  
Qualified in New York County  
My Commission Expires August 17, 2019

{00010858 - 1}



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Deed-BARGAIN AND SALE (Covenants as to Grantor's Acts)

ATLANTIC COUNTY, NJ  
EDWARD F. McGETTIGAN, COUNTY CLERK  
RCPT # 774121 RECD BY svelte  
REC FEE 90.00 CDA 1.00  
MARGINAL NOTATION 0.00  
RTF 0.00 VDL 12950  
RECD 04/23/2009 12:05:40 PM  
INSTR # 2009028440

## DEED

Prepared by:

Brian J. Callaghan  
BRIAN J. CALLAGHAN, ESQUIRE

This Deed is made on April 21, 2009

**BETWEEN Epoch Corp., a New York Corporation**, whose address is P.O.Box 370672, Brooklyn, New York 11237, as to **fifty percent (50%)** referred to as the Grantor,

**AND Tse Chuen Tai, a single man**, as to whose post office address is 134 North Pennsylvania Avenue, Atlantic City, New Jersey 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 **ONE DOLLAR (\$1.00)**.

The Grantor acknowledges receipt of this money.

**Tax Map Reference.** (N.J.S.A. 46:15-1) **Municipality of Atlantic City**  
**Block No. 313 Lot No. 7** Account No.

☐ No property tax identification number is available on the date of this Deed. (check box if applicable).

**Property.** The property consists of land and all the buildings and structures on the land in the City of ~~Ventnor~~, County of Atlantic and State of New Jersey. The legal description is:  
ATLANTIC CITY

**BEGINNING** at a point in the Westerly line of Maryland Avenue at a point distant 80 feet Southwardly from the Southerly line of Baltic Avenue and extending thence;

- (1) Southwardly in and along the said Easterly line of Maryland Avenue, 20 feet to a point; thence
- (2) Westwardly and parallel with Baltic Avenue, 75 feet to a point; thence
- (3) Northwardly and parallel with Maryland Avenue, 20 feet to a point; thence
- (4) Eastwardly and parallel with Baltic Avenue, 75 feet to the Westerly line of Maryland Avenue and the **POINT AND PLACE OF BEGINNING**.

**BEING KNOWN AS** Lot 7 in Block 313 as shown on the current tax map of the City of Atlantic City.

**COMMONLY KNOWN AS** 132 North Maryland Avenue.

**BEING** the same land and premises granted and conveyed unto Epoch Corporation as to fifty percent (50%), and Tse Chuen Tai as to fifty percent (50%) by deed from Epoch Corporation dated January 8, 2009, and recorded January 12, 2009, under Instrument No. 2009001938 in the Atlantic County Clerk's Office.



**Fidelity National Title**  
INSURANCE COMPANY

**SCHEDULE C**  
**LEGAL DESCRIPTION**

**File Number:** 2004-34126IMP

ALL that certain lot, parcel or tract of land, situate and lying in the City of Atlantic City, County of Atlantic, State of New Jersey, and being more particularly described as follows:

NOTE: METES AND BOUNDS DESCRIPTION TO BE SUPPLIED BY THIS COMPANY UPON RECEIPT AND INSPECTION OF A CURRENT AND ACCURATE SURVEY. SAID SURVEY MUST BE CERTIFIED TO THIS COMPANY.

FOR INFORMATIONAL PURPOSES ONLY: Commonly known as: 132 Maryland Avenue - North, Atlantic City, NJ 08401.

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot 7 in Block 313 on the City of Atlantic City Tax Map.

AH

5 of 5

Book11876 CFN#2004110067

Page 2 of 4

Book12980 CFN#2009028440

Page 2 of 5

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) **Epoch Corp., a New York Corporation**

Current Resident Address **P.O.Box 370672**

City, Town, Post Office **Brooklyn** State **NY** Zip Code **11237**

**PROPERTY INFORMATION (Brief Property Description):**

Block(s) **313** Lot(s) **7** Qualifier

Street Address **132 North Maryland Avenue**

City, Town, Post Office **Atlantic City** State **NJ** Zip Code **08401**

Seller's Percentage of Ownership **100%** Consideration **\$1.00** Closing Date

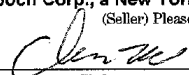
**SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to NON-residents):**

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. s. 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:5-1-1 et seq.
6. ☒ The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an 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.

**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.

Date  
**4/21/04**  
Date

**Epoch Corp., a New York Corp.** Signature  
(Seller) Please indicate if Power of Attorney or Attorney in Fact  
  
**Tse Chuen Tai** 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 OF <b>ATLANTIC</b>	} SS. County Municipal Code <b>0102</b>	<b>FOR RECORDER'S USE ONLY</b> Consideration \$ RTF paid by seller \$ Date _____ By _____
Municipality of Property Location: <b>ATLANTIC CITY</b>		

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions 3 and 4 attached)  
Deponent, **EPOCH CORP., by TSE CHUEN TAI**, being duly sworn according to law upon his/her oath deposes and says that he/she is the **GRANTOR** in a deed dated **4-21-09** transferring real property identified as Block No. **313** Lot No. **7** located at **132 NORTH MARYLAND AVENUE** and annexed thereto.

(2) CONSIDERATION: **\$1.00** (See Instructions 1 and 5)  
(3) Property transferred is Class **4A 4B 4C** (circle one). If Class 4A, calculation in Section 3A is required.  
(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A COMMERCIAL PROPERTY TRANSACTIONS: (see Instructions 5A and 7)

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 value.

(4) FULL EXEMPTION FROM FEE: (see Instruction 8)  
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 the exemption symbol is insufficient. Explain in detail. **CONSIDERATION LESS THAN \$100.00**

(5) PARTIAL EXEMPTION FROM FEE: (see Instruction 9) NOTE: All boxes below apply to grantor(s) only.  
ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claims for partial exemption.  
Deponent claims that this deed transaction is exempt from the State's portion of the Basic Fee, Supplemental Fee and General Purpose Fee, as applicable, imposed by C. 176, P.L. 1976; C. 118, P.L. 2004 and C. 66, P.L. 2004 for the following reason(s):

<b>A. SENIOR CITIZEN</b> (see Instruction 9) <input type="checkbox"/> Grantor(s) 62 years of age or over.* <input type="checkbox"/> One- or two-family residential premises. <input type="checkbox"/> Resident of the State of New Jersey.		<input type="checkbox"/> Owned and occupied by grantor(s) at time of sale. <input type="checkbox"/> Owners as joint tenants must all qualify.
<b>B. BLIND</b> (see Instruction 9) <input type="checkbox"/> Grantor(s) legally blind.* <input type="checkbox"/> One- or two-family residential premises. <input type="checkbox"/> Owned and occupied by grantor(s) at time of sale. <input type="checkbox"/> Owners as joint tenants must all qualify. <input type="checkbox"/> Resident of the State of New Jersey. * IN THE CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEEDS TO QUALIFY IF OWNED AS TENANTS BY THE ENTIRETY.		<b>DISABLED</b> (see Instruction 9) <input type="checkbox"/> Grantor(s) permanently and totally disabled.* <input type="checkbox"/> Receiving disability payments.* <input type="checkbox"/> Not gainfully employed.* <input type="checkbox"/> One- or two-family residential premises. <input type="checkbox"/> Owned and occupied by grantor(s) at time of sale. <input type="checkbox"/> Owners as joint tenants must all qualify. <input type="checkbox"/> Resident of the State of New Jersey.
<b>C. LOW AND MODERATE INCOME HOUSING</b> (see Instruction 9) <input type="checkbox"/> Affordable according to HUD standards. <input type="checkbox"/> Meets income requirements of region. <input type="checkbox"/> Reserved for occupancy. <input type="checkbox"/> Subject to resale controls.		

(6) NEW CONSTRUCTION (see Instructions 2, 10 and 12)  
☐ Entirely new improvement.  
☐ Not previously used for any purpose.  
☐ Not previously occupied.  
☐ "NEW CONSTRUCTION" printed clearly at the top of the first page of the deed.

(7) Deponent makes this Affidavit to induce the 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 **21**  
day of **April**, 20**09**

Signature of Deponent  
**Epoch Corp., a New York Corporation**  
by: **Tse Chuen Tai**  
Deponent Address  
**Epoch Corp., a New York Corporation**  
P.O. Box 370672  
Brooklyn, New York 11237  
Grantor Address at Time of Sale

**BROOK J. CALLAGHAN**  
Notary Public  
My Comm. Expires **12/31/10**

XXX-XX-X  
Last 3 digits in Grantor's Social Security No. Name/Company of Settlement Officer

This form is prescribed by the Division of Taxation in the Department of the Treasury, as required by law, and may not be altered or amended without the 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/rtf/localact.htm](http://www.state.nj.us/treasury/taxation/rtf/localact.htm).

<b>FOR OFFICIAL USE ONLY</b>	
Instrument Number _____	County _____
Deed Number _____	Book _____ Page _____
Deed Dated _____	Date Recorded _____

County Recording Officers shall forward one copy of each Affidavit of Consideration for Use by Seller when Section 3A is completed.  
State of New Jersey - Division of Taxation, P.O. Box 251, Trenton, NJ 08646-0251, Attention: Realty Transfer Fee Unit

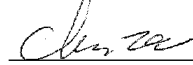
**Promises by Grantor.** The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

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

Witnessed by:

**EPOCH CORP.,** A New York Corporation

  
Tse Chuen Tai, Secretary

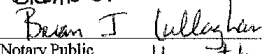
 (seal)  
Tse Chuen Tai, President

STATE OF NEW JERSEY, COUNTY OF ATLANTIC

SS.:

I CERTIFY that on April 21, 2009, **Tse Chuen Tai, President**, personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of the attached deed;
- (b) executed this deed as his or her own act; and,
- (c) made this Deed for **ONE DOLLAR (\$1.00)** 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.)

**BRIAN J. CALLAGHAN**  
  
Notary Public *attorney at law*  
*State of N.J.*

<b>DEED</b>	
<b>EPOCH CORP.,</b> A New Jersey Corporation	Dated:
Grantor,	
TO	Record and return to:
<b>Tse Chuen Tai</b>	<b>CALLAGHAN THOMPSON &amp; THOMPSON</b> A Professional Corporation 2428 Atlantic Avenue Atlantic City, N.J. 08401 (609) 348-5300
Grantee.	



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Deed-BARGAIN AND SALE  
Corp. to Ind. Or Corp. Plain Language

ATLANTIC COUNTY, NJ  
EDWARD P. McGETTIGAN, COUNTY CLERK  
RCPT # 741733 REC'D BY 3/26/09  
REC. FEE 75.00 COM 1.00  
MARGINAL NOTATION 0.00  
RTF 0.00 VOL 12533  
REC'D 01/12/2009 03:55:48 PM  
INST # 2009001938

## DEED

Prepared by:

Brian J. Callaghan  
BRIAN J. CALLAGHAN, ESQ.

This Deed is made on Jan 8<sup>th</sup>, 2009

**BETWEEN EPOCH CORP., a New York Corporation**, whose address is **P.O. Box 370672, Brooklyn, New York 11237**, referred to as the Grantor,

**AND EPOCH CORP., a New York Corporation**, whose address is **P.O. Box 370672, Brooklyn, New York 11237**, as to 50%; **Tse Chuen Tai, a single man**, whose address is **P.O. Box 370672, Brooklyn, New York 11237**, as to 50%, **AS TENANTS IN COMMON**, 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 **ONE DOLLAR (\$1.00)**

The Grantor acknowledges receipt of this money.

**Tax Map Reference.** (N.J.S.A. 46:15-1) Municipality of Atlantic City  
Block No. 313 Lot No. 7 Account No.

\_\_\_\_ No property tax identification number is available on the date of this Deed. (check box if applicable).

**Property.** The property consists of 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:

**BEGINNING** at a point in the Westerly line of Maryland Avenue at a point distant 80 feet Southwardly from the Southerly line of Baltic Avenue and extending thence;

- (1) Southwardly in and along the said Westerly line of Maryland Avenue, 20 feet to a point; thence
- (2) Westwardly and parallel with Baltic Avenue, 75 feet to a point; thence
- (3) Northwardly and parallel with Maryland Avenue, 20 feet to a point; thence
- (4) Eastwardly and parallel with Baltic Avenue, 75 feet to the Westerly line of Maryland Avenue and the **POINT AND PLACE OF BEGINNING**.

**BEING KNOWN AS** Lot 7 in Block 313 as shown on the current tax map of the City of Atlantic City.

**COMMONLY KNOWN AS** 132 North Maryland Avenue.

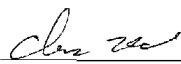
**BEING** the same land and premises granted and conveyed unto Epoch Corp., a New York Corporation by deed from Castle One, Inc. a New Jersey Corporation dated October 20, 2004 and recorded November 10, 2004, as Instrument Number 2004110067 in the Atlantic County Clerk's Office.

**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).

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

Attested by: **EPOCH CORP., a New York Corporation**

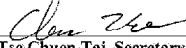
  
Tse Chuen Tai, Secretary

By:  (seal)  
Tse Chuen Tai, President

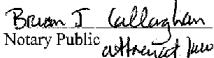
STATE OF NEW JERSEY, COUNTY OF ATLANTIC:

I CERTIFY that on JAN 8, 2009, Tse Chuen Tai, President, personally appeared before me and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is the Secretary of EPOCH CORP., a New York Corporation, the corporation named in this document;
- (b) this person is the attesting witness to the signing of this Deed by the proper corporate officer, Tse Chuen Tai, is the President of the corporation;
- (c) this document was signed and delivered by the corporation as its voluntary act duly authorized by a proper resolution of its Board of Directors;
- (d) this person knows the proper seal of the corporation which as affixed to this Document;
- (e) this person signed this proof to attest to the truth of these facts.

  
Tse Chuen Tai, Secretary

Signed and Sworn to  
Before me on this 8 day  
of JAN, 2009

 BRIAN J. CALLAGHAN  
Notary Public *attested for State of NJ*

DEED

Dated: JAN 8 2009

EPOCH CORP.,  
a New Jersey Corporation

Record and return to:  
Callaghan Thompson Thompson  
2428 Atlantic Avenue  
Atlantic City, NJ 08401

Grantor,  
TO

EPOCH CORP.,  
a New York Corporation, as to 50%  
and  
Tse Chuen Tai, a single man, 50%,  
AS TENANTS IN COMMON,  
Grantee,

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) **Epoch Corp., a New York Corporation**Current Resident Address **P.O. Box 370672**City, Town, Post Office **Brooklyn** State **NY** Zip Code **11237****PROPERTY INFORMATION (Brief Property Description):**Block(s) **313** Lot(s) **7** QualifierStreet Address **132 North Maryland Avenue**City, Town, Post Office **Atlantic City** State **NJ** Zip Code **08401**Seller's Percentage of Ownership **100%** Consideration **\$1.00** Closing Date**SELLER'S 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. s. 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:5-1-1 et seq.
6. ☒ The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an 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.
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.

**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.

Date

1/8/01

Date

Epoch Corp., a New York Corp. Signature

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

Tse Chuen Tai

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 OF ATLANTIC Municipality of Property Location: Atlantic City	} SS. County Municipal Code 0102	FOR RECORDER'S USE ONLY Consideration \$ RTF paid by seller \$ Date By
---	--	---

\* Use symbol "C" to indicate that fee is exclusively for county use.

(1) **PARTY OR LEGAL REPRESENTATIVE** (See Instructions 3 and 4 attached)  
Deponent, Epoch Corp. by Tse Chuen Tai, being duly sworn according to law upon his/her oath deposes  
and says that he/she is the Grantor in a deed dated 1-8-09  
(Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)  
transferring real property identified as Block No. 313 Lot No. 7 located at  
132 North Maryland Avenue and annexed thereto.  
(Street Address, Town)

(2) **CONSIDERATION: \$ 1.00** (See Instructions 1 and 5)  
(3) Property transferred is Class 4A 4B 4C (circle one). If Class 4A, calculation in Section 3A is required.  
(3A) **REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A COMMERCIAL PROPERTY TRANSACTIONS:** (see Instructions 3A and 7)  
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 value.

(4) **FULL EXEMPTION FROM FEE:** (see Instruction 8)  
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). More reference to the exemption symbol is insufficient. Explain in detail. consideration less than \$1,000.00

(5) **PARTIAL EXEMPTION FROM FEE:** (see Instruction 9) **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 the State's portion of the Basic Fee, Supplemental Fee and General Purpose Fee, 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):

<b>A. SENIOR CITIZEN</b> (see Instruction 9) <input type="checkbox"/> Grantor(s) 62 years of age or over.* <input type="checkbox"/> One- or two-family residential premises. <input type="checkbox"/> Resident of the State of New Jersey.	<input type="checkbox"/> Owned and occupied by grantor(s) at time of sale. <input type="checkbox"/> Owners as joint tenants must all qualify.
<b>B. BLIND</b> (see Instruction 9) <input type="checkbox"/> Grantor(s) legally blind.* <input type="checkbox"/> One- or two-family residential premises. <input type="checkbox"/> Owned and occupied by grantor(s) at time of sale. <input type="checkbox"/> Owners as joint tenants must all qualify. <input type="checkbox"/> Resident of the State of New Jersey. * IN THE CASE OF HUSBAND AND WIFE/CIVIL UNION PARTNERS, ONLY ONE GRANTOR NEEDS TO QUALIFY IF OWNED AS TENANTS BY THE ENTIRETY.	<b>DISABLED</b> (see Instruction 9) <input type="checkbox"/> Grantor(s) permanently and totally disabled.* <input type="checkbox"/> Receiving disability payments.* <input type="checkbox"/> Not gainfully employed.* <input type="checkbox"/> One- or two-family residential premises. <input type="checkbox"/> Owned and occupied by grantor(s) at time of sale. <input type="checkbox"/> Owners as joint tenants must all qualify. <input type="checkbox"/> Resident of the State of New Jersey.
<b>C. LOW AND MODERATE INCOME HOUSING</b> (see Instruction 9) <input type="checkbox"/> Affordable according to HUD standards. <input type="checkbox"/> Meets income requirements of region.	<input type="checkbox"/> Reserved for occupancy. <input type="checkbox"/> Subject to resale controls.

(6) **NEW CONSTRUCTION** (see Instructions 2, 10 and 12)  
☐ Entirely new improvement.  
☐ Not previously occupied.  
☐ Not previously used for any purpose.  
☐ "NEW CONSTRUCTION" printed clearly at the top of the first page of the deed.

(7) Deponent makes this Affidavit to induce the 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 9

day of JAN, 2009

Brian J. Callaghan

Notary Public

Tse Chuen Tai

Signature of Deponent

Epoch Corp. a New York Corp by

Tse Chuen Tai

Deponent Address

Epoch Corp. a New York Corporation

Grantor Name

P.O. Box 370672

Brooklyn, NY 11237

Grantor Address at Time of Sale

Tse Chuen Tai

Name/Company of Settlement Officer

BRIAN J. CALLAGHAN

This form is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered or amended without the 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/tpr/realtax.htm](http://www.state.nj.us/treasury/taxation/tpr/realtax.htm).

FOR OFFICIAL USE ONLY	
Instrument Number	County
Deed Number	Book
Deed Dated	Date Recorded

County Recording Officers shall forward one copy of each Affidavit of Consideration for Use by Seller when Section 3A is completed.  
State of New Jersey - Division of Taxation, P.O. Box 251, Trenton, NJ 08646-0251, Attention: Realty Transfer Fee Unit



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State of New YORK  
County of [QUEENS]

ss. Chuen Tse, as  
Authorized agent for

I CERTIFY that on [5/19/05], [EPOCH CORP.] personally came before me and stated to my satisfaction that this person:

(a) was the maker of the attached deed;

(b) executed this deed as his or her own act; and,

(c) made this deed for \$[10.00 dollar amount of consideration] as the full and actual consideration paid or to be paid for the transfer of title.

Signed and sworn to before me on [5/19/2005].

[Name of attesting witness]

[MATTHEW J. ORNSTEIN]

This instrument was prepared by: [Equity Settlement Services, Inc.]

[Name of preparer]

Sarah Orlando

Matthew J. Ornstein  
Notary Public, State of New York  
No. 01OR661397  
Qualified in Suffolk County  
Commission Expires 7/16/2007

① Record and Return Equity Settlement  
Chuen Tai TSE Services  
132 North Maryland Ave  
Atlantic City, NJ 08401

Corporate Quitclaim Deed

Bargain and Sale

#146460  
[Barcode]

ATLANTIC COUNTY, NJ  
MICHAEL J GARVIN, COUNTY CLERK  
RCPT # 47779 RECD BY chris  
REC FEE 70.00 COM 10.00  
RTF 0.00 VOL 12076  
RECD 07/11/2005 11:17:52 AM  
INST # 2005073001

The State of New Jersey

County of [ATLANTIC]

5-19-05  
Deed made on [date of deed] by [EPOCH CORP.], a corporation organized and existing under the laws of the State of New Jersey, having its principal place of business at [397 LINDEN STREET, BROOKLYN, NY 11237], GRANTOR, to [CHUEN TAI TSE], residing at [132 NORTH MARYLAND AVENUE, ATLANTIC CITY NJ 08401], grantee.

For and in consideration of \$[10.00 dollar amount of consideration], paid by grantee to grantor and receipt of payment having been acknowledged by the grantor, the grantor has granted and does hereby absolutely grant to grantee, [his/her]; heirs and assigns forever, the real property located in the County of [name of county], State of New Jersey, and more particularly described as follows: [The property consists of 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:

BEGINNING at a point in the Westerly line of Maryland Avenue at a point distant 80 feet Southwardly from the Southerly line of Baltic Avenue and extending thence;

(1) Southwardly in and along the said Westerly line of Maryland Avenue, 20 feet to a point;

THENCE (2) Westwardly and parallel with Baltic Avenue, 75 feet to a point;

THENCE (3) Northwardly and parallel with Maryland Avenue, 20 feet to a point;

THENCE (4) Eastwardly and parallel with Baltic Avenue, 75 feet to the Westerly line of Maryland Avenue and the point and place of BEGINNING.], to have and to hold the above described premises, together with all and singular the estate and rights of and appurtenances in any wise belonging to grantor in the property.

Tax Map Reference. Municipality of [ATLANTIC CITY] Block No. [313] Lot Number [7] Account No. [designation of account].

Being the same premises conveyed to the grantor by deed from [CASTLE ONE INC] dated [10/20/04] and recorded on [11/10/04] in the [ATLANTIC] County Clerk's/Register's office in # 2004110067.

This Deed is called a Quitclaim Deed. The grantor makes no promises as to ownership or title, but simply transfers whatever interest the grantor has to the grantee.

In witness whereof, grantor has caused this deed to be signed by its duly authorized officer and its corporate seal to be affixed to the deed on the date first written above.

Attested by: [EPOCH CORP.]

[Name of secretary]

By: [CHUEN TAI TSE]

[Corporate seal]



PREPARED BY  
Chuen TSE  
Chuen TSE  
AS authorized  
agent for Epoch  
Corp.

Block 313  
LOT 7  
property address  
132 N Maryland Ave  
Atlantic City, NJ  
08401



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

GIT/REP-3  
(9-04)

(Please Print or Type)

**SELLER(S) INFORMATION (If Multiple Sellers, Each Seller Must Complete a Certification)**

Name(s)

EPOCH CORP.

Current Resident Address:

Street: 132 N. Maryland Avenue

City, Town, Post Office

Atlantic City

State

New Jersey

Zip Code

08401

**PROPERTY INFORMATION (Brief Property Description)**

Block(s)

313

Lot(s)

7

Qualifier

Street Address:

132 N. Maryland Avenue

City, Town, Post Office

Atlantic City

State

New Jersey

Zip Code

08401

Seller's Percentage of Ownership

100 %

Consideration

10 \$

Closing Date

5-19-05

**SELLER ASSURANCES (Check the Appropriate Box)**

1. ☐ I am a resident taxpayer 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. s. 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 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 an 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.

**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.

5-19-05

Date

Chun T. Lee

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. 1966, as amended through Chapter 66, P.L. 2004)  
To be recorded with deed pursuant to Chapter 49, P.L. 1966, as amended by Chapter 308, P.L. 1991 (N.J.S.A. 46:15-6 et seq.)  
BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

COUNTY OF Atlantic } ss.

## FOR RECORDER'S USE ONLY

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

\*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, Annette Kiegel, being duly sworn according to law upon his/her oath,  
(Name)  
deposes and says that he/she is the officer of title Co. in a deed dated 5-19-05 transferring  
(Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)  
real property identified as Block number 313 Lot number 7 located at  
132 N. Maryland Avenue, Atlantic, NJ 08401 and annexed thereto.  
(Street Address, Municipality, County)(2) CONSIDERATION \$ 10.00 (See Instructions #1 and #5 on reverse side)

(3) FULL EXEMPTION FROM FEE (See Instruction #6 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1966, as amended through Chapter 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

A - For a consideration of less than \$100.00

(4) PARTIAL EXEMPTION FROM FEE (See Instruction #7 on reverse side)

PARTIAL EXEMPTION FROM FEE EXEMPTION FROM FEE (See Instructions #7 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 Fee, Supplemental Fee, and General Purpose Fee, 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, \* (See Instruction #7 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 or disabled persons must also meet all of the following criteria.

- ☐
- Owned and occupied by grantor(s) at time of sale.
- ☐
- Resident of the State of New Jersey.
- 
- ☐
- One or two-family residential premises.
- ☐
- Owners as joint tenants must all qualify.

\*IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANTOR NEEDS TO QUALIFY IF OWNED AS TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (See Instruction #7 on reverse side)

- ☐
- Affordable according to H.U.D. standards.
- ☐
- Reserved for occupancy.
- 
- ☐
- Meets income requirements of region.
- ☐
- Subject to resale controls.

(5) NEW CONSTRUCTION (See Instructions #8 and #10 on reverse side)

- ☐
- Entirely new improvement.
- ☐
- Not previously occupied.
- 
- ☐
- Not previously used for any purpose.
- ☐
- "NEW CONSTRUCTION" printed clearly at the top of the first page of the deed.

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. 1966, as amended through Chapter 66, P.L. 2004.

Subscribed and sworn to before me  
this 29<sup>th</sup> day of June, 2005Diane R. HealeyDIANE R. HEALEY  
Notary Public, State of New York  
No. 01HE5077773  
Qualified in Suffolk County  
Commission Expires May 12, 2005Signature of Deponent [Signature] Grantor Name EPOCH CORP.  
Deponent Address 4414 Avenue H, Brooklyn, NY 11237 Grantor Address at Time of Sale 397 Linden Street, Brooklyn, NY 11237  
Name/Company of Settlement Officer Equity Settlement Services

## FOR OFFICIAL USE ONLY

Instrument Number \_\_\_\_\_ County \_\_\_\_\_  
Deed Number \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_  
Deed Dated \_\_\_\_\_ Date Recorded \_\_\_\_\_The Director of the Division of Taxation in the Department of the Treasury has prescribed this form, as required by law.  
This form may not be altered or amended without the approval of the Director.  
For further 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/tp1/localtax.htm](http://www.state.nj.us/treasury/taxation/tp1/localtax.htm)



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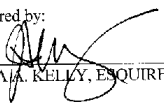
2004-34126

Deed-BARGAIN AND SALE  
Corp. to Ind. Or Corp. Plain Language

## DEED

Notarized by Notary Public  
in and for the State of New Jersey  
at Atlantic City, New Jersey  
Notary Public No. 00038  
Expiry 12-03-08

Prepared by:

  
JULIA A. KELLY, ESQUIRE

This Deed is made on October 20, 2004

**BETWEEN CASTLE ONE, INC., a New Jersey Corporation**, whose address is 1215 Old Zion Road, Egg Harbor Township, New Jersey 08234, referred to as the Grantor,

**AND EPOCH CORP., a New Jersey Corporation**, whose post office address is ~~144-11 36th Avenue, Flushing, New York 11354~~ <sup>397</sup> ~~114-11~~ <sup>York</sup> ~~Linden Street, Brooklyn, NY 11237~~ 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 **ONE HUNDRED FIVE THOUSAND DOLLARS (\$105,000.00)**.

The Grantor acknowledges receipt of this money.

**Tax Map Reference.** (N.J.S.A. 46:15-1) Municipality of Atlantic City  
Block No. 313 Lot No. 7 Account No.

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

**Property.** The property consists of 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:

**BEGINNING** at a point in the Westerly line of Maryland Avenue at a point distant ~~80~~ <sup>30</sup> feet Southwardly from the Southerly line of Baltic Avenue and extending thence;

- (1) Southwardly in and along the said Westerly line of Maryland Avenue, 20 feet to a point; thence
- (2) Westwardly and parallel with Baltic Avenue, 75 feet to a point; thence
- (3) Northwardly and parallel with Maryland Avenue, 20 feet to a point; thence
- (4) Eastwardly and parallel with Baltic Avenue, 75 feet to the Westerly line of Maryland Avenue and the **POINT AND PLACE OF BEGINNING**.

**BEING KNOWN AS** Lot 7 in Block 313 as shown on the current tax map of the City of Atlantic City.

**COMMONLY KNOWN AS** 132 North Maryland Avenue.

**BEING** the same land and premises granted and conveyed unto Castle One, Inc. by deed from Florence Brooks dated July 25, 2001, recorded August 7, 2001 as Instrument No. 210384 in the Atlantic County Clerk's Office.

ATLANTIC COUNTY, NJ  
MICHAEL J. GARVIN, COUNTY CLERK  
RCPT & \$617 RECD BY TAPCO  
REC FEE 70.00 CONSID 105,000.00  
RTF & 20.00 VOL 11876  
REC'D 11/10/2004 10:26:28 AM  
INST # 2004110067





**Fidelity National Title**  
INSURANCE COMPANY

**SCHEDULE C**  
**LEGAL DESCRIPTION**

**File Number:** 2004-34126IMP

ALL that certain lot, parcel or tract of land, situate and lying in the City of Atlantic City, County of Atlantic, State of New Jersey, and being more particularly described as follows:

NOTE: METES AND BOUNDS DESCRIPTION TO BE SUPPLIED BY THIS COMPANY UPON RECEIPT AND INSPECTION OF A CURRENT AND ACCURATE SURVEY. SAID SURVEY MUST BE CERTIFIED TO THIS COMPANY.

FOR INFORMATIONAL PURPOSES ONLY: Commonly known as: 132 Maryland Avenue - North, Atlantic City, NJ 08401.

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot 7 in Block 313 on the City of Atlantic City Tax Map.

AH

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

(Please Print or Type)

**SELLER(S) INFORMATION (If Multiple Sellers, Each Seller Must Complete a Certification)**

Name(s)

CASTLE ONE, INC. a New Jersey Corporation

Current Resident Address:

Street 1215 Old Zion Road

City, Town, Post Office

Egg Harbor Township

State

Zip Code

NJ

08234

Home Phone

( 609 ) 703-5703

Business Phone

( )

**PROPERTY INFORMATION (Brief Property Description)**

Block(s)

313

Lot(s)

7

Qualifier

Street Address:

132 North Maryland Avenue

City, Town, Post Office

Atlantic City

State

NJ

Zip Code

08401

Seller's Percentage of Ownership

100%

Consideration

\$105,000.00

Closing Date

10/20/2004

**SELLER ASSURANCES (Check the Appropriate Box)**

1. ☒ I am a resident taxpayer 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. s. 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 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.

**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.

10/20/2004

Date



Signature

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

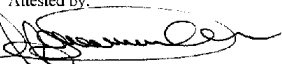
Date

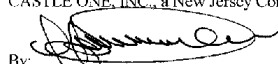
Signature

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

**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).

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

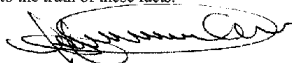
Attested by:   
HISHAM SARHAN, Secretary

CASTLE ONE, INC., a New Jersey Corporation  
By:  (seal)  
HISHAM SARHAN, President

STATE OF NEW JERSEY, COUNTY OF ATLANTIC:

I CERTIFY that on October 20, 2004 HISHAM SARHAN <sup>President</sup> personally appeared before me and this person acknowledged under oath, to my satisfaction, that:

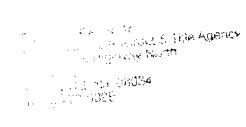
- (a) this person is the Secretary of CASTLE ONE, INC., the corporation named in this document;
- (b) this person is the attesting witness to the signing of this Deed by the proper corporate officer, HISHAM SARHAN, who is the President of the corporation;
- (c) this document was signed and delivered by the corporation as its voluntary act duly authorized by a proper resolution of its Board of Directors;
- (d) this person knows the proper seal of the corporation which as affixed to this Document;
- (e) this person signed this proof to attest to the truth of these facts.

  
HISHAM SARHAN, Secretary

Signed and Sworn to Before me  
on this 20<sup>th</sup> day of October, 2004

  
NOTARY PUBLIC

HEATHER C. ZBIKOWSKI  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires April 26, 2007

<p><b>DEED</b></p> <p>CASTLE ONE, INC., a New Jersey Corporation</p> <p>Grantor</p> <p>TO</p> <p>EPOCH CORP., a New Jersey Corporation</p> <p>Grantee</p>	<p>Dated: October 20, 2004</p> <p></p>
---	---



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Instr # 210384  
Recorded/Filed TW  
08/07/2001 13:23

MICHAEL J. GARVIN  
Atlantic County Clerk  
Bk 7012 Pg 1 of 4 BRC

Prepared by:

William E. Gasbarro  
William E. Gasbarro, Esquire

**DEED**

This Deed is made on

*July 30, 2001*

**BETWEEN: FLORENCE BROOKS**

whose address is: 132 North Maryland Avenue, Atlantic City, New Jersey 08401

referred to as "Grantor".

**And: CASTLE ONE, INC.**

whose address is: *6 Bigha Lane, Tuckerton, N.J. 08087*

referred to as "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 **\$30,000.00**  
**THIRTY THOUSAND DOLLARS AND 00/100**

The Grantor acknowledges receipt of this money.

**TAX MAP REFERENCE.** (N.J.S.A. 4:15-2.1) Municipality of Atlantic City  
Block Number: 313 Lot Number: 7

**PROPERTY.** The property consists of the land and all buildings and structures on the land in the  
City of Atlantic City  
County of Atlantic and State of New Jersey. The legal description is:

**BEGINNING** at a point in the Westerly line of Maryland Avenue at a point distant 80 feet Southwardly from the Southerly line of Baltic Avenue and extending thence;

1. Southwardly in and along the said Westerly line of Maryland Avenue, 20 feet to a point; thence
2. Westwardly and parallel with Baltic Avenue, 75 feet to a point; thence
3. Northwardly and parallel with Maryland Avenue, 20 feet to a point; thence
4. Eastwardly and parallel with Baltic Avenue, 75 feet to the Westerly line of Maryland Avenue and the POINT AND PLACE OF BEGINNING.

**BEING KNOWN** as Lot 7 in Block 313 as shown on the current tax map of the City of Atlantic City.

Title is vested in Florence Brooks by deed from Home Owners' Loan Corporation to Florence Brooks, widow and Beatrice H. Collins and Ira L. Collins, her husband dated February 25, 1944 and recorded March 9, 1944 in deed book 1158, page 467 in the Atlantic County Clerk's Office.

By deed from Leslie Collins, a/k/a Ira L. Collins to Florence Brooks dated August 26, 1986 and recorded September 3, 1986 in deed book 4306, page 162 in the Atlantic County Clerk's Office.

STATE  
AFFIDAVIT OF CON  
(c.)

Consideration: 30000.00 A  
County: 30.00  
State: 0.00  
N.P.R.F.: 0.00  
Realty Tax: 30.00  
Fees: 24.00

To be recorded with Deed pursuant to c. 49, P.L. 1968

STATE OF NEW JERSEY

COUNTY OF Atlantic

SS:

Date \_\_\_\_\_ By \_\_\_\_\_

\* Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3, 4 and 5 on reverse side.)

Deponent Florence Brooks, being duly sworn according to law upon his/her oath

deposes and says that he/she is the Grantor in a deed dated 7/25/01

transferring real property identified as Block No. 313 Lot No. 1

located at 132 N. Maryland Avenue, Atlantic City, Atlantic County and annexed hereto.

(2) CONSIDERATION (See Instruction #6.)

Deponent states that, with respect to deed hereto annexed, the actual amount of money and the monetary value of any other thing of value constituting the entire compensation paid or to be paid for the transfer of title to the lands, tenements or other realty, including the remaining amount of any prior mortgage to which the transfer is subject or which is to be assumed and agreed to be paid by the grantee and any other lien or encumbrance thereon not paid, satisfied or removed in connection with the transfer of title is \$ \_\_\_\_\_

(3) FULL EXEMPTION FROM FEE Deponent claims that this deed transaction is fully exempt from the Realty Transfer Fee imposed by c. 49, P.L. 1968, for the following reason(s): Explain in detail. (See Instruction #7.) Mere reference to exemption symbol is not sufficient.

(4) PARTIAL EXEMPTION FROM FEE

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. (See Instructions #8 and #9.)

Deponent claims that this deed transaction is exempt from the increased portion of the Realty Transfer Fee imposed by c. 176, P.L. 1975 for the following reason(s):

- A) SENIOR CITIZEN (See Instruction #8.)  
☐ Grantor(s) 62 yrs. of age or over.\*  
☐ One- or two-family residential premises.  
☒ Owned and occupied by grantor(s) at time of sale.  
☐ No joint owners other than spouse or other qualified exempt owners.
- B) BLIND (See Instruction #8.)  
☐ Grantor(s) legally blind.\*  
☐ One- or two-family residential premises.  
☐ Owned and occupied by grantor(s) at time of sale.  
☐ No joint owners other than spouse or other qualified exempt owners.
- C) LOW AND MODERATE INCOME HOUSING (See Instruction #8.)  
☐ Affordable According to HUD Standards.  
☐ Meets Income Requirements of Region.  
☐ Reserved for Occupancy.  
☐ Subject to Resale Controls.
- D) NEW CONSTRUCTION (See Instruction #9.)  
☐ Entirely new improvement.  
☐ Not previously used for any purpose.  
☐ Not previously occupied.
- \* IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANTOR NEED QUALIFY.

Deponent makes this Affidavit to induce the County Clerk or Register of Deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of c. 49, P.L. 1968.

Subscribed and sworn to before me this 25th day of July, 2001  
Patricia A. Tomlinson Notary Public  
Florence Brooks Name of Deponent (sign above line)  
Florence Brooks Name of Grantor (type above line)  
132 N. Maryland Avenue Address of Deponent  
Atlantic City, NJ 08401 Address of Grantor at Time of Sale

PATRICIA A. TOMLINSON  
Notary Public of New Jersey  
My Commission Expires June 18, 2002

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.  
Instrument Number \_\_\_\_\_ County \_\_\_\_\_  
Deed Number \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_  
Deed Dated \_\_\_\_\_ Date Recorded \_\_\_\_\_

IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HEREOF. This format is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered without the approval of the Director.

ORIGINAL - To be retained by County.  
DUPLICATE - To be forwarded by County to Division of Taxation on partial exemption from fee (N.J.A.C. 18:18 - 8.12)  
TRIPLICATE - Is your file copy.

ORIGINAL AND DUPLICATE COPY MUST BE SUBMITTED WITH DEED TO COUNTY RECORDING OFFICE

**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 affects 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:



Florence Brooks (Seal)  
FLORENCE BROOKS (Seal)

STATE OF NEW JERSEY, COUNTY OF ATLANTIC, SS:

**FLORENCE BROOKS**

I certify that on

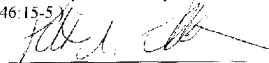
July 25, 2001

personally came before me and stated to my satisfaction that this person (or if more than one person):

(a) was the maker of the attached deed;

(b) executed this deed as his or her own act; and,

© made this Deed for \$30,000.00 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)

  
(Print name and title below signature)

PATRICIA A. TOMLINSON  
Notary Public of New Jersey  
My Commission Expires June 18, 2002

303147349  
Dud  
Brooks  
to  
Cottle one  
July 25, 201

IN COMPLIANCE WITH STATUTE I HAVE PRESENTED  
AN ABSTRACT OF THE VOUCHER TO ALL ASSESSORS  
OF THE TAXING DISTRICT THEREIN MENTIONED

*Michael G. Geron*  
ATLANTIC COUNTY CLERK



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BOOK 4306 PAGE 162

103--DEED - BARGAIN AND SALE (Covenants as to Grantor's Acts)  
IND TO IND OR CORP - Plain Language A & G -1

Copyright 1982 By ALL-STATE LEGAL SUPPLY CO  
One Commerce Drive, Cranford, N.J. 07016

## DEED

Prepared by: (Print signer's name below signature)

*Lawrence M. Perskie*  
Lawrence M. Perskie, Esquire

This Deed is made on August 26, 1986

BETWEEN Leslie Collins A/K/A as Ira L. Collins

whose address is 220 N. North Carolina Avenue, Atlantic City, NJ 08401  
referred to as the Grantor,

AND Florence Brooks

COUNTY OF ATLANTIC

CONSIDERATION: \$1.00  
REALTY TRANSFER FEE: \$1.00  
DATE: 9-3-86 W. Davidson

whose post office address is 132 N. Maryland 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 One (\$1.00) Dollar

The Grantor acknowledges receipt of this money.

**Tax Map Reference.** (N.J.S.A. 46:15-2.1) Municipality of Atlantic City  
Block No. 119 Lot No. 19 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 on the land in the County of Atlantic and State of New Jersey. The legal description is:

ALL THAT TRACT or parcel of land and premises situate, lying and being in the City of Atlantic City, in the County of Atlantic and the State of New Jersey:

BEGINNING at a point in the Westerly line of Maryland Avenue at a point distant eighty (80) feet Southwardly from the Southerly line of Baltic Avenue and extending thence (1) Southwardly in and along the said Westerly line of Maryland Avenue, twenty (20) feet to a point; thence (2) Westwardly and parallel with Baltic Avenue seventy-five (75) feet to a point; thence (3) Northwardly and parallel with Maryland Avenue twenty (20) feet to a point; thence (4) Eastwardly and parallel with Baltic Avenue, Seventy-five (75) feet to the Westerly line of Maryland Avenue and the point and place of beginning.

010439

The preparer of this Deed assumes no responsibility with respect to the validity of the Deed or status of title as the same was prepared without the benefit of any title search as the Grantee did not wish to incur the cost of same. This Deed was prepared solely on the basis of the information given to the preparer by the Grantee and no other source, and accordingly the preparer assumes no responsibility of any type, nature and description whatsoever for the validity of the deed.

**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).

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

Witnessed by

*[Signature]*

*[Signature]* (Seal)  
Leslie Collins, a/k/a  
Ira L. Collins (Seal)

STATE OF NEW JERSEY, COUNTY OF Atlantic

SS.:

I CERTIFY that on August 26, 19 86

Leslie Collins, a/k/a Ira L. Collins personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his or her act and deed; and
- (c) made this Deed for \$ 1.00 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.)



*[Signature]*  
(Print name and title below signature)

NOTARY PUBLIC  
My Comm. expires 6-14-1989

In compliance with statute I have presented  
an abstract of the within to all assessors of  
the taxing district therein mentioned.  
LARRY MOONEY, Clerk

DEED

Dated: August , 1986

Leslie Collins a/k/a  
Ira L. Collins

Grantor.

TO

Florence Brooks

Grantee.

Record and return to:

Cooper Perskie April Niedelman  
Wagenholm & Weiss  
1125 Atlantic Avenue  
Atlantic City, NJ 08401

1986 SEP -3 PM 2:49  
ATLANTIC COUNTY  
CLERK'S OFFICE

RECORDED 9-3-86  
6:49 AM  
Atlantic County, N.J.  
Lori Mooney  
County Clerk



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WOLF FROM NEW JERSEY  
Deeds and Title Book  
Revised 7-13-43

Property Management No. N.J. D. 853

### This Indenture.

made the 25th day of February

in the year of our Lord, One Thousand Nine Hundred and Forty. Four

BETWEEN HOME OWNERS' LOAN CORPORATION, a corporate instrumentality of the United States of America, organized and existing under and by virtue of an Act of the Congress of the United States of America, known as the Home Owners' Loan Act of 1933, as amended, and having its principal office in the city of Washington, District of Columbia, hereinafter described as the party of the first part;

Florence Brooks, widow, residing at 2601 Eighth Avenue, New York, New York

and Beatrice H. Collins and Ira L. Collins, her husband residing at 904 Levin's

Place  
City of Atlantic in the County of Atlantic

and State of New Jersey hereinafter described as the party of the second part:

Witnesseth: That the said party of the first part, for and in consideration of the sum of one dollar

and other good and valuable consideration, lawful money of the United States of America, to it in hand well and truly paid by the said party of the second part, at or before the executing and delivery of these presents, the receipt whereof is hereby acknowledged, the said party of the first part does give, grant, bargain, sell, alien, release, convey, confirm and confirm unto the said party of the second part, and to their heirs, successors, and assigns, forever,

All that certain tract or parcel of land and premises, hereinafter particularly described, situate, lying and being in the City of Atlantic County of Atlantic and State of New Jersey

Beginning at a point in the Westerly line of Maryland Avenue at a point distant eighty (80) feet Southwardly from the Southerly line of Baltic Avenue and extending thence (1) Southwardly in and along the Westerly line of Maryland Avenue, twenty (20) feet to a point; thence (2) Westwardly and parallel with Baltic Avenue seventy-five (75) feet to a point; thence (3) Northwardly and parallel with Maryland Avenue twenty (20) feet to a point; thence (4) Eastwardly and parallel with Baltic Avenue, seventy-five (75) feet to the Westerly line of Maryland Avenue and place of beginning.

Being the same premises conveyed to the party of the first part hereto by deed of Alfred H. Johnson, Sheriff, dated April 24, 1940 and recorded in the Clerk's Office of Atlantic County on May 3, 1940 in Book 1102 of Deeds, page 446 etc.

Subject to a purchase money mortgage executed by the parties of the second part to the party of the first part and delivered simultaneously herewith which mortgage is given to secure a part of the purchase price hereof.

1158 468

Said premises are conveyed subject to:

- (a) Covenants, conditions and restrictions, if any, of record.
- (b) Liens, charges and incumbrances made, created or suffered by the party of the second part, or to be paid, satisfied, discharged, or assumed by the party of the second part hereunder.
- (c) Any state of facts which an inspection and accurate survey of said premises would show.
- (d) The operation and effect of any zoning laws or other laws, ordinances or regulations of any governmental or political organization or authority which now or hereafter affect or limit the type or character of, or the right to construct buildings or improvements in or on said real property or the use to which the same may be put.
- (e) Existing leases and tenancies, if any.
- (f) Any special levies, or assessments which may affect the premises at the time of the delivery of the deed, and which are, or may become, payable subsequent to the date of delivery of the deed; either in installments or otherwise.

Together with all and singular the houses, buildings, trees, ways, waters, profits, privileges, and advantages, with the appurtenances to the same belonging or in any wise appertaining:

Along all the estate, right, title, interest, property, claim and demand whatsoever, of the said party of the first part, of, in and to the same, and of, in and to every part and parcel thereof.

1158 468

Do Here And Go With, all and singular the above described land and premises, with the appurtenances, unto the said party of the second part, their heirs, successors and assigns, to the only proper use, benefit and behoof of the said party of the second part, their heirs, successors and assigns, forever.

And the said HOME OWNERS' LOAN CORPORATION, a corporation as aforesaid, doer for itself, its successors and assigns, covenant, promise and agree to and with the said party of the second part, their heirs, successors and assigns that it has not made, done, committed, executed or suffered any act or act, thing or things whatsoever, whereby or by means whereof the above mentioned and described premises, or any part or parcel thereof, now are, or at any time hereafter shall or may be impeached, charged or encumbered, in any manner or way whatsoever.

In Witness Whereof, the said party of the first part hath caused its corporate seal to be hereto affixed and attested by its Regional Treasurer and these presents to be signed by its Asst. Regional Manager the day and year first above written.

HOME OWNERS' LOAN CORPORATION

Robert M. Kerr, Jr.  
Asst. Regional Manager

Chas. B. Lyndine  
Regional Treasurer



3/1/49

1153 470  
STATE OF NEW YORK  
CITY OF NEW YORK  
COUNTY OF NEW YORK } ss.

We St Remunrrrd, that on this 25th day of February 1944  
before me, a Master in Chancery of New Jersey  
personally appeared Chas. B. Lyddane  
who being by me duly sworn does depose and make proof to my satisfaction that he is the Regional Treasurer  
of the Home Owners' Loan Corporation, the grantor named in the foregoing instrument; that he well knows the corporate  
seal of the said corporation; that the seal affixed to the said instrument is the corporate seal of said corporation;  
that the seal was so affixed and the said instrument was signed and delivered by Robert M. Kerr, Jr.  
who was at the date thereof the Asst. Regional Manager  
of the said corporation, in the presence of this deponent, and the said Robert M. Kerr, Jr.  
at the time acknowledged that he signed, sealed and delivered the same as his voluntary act and deed, and as the voluntary  
act and deed of said corporation, and that deponent, at the same time, subscribed his name to said instrument as  
attesting witness to the execution thereof.

Subscribed and sworn before  
me, on the date aforesaid.

Francis A. Kelly  
Master in Chancery of New Jersey

Chas. B. Lyddane  
Regional Treasurer

33336 2-9-44 9-  
Record, Chg. & Return to  
Elwood C. Weeks 204

### DEED

Home Owners' Loan Corporation,  
a corporate instrumentality of the  
United States of America,

to  
Florence Brooks et als.

DATED: Feb. 25, 1944  
RECEIVED in the Clerk's office of  
the County of Atlantic N. J.  
on the 9th day of March  
A. D. 1944, at 9:00 o'clock in  
the forenoon, and Recorded in Book  
#1158 of DEEDS for said County, on  
page 467 do  
W. S. Blair, Clerk.

In compliance with statute, I have  
presented an abstract of the within  
to all assessors of the taxing dis-  
trict therein mentioned.  
WILLIAM A. BLAIR, Clerk

804 258 811 403



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190173

Infinity Title Agency, Inc.  
2026A Briggs Road  
Mount Laurel, NJ 08054  
Ph: 856-727-0818 Fx: 856-727-5173  
190173 1TND

**MORTGAGE**

This Mortgage is made on November 16, 2016

**BETWEEN** the Borrowers  
aka\* Violete Elephant Trunks Series Series 11 LLC  
**VETS SERIES 11, LLC and STEPHEN GUARINO**, Individually  
whose addresses are 617 Stokes Road, Unit 4-254, Medford, NJ 08055 and 3 Downe Circle, Medford, NJ 08055, respectively,

referred to as "I",

**AND** the Lender

**EQUITY TRUST COMPANY**, Custodian FBO David Lang, IRA Account # Z122810,  
whose address is 1 Equity Way, Westlake, OH 44145,  
50% Undivided Interest in the Note and Mortgage,  
and  
**PETER KALLMAN**,  
whose address is 750 South Ocean Boulevard Apt. 7N, Boca Raton, FL 33432,  
50% Undivided Interest in the Note and Mortgage,

referred to as "Lender"

If more than one Borrower signs this Mortgage, the word "I" shall mean each Borrower named above.  
The word "Lender" means the original Lender and anyone else who takes this Mortgage by transfer.

**This is a First Purchase Money Mortgage given to secure the purchase the property.**

I acknowledge that any "Gap funds" or any other subsequent financing may be used only for the express purpose of covering the expenses and carrying costs. They may not be used for any other purpose. They are to be placed in an escrow account managed by a qualified third party. The Lender is to be informed of such funding in writing, and the validity of the Gap Loan shall require written acknowledgement by the present Lender of such notice, although the Lender does not require that it must give its permission but must merely be informed in writing of such subsequent funding.

I acknowledge that I am borrowing the money to purchase a property only for business purposes (for resale) and I will not live in the property, which will give the Lender special rights. I further acknowledge that I will not rent the premises or enter into a lease purchase agreement without the express written permission of the lender, which permission will not unreasonably be withheld.

1. **Note.** In return for a loan that I received, I promise to pay \$46,000.00, inclusive of any escrows initially withheld for construction, fees, and interest, but which will be disbursed during the term of the Note, in accordance with the terms of a Note dated November 16, 2016 (referred to as the "Note"). The Note provides for monthly payments of \$536.67, which is a yearly interest rate of 14%. All sums owned under the Note are due no later than November 1, 2016, unless otherwise extended under the terms of the Note. All terms of the Note are made part of this Mortgage.

ATLANTIC COUNTY, NJ EDWARD P. McGETTIGAN, COUNTY CLERK  
VOL 14206 RECORDED 02/28/2017 10:59:17 AM  
REC FEES \$80.00 RCP# 1298959  
NAME FEE \$4.00  
INST# 2017011565  
REC'D BY Cofh

**2. Property Mortgaged.** The property mortgaged to the Lender (called the "Property") is located at 132 N. Maryland Avenue, County of Atlantic, and State of New Jersey. The Property includes: (a) the land; (b) all buildings that are now, or will be, located on the land; (c) all fixtures that are now, or will be, attached to the land or building(s) (for example, furnaces, bathroom fixtures and kitchen cabinets); (d) all condemnation awards and insurance proceeds relating to the land and building(s); and (e) all other rights that I have, or will have, as owner of the Property. The legal description is:

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

**3. Rights Given to Lender.** I mortgage the Property to the Lender. This means that I give the Lender those rights stated in this Mortgage and also those rights the law gives to Lenders who hold mortgages on real property. I understand that as I am borrowing the money under the business conditions referenced above, the Lender has certain additional rights in the property, including the right to demand that I give a Deed in Lieu of Foreclosure if my payments are two months or more in arrears. When I pay all amounts due to the Lender under the Note and this Mortgage, the Lender's rights under this Mortgage will end. The Lender will then cancel this Mortgage at my expense.

**4. Promises.** I make the following promises to the Lender:

- a. Note and Mortgage.** I will comply with all of the terms of the Note and this Mortgage.
- b. Payments.** I will make all payments required by the Note and this Mortgage.
- c. Ownership.** I warrant title to the premises (N.J.S.A.46:9-2). This means I own the Property and will defend my ownership against all claims.
- d. Liens and Taxes.** I will pay all liens, taxes, assessments and other government charges made against the Property when due. I will not claim any deduction from the taxable value of the Property because of this Mortgage. I will not claim any credit against the Principal and interest payable under the Note and this Mortgage for any taxes paid on the Property.
- e. Insurance.** I must maintain extended coverage insurance on the Property. The Lender may also require that I maintain flood insurance or other types of insurance. The insurance companies, policies, amounts, and types of coverage must be acceptable to the Lender. I will notify the Lender in the event of any substantial loss or damage. The Lender may then settle the claim on my behalf if I fail to do so. All payments from the insurance company must be payable to the Lender under a "standard mortgage clause" in the insurance policy. The Lender may use any proceeds to repair and restore the Property or to reduce the amount due under the note and this Mortgage. This will not delay the due date for any payment under the Note and this Mortgage.
- f. Repairs.** I will keep the Property in good repair, neither damaging nor abandoning it. I will allow the Lender to inspect the Property upon reasonable notice to me.
- g. Statement of Amount Due.** Upon request of the Lender, I will certify to the Lender in writing: (a) the amount due on the Note and this Mortgage, and (b) whether or not I have any defense to my obligations under the Note and this Mortgage.
- h. Rent.** I will not rent the premises or enter into a lease-purchase agreement without the express written permission of the lender, which permission will not unreasonably be withheld; and if permission is given I will not accept rent from any tenant for more than one month in advance..
- i. Lawful Use.** I will use the Property in compliance with all laws, ordinances and other requirements of any governmental authority.
- j. Miscellaneous.** See Preamble acknowledgements above the numbered paragraphs.

**5. Eminent Domain.** All or part of the Property may be taken by a government entity for public use. If this occurs, I agree that any compensation be given to the Lender. The Lender may use this to repair and restore the Property or to reduce the amount owned on the Note and this Mortgage. This will not delay the due date for any further payment under the Note and this Mortgage. Any remaining balance will be paid to me.

**6. Tax and Insurance Escrow.** If the Lender requests, I will make regular monthly payments to the Lender of: (a) 1/12 of the yearly real estate taxes and assessments on the Property; and (b) 1/12 of the

yearly cost of insurance on the Property. These payments will be held by the Lender without interest to pay the taxes, assessments and insurance premiums as they become due.

**7. Payments Made for Borrower(s).** If I do not make all of the repairs or payments as agreed in this Mortgage, the Lender may do so for me. The cost of these repairs and payments will be added to the Principal, will bear interest at the same rate provided in the Note and will be repaid to the Lender upon demand.

**8. Default.** The Lender may declare that I am in default on the Note and this Mortgage if:

- a. I fail to make any payment required by the Note and this Mortgage within 30 days after its due date;
- b. I fail to keep any other promise I make in this Mortgage;
- c. The ownership of the Property is changed for any reason;
- d. The holder of any lien on the Property starts foreclosure proceedings; or
- e. Bankruptcy, insolvency or receivership proceedings are started by or against any of the Borrowers.

**9. Payments Due Upon Default.** If the lender declares that I am in default, I must immediately pay the full amount of all unpaid Principal, interest, other amounts due on the Note and this Mortgage and the Lender's costs of collection and reasonable attorney fees. In the event that my payments are two or more months in arrears, I agree to give Lender a Deed in Lieu of Foreclosure as referenced elsewhere in the Note and this Mortgage if requested by the Lender.

**10. Lender's Rights Upon Default.** If the Lender declares that the Note and this Mortgage are in default, the Lender will have all rights given by law or set forth in this Mortgage. This includes the right to do any one or more of the following:

- a. Take possession of and manage the Property, including the collection of rents and profits;
- b. Have a court appoint a receiver to accept rent for the Property (I consent to this);
- c. Start a court action, known as foreclosure, which will result in a sale of the Property to reduce my obligations under the Note and this Mortgage; and
- d. Sue me for any money that I owe the Lender.

**11. Notices.** All notices must be in writing and personally delivered or sent by certified mail, return receipt requested, to the address given in this Mortgage. Address changes may be made upon notice to the other party.

**12. No Waiver by Lender.** Lender may exercise any right under this Mortgage or under any law, even if lender has delayed in exercising that right or has agreed in an earlier instance not to exercise that right. Lender does not waive its right to declare that I am in default by making payments or incurring expenses on my behalf.

**13. Each Person Liable.** This Mortgage is legally binding upon each Borrower and all who succeed to their responsibilities (such as heirs and executors). The Lender may enforce any of the provisions of the Note and this Mortgage against any one or more of the Borrowers who sign this Mortgage.

**14. No Oral Changes.** This Mortgage can only be changed by an agreement in writing signed by both the Borrower(s) and the Lender.

**15. Signatures.** I agree to the terms of this Mortgage. If the Borrower is a corporation, its proper corporate officer's sign and its corporate seal is affixed.

Witnessed or Attested by:

[Signature]  
\_\_\_\_\_, as to Both

VETS SERIES 11, LLC

aka Violet Elephant  
Trunks Series Series 11 LLC

By: [Signature] (Seal)  
STEPHEN GUARINO, Managing Member

[Signature] (Seal)  
STEPHEN GUARINO, Individually

STATE OF NEW JERSEY  
COUNTY OF Burlington

I CERTIFY that on November 18, 2016,

STEVEN GUARINO,

personally came before me and stated to my satisfaction that this person (or if more than one, each person): aka Violet Elephant Trunks Series Series 11 LLC

- (a) was the maker of the attached instrument;  
(b) was authorized to and did execute this instrument as the Managing Member **VETS SERIES 11, LLC** the entity named in this instrument; and,  
(c) executed this instrument as the act of the entity named in this instrument.



[Signature]  
Notary Public

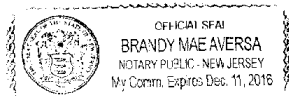
STATE OF NEW JERSEY  
COUNTY OF Burlington

I CERTIFY that on November 18, 2016,

STEVEN GUARINO, Individually

personally, came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the makes of the attached instrument; and,  
(b) executed this instrument as his or her own act.



[Signature]  
Notary Public

#### Legal Description

All that (those) certain lot(s), tract(s) or parcel(s) of land, with the buildings and improvements thereon erected, situate, lying and being in Atlantic City, County of Atlantic and State of New Jersey and is bounded and described as follows:

BEGINNING at a point in the westerly line of Maryland Avenue at a point distant 80 feet southwardly from the southerly line of Baltic Avenue and extending thence;

1. Southwardly in and along the said easterly line of Maryland Avenue, 20 feet to a point; thence
2. Westerly and parallel with Baltic Avenue, 75 feet to a point; thence
3. Northwardly and parallel with Maryland Avenue, 20 feet to a point; thence
4. Eastwardly and parallel with Baltic Avenue, 75 feet to the westerly line of Maryland Avenue and the point and place of BEGINNING

#### FOR INFORMATION ONLY:

County: Atlantic, Municipality: Atlantic City

Tax Block: 313, Tax Lot: 7

Address: 132 N Maryland Ave, Atlantic City, NJ 08401.

The above Tax Lot and Block designation and the street address designation is for informational purposes only and is not to be construed as part of the legal description.

**Tax/Parcel ID#: B313 L7**

FILE NUMBER: 190173ITNJ

---

**MORTGAGE**

Dated: November , 2016

---

*aka Violet Elephant Trunks Series Series 11 LLC*  
**VETS SERIES 11, LLC and**  
**STEVEN GUARINO, Individually**  
Borrower(s)

To

**EQUITY TRUST COMPANY, Custodian**  
**FBO David Lang, IRA Account # Z122810, and**  
**PETER KALLMAN,**  
Each 50% Interest in the Note and Mortgage  
Lender

---

**To the County Recording Officer of Atlantic County:**

**This Mortgage is fully paid. I authorize you to cancel it of record.**

**EQUITY TRUST COMPANY, Custodian**  
**FBO David Lang, IRA Account # Z122810**

\_\_\_\_\_(seal)  
By:  
Corporate Alternate Signer  
100% of the Note and Mortgage

\_\_\_\_\_(seal)  
**PETER KALLMAN**

**R & R**  
Ray J. Barson, Esq.  
194 Nassau Street  
Princeton, NJ 08542



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**Atlantic County  
Document Summary Sheet**

ATLANTIC COUNTY CLERK  
5901 MAIN ST  
MAYS LANDING, NJ 08330

**Return Name and Address**  
FIG Capital Investments

1000 Riverside Ave Suite 400, Jacksonville, Florida 32204

INST # 2020007147  
RECORDED 02/04/2020 VOL 14738  
RCPT # 1525970 RECD BY MP (3 PGS)  
EDWARD P. McGETTIGAN, COUNTY CLERK  
ATLANTIC COUNTY, NJ

Official Use Only

<b>Submitting Company</b>		FIG NJ19, LLC			
<b>Document Date (mm/dd/yyyy)</b>		12/16/2019			
<b>Document Type</b>		Tax Sale Certificate			
<b>No. of Pages of the Original Signed Document (Including the cover sheet)</b>		3			
<b>Consideration Amount (If applicable)</b>					
<b>First Party</b> (Grantor or Mortgagor or Assignor) (Enter up to five names)	<b>Name(s)</b>	(Last Name, First Name Middle Initial, Suffix) (or Company Name as written)			<b>Address (Optional)</b>
	Vets Series 11 Llc Aka Violet Eleph				
<b>Second Party</b> (Grantee or Mortgagee or Assignee) (Enter up to five names)	<b>Name(s)</b>	(Last Name, First Name Middle Initial, Suffix) (or Company Name as written)			<b>Address (Optional)</b>
	FIG NJ19, LLC				
<b>Parcel Information</b> (Enter up to three entries)	<b>Municipality</b>	<b>Block</b>	<b>Lot</b>	<b>Qualifier</b>	<b>Property Address</b>
	Atlantic City	313	7		132 N Maryland Ave
<b>Reference Information</b> (Enter up to three entries)	<b>Book Type</b>	<b>Book</b>	<b>Beginning Page</b>	<b>Instrument No.</b>	<b>Recorded/File Date</b>
<b>*DO NOT REMOVE THIS PAGE*</b> <b>DOCUMENT SUMMARY SHEET (COVER SHEET) IS PART OF ATLANTIC COUNTY FILING RECORD. RETAIN THIS PAGE FOR FUTURE REFERENCE.</b>					

FIGID 989345

# CERTIFICATE OF SALE

FOR UNPAID MUNICIPAL LIENS

CERTIFICATE

No. 19-00445

I, **KACEY B. JOHNSON**, COLLECTOR OF TAXES of the taxing district of the  
CITY of ATLANTIC CITY in  
the COUNTY of ATLANTIC and State of New Jersey, do hereby certify that on  
the 16th day of December, 2019 at a public sale of lands for  
delinquent municipal liens, pursuant to the Revised Statutes of New Jersey, 1937, Title 54, Chapter 5, and the amendments and supplements  
thereto I sold to **FIG CUST FIGN19LLC & SEC PTY**


whose address is **PO BOX 54226, NEW ORLEANS, LA 70154**

for **Three Hundred Fifty Two** dollars and **Ninety** cents, the land  
in said taxing district described as Block No. **313** Lot No. **7**  
and known as **132 N MARYLAND AVE**, on the tax  
duplicate thereof and assessed thereon to **VETS SERIES 11 LLC AKA VIOLET ELEPH**

## THE AMOUNT OF THE SALE WAS MADE UP OF THE FOLLOWING ITEMS:

	AMOUNT	INTEREST	TOTAL
<b>Taxes For: 2019</b>	295.36	12.54	307.90
<b>Assessments For Improvements</b>			
<b>Total Cost of Sale</b>	45.00		45.00
<b>Total</b>			352.90
<b>Premium (if any) Paid</b>	0.00		

Said sale is subject to redemption on repayment of the amount of sale, together with interest at the rate of  
**9.00** per centum per annum from the date of sale, and the costs incurred by the purchaser as defined by  
statute. The sale is subject to municipal charges accruing after **November 11, 2019**  
municipal authority charges accruing after **November 11, 2019** and assessment  
installments not yet due, amounting to **0.00** dollars and interest thereon.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **20th** day of **December**, **2019**  
STATE OF NEW JERSEY  
COUNTY OF: **ATLANTIC**  
  
**KACEY B. JOHNSON**, COLLECTOR OF TAXES

BE IT REMEMBERED, that on this **20th** day of **December**, **2019** before me a  
**Notary Public** of New Jersey, personally appeared **KACEY B. JOHNSON**  
the Collector of Taxes of the taxing district of **CITY OF ATLANTIC CITY** in the County of **ATLANTIC**,  
who, I am satisfied, is the individual described herein, and who executed the above Certificate of Sale; and I having made known to him the  
contents thereof, he thereupon acknowledged to me that he signed, sealed and delivered the same as his voluntary act and deed, for the uses and  
purposes therein expressed.

Prepared By:   
**KACEY B. JOHNSON**, PREPARER  
  
**CANDACE L. FORD**, NOTARY PUBLIC

NOTE: NJSA 46:15-3 requires that all signatures appearing on the certificate, those of the collector, the Notary Public, who takes this  
acknowledgement, and the preparer shall be printed, typed or stamped underneath such signature the name of the person that signed.

DLGS Rev. 10/99

MGL PRINTING SOLUTIONS TC82

AUTHORIZATION FOR CANCELLATION OF RECORD BY MUNICIPALITY

The within certificate has been duly paid and satisfied and the County Recording Officer is hereby authorized to cancel the same of record. \_\_\_\_\_

Name of Municipality

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
Mayor Municipal Clerk

(NJSA 46:18-11.6 & 54: 5-55)

Seal of Municipality to be affixed

No. _____	
<b>Tax Sale Certificate</b>	
Collector of Taxes	_____
Municipality of _____	County, New Jersey
To _____	_____
Entered _____	Compared _____
_____	Checked _____
Received in the Register Office of the County of _____	
on the _____ day of _____	New Jersey
A.D. 20 _____, at _____ o'clock in the _____	noon and _____
Recorded in Book _____	for said _____
County on Pages _____	_____

AUTHORIZATION FOR CANCELLATION OF RECORD BY A PRIVATE CORPORATION

The within certificate has been fully paid and satisfied and the County Recording Officer is hereby authorized to cancel the same of record. \_\_\_\_\_

Name of Corporation

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
President Secretary

Corporate Seal to be affixed

AUTHORIZATION FOR CANCELLATION OF RECORD BY AN INDIVIDUAL

The within certificate has been fully paid and satisfied and the County Recording Officer is hereby authorized to cancel the same of record. \_\_\_\_\_

The above signature is certified to as genuine.

\_\_\_\_\_  
A Notary Public of New Jersey

\_\_\_\_\_  
Signature of Holder of Certificate