

Nehmad
Davis & Goldstein



Nehmad Davis & Goldstein, PC
Counselors at Law
www.ndglegal.com

Eric S. Goldstein
Managing Partner

egoldstein@ndglegal.com

4030 Ocean Heights Avenue
Egg Harbor Township, NJ 08234

t 609 927 1177
f 609 926 9721

April 16, 2021

VIA UPS GROUND

Carmella Malfara
Planning Board Administrator
City of Ventnor, City Hall
6201 Atlantic Avenue
Ventnor, NJ 08406

RE: Application of Kenneth S. Gross & Frances Vavloukis
Block 22, Lots 5 & 7
101 S. Harvard Avenue & 104 South Cambridge Avenue
Ventnor, New Jersey
Our File No.: 12512-2

Dear Ms. Malfara:

Please be advised that I represent Kenneth S. Gross and Frances Vavloukis who are the Applicants to the City of Ventnor Planning Board for the construction of a fence at the above-referenced address within the R-3 zoning district.

The existing site is a buildable lot of record with a total area of 9,375 SF. The Applicants submit that there is no detriment to either the neighboring properties or the zone plan and zoning ordinance of the City of Ventnor, since the fence will in all respects be a marked improvement over the existing condition of the property and will provide a safety barrier to the public from the pool being constructed on the property.

Of particular importance is the overall general compliance of the structure.

In support of this application, enclosed please find the following:

1. Original and one (1) copy of the Application for Action by Planning Board;
2. City of Ventnor Planning Board Application Checklist;
3. Architectural plan prepared by Donald Zacker, Architect, dated April 13, 2021 consisting of two (2) sheets along with a survey incorporated on the plan;
4. Copy of Tax Map Sheet 5, highlighting the property;

5. Copy of Deed between Steven and Ilene Berger to Kenneth S. Gross and Frances Vavloukis, dated March 1, 2018, recorded March 14, 2018;

6. Copy of Deed between Joseph Pasquale and Kenneth S. Gross and Frances Vavloukis, dated August 31, 2020, recorded April 7, 2021; and

7. Copy of Lot Consolidation Deed consolidating Block Number 22, Lot Numbers 5 and 7, into Block 22, Lot 5, dated October 20, 2020, recorded November 6, 2020.

The certification of paid taxes, 200' Property Owner's List, and residential property card will be provided under separate cover.

Please file this application in the normal course of business, and notify me as to when the application has been deemed complete. Thereafter, once the application has been deemed complete, please notify my office of the hearing date, and I will provide you with the required public notices and additional copies of the application in advance of the hearing.

Finally, enclosed please find two checks payable to the City of Ventnor which represent the application fee in the amount of \$200.00; and the escrow fee in the amount of \$600.00.

Should you have any further questions or require any additional documentation in advance of the hearing date, please do not hesitate to contact me.

Thank you.

Very truly yours,

NEHMAD DAVIS & GOLDSTEIN, P.C.

BY: 

ERIC S. GOLDSTEIN

ESG:jrw
Enclosures
c: Kenneth S. Gross & Frances Vavloukis

ups Shipment Receipt

Transaction Date: 19 Apr 2021

Tracking Number:

1ZFA42150395825151

1 Address Information

Ship To:

City of Ventnor
Carmella Malfara, Pl. Bd.
Secretary
City Hall
6201 Atlantic Avenue
VENTNOR CITY NJ 084062734

Ship From:

Nehmad Davls & Goldstein
Jackie Smith
4030 OCEAN HEIGHTS AVE
EGG HARBOR
TOWNSHIP NJ 08234
Telephone:6099271177
email:jsmith@npdlaw.com

Return Address:

Nehmad Davls & Goldstein
Jackie Smith
4030 OCEAN HEIGHTS AVE
EGG HARBOR TOWNSHIP NJ 08234
Telephone:6099271177 email:jsmith@npdlaw.com

2 Package Information

	Weight	Dimensions / Packaging	Declared Value	Reference Numbers
1.	0.6 lbs (1.0 lbs billable)	Other Packaging		File Number - 12512-2 Client Name - Gross

3 UPS Shipping Service and Shipping Options

Service:

UPS Ground Service

Delivered By:

End of Day Tuesday, Apr 20, 2021

Shipping Fees Subtotal:

12.81 USD

Additional Shipping Options

Transportation

8.76 USD

Quantum View Notify E-mail Notifications:

No Charge

Fuel Surcharge

0.95 USD

1 jsmith@npdlaw.com: Exception, Delivery

Delivery Area Surcharge

3.10 USD

Package 1

4 Payment Information

Bill Shipping Charges to:

Shipper's Account FA4215

Shipping Charges:	12.81 USD
Subtotal Shipping Charges:	12.81 USD
Total Charged:	12.81 USD

Note: This document is not an invoice. Your final invoice may vary from the displayed reference rates.

* For delivery and guarantee information, see the UPS Service Guide ({}). To speak to a customer service representative, call 1-800-PICK-UPS for domestic services and 1-800-782-7892 for international services.

Jackie Smith

From: UPS <pkginfo@ups.com>
Sent: Tuesday, April 20, 2021 9:55 AM
To: Jackie Smith
Subject: UPS Delivery Notification, Tracking Number 1ZFA42150395825151



Hello, your package has been delivered.

Delivery Date: Tuesday, 04/20/2021

Delivery Time: 09:53 AM

Left At: RECEIVER

Signed by: ID Verified

NEHMAD,PERILLO,DAVIS&GOLDSTEIN

Tracking Number:	<u>1ZFA42150395825151</u>
Ship To:	CITY OF VENTNOR CITY HALL 6201 ATLANTIC AVENUE VENTNOR CITY, NJ 084062734 US
Number of Packages:	1
UPS Service:	UPS Ground
Package Weight:	0.6 LBS
Reference Number:	12512-2
Reference Number:	GROSS



[Download the UPS mobile app](#)

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KENNETH S. GROSS
211 N. BOWMAN AVENUE
MERION STATION, PA 19066

EXPLANATION	AMOUNT

7039

60-848/319

JNT

Two Hundred and 00/100

DOLLARS

CHECK AMOUNT

E	TO THE ORDER OF	DESCRIPTION	CHECK NUMBER
16	CITY of VENTNOR	APPLICATION FEE	7039

\$ 200.00

THE BRYN MAWR TRUST COMPANY

KH

⑈007039⑈ ⑆031908485⑆ ⑈053⑈4188⑈

KENNETH S. GROSS
211 N. BOWMAN AVENUE
MERION STATION, PA 19066

EXPLANATION	AMOUNT

7040

60-848/319

JNT

Six Hundred and 00/100

DOLLARS

CHECK AMOUNT

E	TO THE ORDER OF	DESCRIPTION	CHECK NUMBER
16	CITY of VENTNOR	ESCROW FEE	7040

\$ 600.00

THE BRYN MAWR TRUST COMPANY

KH

⑈007040⑈ ⑆031908485⑆ ⑈053⑈4188⑈



City of Ventnor City

City Hall
6201 Atlantic Avenue
Ventnor City, New Jersey 08406

Information can be found on City Website: www.ventnorcity.org

Meetings held in Municipal Court Room at 6:30 pm on specified dates

Application for Action by Planning Board

Ventnor City, New Jersey

Please Type or Print Clearly

1. Date of Application: April 16, 2021

2. Zoning District:

R-1 <input type="checkbox"/> Single Family	R-2 <input type="checkbox"/> Single Family	R-3 <input checked="" type="checkbox"/> Single Family
R-4 <input type="checkbox"/> Single Family	R-5 <input type="checkbox"/> Single Family	R-6 <input type="checkbox"/> Single Family
R-7 <input type="checkbox"/> Single Family	R-8 <input type="checkbox"/> Single Family	
R-9 <input type="checkbox"/> Single Family, High Rise, Townhouse	R-10 <input type="checkbox"/> Environmental: Ventnor West	
R-11 <input type="checkbox"/> Special Development District	COMM <input type="checkbox"/> City Commercial District	
CMU <input type="checkbox"/> Commercial Mixed Use	DCD <input type="checkbox"/> Design Commercial District	

3. Subject Lot:

Street Address (es) 101 S. Harvard Avenue & 104 South Cambridge Avenue

Block Number: 22 Lot Number (s): 5 & 7

Total Area (in Square Feet): 9375 SF

Lot Frontage: See enclosed plan Lot Depth: See enclosed plan

4. Information about the Applicant

Full Name (s): Kenneth S. Gross & Frances Vavloukis

If Business entity, Names of Officers or Principals (Subject disclosure statement if appropriate)

Property Address: 101 S. Harvard Avenue & 104 South Cambridge Avenue Zip Code: 08406

Other Residence Address: 211 N. Bowman Avenue, Merion Station, PA Zip Code: 19066

Mailing Address (Address that all correspondence will get mailed to): _____

Zip Code: _____

Phone Number (s) (Include Area Code):

Home Address: _____ Cell Phone: _____

Business Address: _____ Best Number to call: 609-927-1177 (Atty. No.)

Email Address (s): c/o Eric Goldstein - egoldstein@ndglegal.com

Tax ID or Social Security Number (For Escrow Account - This must be filled in): _____

5. Interest in Subject Property (Supply copies of relevant documents with this application):

____ By lease dated: _____

____ By Agreement of Sale Dated: _____

By Ownership of property since: ^{03/01/18 & 8/31/20} _____

____ By other Interest in Law (Describe): _____

6. If you do not own the subject property, provide the following regarding the owner:

a. Name (s): _____

b. Address: _____

c. Phone Number (Include Area Code):

i. Residence: _____

ii. Business: _____

d. Describe any contingency regarding the purchase or lease of the premises:

i. _____

7. Type of Application Applied for (Check all applicable):

____ Minor Site Plan

____ Major Site Plan

____ Minor Subdivision

____ Major Subdivision

"C" Variance (s)

____ Use or Density Variance (s) "D"

____ Other (Explain): _____

____ Conditional Use Permit

____ Interpretation

8. Professionals representing the applicant: (Check applicable professional and provide information)

Attorney: Name: Eric S. Goldstein, Esq. Phone: 609-927-1177

Address: 4030 Ocean Heights Avenue, EHT, NJ 08234

Architect: Name: Donald Zacker, Architect Phone: 856-322-6476

Address: 101 N. Washington Avenue, Margate, NJ 08402

____ Engineer: Name: _____ Phone: _____

Address: _____

____ Preparer of Sketch plot or Site Plan: (if different from above)

Name: _____ Phone: _____

Address: _____

9. If Site plan action is required:

a. Provide on the Site Plan itself a detailed landscape plan, include types of ground materials and vegetation, including sizes and all pertinent information

b. Provide, if applicable, details of finish materials for the building, including and signing or lighting

c. What is present use: _____

d. How will this be changed: _____

e. Include all current and proposed off-street parking

10. If Variances are required:

- a. Note: Properly sealed site plan must show all dimensions relevant to variance analysis
- b. Current use of Lot (s) and/or Building (s): Single Family Home
- c. Proposed use of Lot (s) and/or Building (s): Single Family Home
- d. Number of Bedrooms:
 - i. Current: N/A
 - ii. Proposed: N/A
- e. Number of Off-street parking:
 - i. Current: N/A
 - ii. Proposed: N/A
- f. If "D" or "USE" variance is required, Please explain: _____
- g. Dimensional Variances (Front, Side, Rear, Lot Coverage, etc.)

Variance Type	Zone requirement	Present Condition	Proposed Condition
<u>Fence Height/Location</u>	<u>4 FT</u>	<u>N/A</u>	<u>6 FT</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

11. Prior Actions:

- a. Detail any prior hearing and/or decision relevant to this application. Supply date, name of Board, and results. If none, check here: N/A
 - i. _____
- b. Detail any current and prior permits on the property that could be relevant to the application:
 - i. N/A

12. County Actions: Provide necessary dates and decisions

- a. Site Plan:
 - N/A
 - _____
 - _____
 - _____
- b. Subdivision:
 - N/A
 - _____
 - _____
 - _____
- c. Other:
 - N/A
 - _____
 - _____
 - _____

13. Landscaping Plan: In accordance with article 102-118.4, Applicant must comply with City Landscaping Ordinance. Please include a detailed narrative of the landscaping plans to comply with this article:

Check here is requesting a waiver. Detail the reason for this waiver

City of Ventnor City Planning Board

Application Checklist

This list is for each and every copy submitted of application

- I. X Signed and Notarized application
- II. X Copy of Ventnor City Tax map highlighting the applicant property
- III. N/A Set of color photographs showing front, oblique, and rear views (if applicable)
 - a. Include photos of neighboring properties if applicable
- IV. Waiver Sealed copy of property survey that is not older than 2 years
 - a. Any survey older must be updated or a signed statement noting no changes
- V. X Copies of professional plans or detailed sketches of proposed plans
- VI. X Detailed sketch (s) of current conditions
- VII. X Detailed Sketch (s) or plans of proposed plan
- VIII. X Statement of Existing and Proposed use of property
- IX. To be supplied Copy of Ventnor City Residential Property Card
 - a. This is available from the Ventnor City Tax Assessor
- X. To be supplied Certification that Property Taxes are current
 - a. This can be obtained from Tax Office
- XI. N/A Statement and/or drawings of existing and proposed Building heights
 - a. If applicable
- XII. N/A Statement and/or drawings of existing and proposed off-street parking
 - a. If applicable
- XIII. N/A Professional plans should include a signature space for Board Chairman, engineer, and Board Secretary.
 - a. If applicable
- XIV. N/A Detailed plan for landscaping or street trees as required
 - a. Notice if requesting a waiver for such
- XV. X Check for application fee as per fee structure. Check to include \$50 for final notice of Decision.
- XVI. X Check for Escrow fee as per fee structure
 - a. Need to include Tax ID # or Social Security # of name on check



**Atlantic County
Document Summary Sheet**

DEED-TOTAL EXEMPTION FROM RTF	Type		DEED-TOTAL EXEMPTION FROM RTF			
	Consideration		\$1.00			
	Submitted By		NEHMAD PERILLO DAVIS, PC			
	Document Date		10/20/2020			
	Reference Info					
	Book ID	Book	Beginning Page	Instrument No.	Recorded/File	
	GRANTOR		Name		Address	
			KENNETH GROSS			
			FRANCES VAVLOUKIS			
	GRANTEE		Name		Address	
			KENNETH GROSS			
			FRANCES VAVLOUKIS			
Parcel Info						
Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality	
	04	22	5 & 7		04	

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

Prepared by:
Nehmad Perillo Davis & Goldstein, P.C.

By: 
Eric S. Goldstein, Esquire

LOT CONSOLIDATION DEED

This Deed is made on October 20, 2020

BETWEEN Kenneth Gross and Frances Vavloukis, husband and wife,
whose address is 211 N. Bowman Avenue, Merion Station, PA 19066

referred to as the **GRANTOR**,

AND Kenneth Gross and Frances Vavloukis, husband and wife,
whose address is 211 N. Bowman Avenue, Merion Station, PA 19066

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) – Deed made to consolidate lots.

Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property, except as may be a matter of record. 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), except as may be a matter of record.

Tax Map Reference. (N.J.S.A. 46:15-1.1) City of Ventnor
Block No.: 22 Lots No.: 5 & 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 the land and all the buildings and structures on the land in City of Ventnor, County of Atlantic, and State of New Jersey. The legal description is:


See Exhibit "A" attached hereto and made a part hereof which constitutes a one-page, 6 course metes and bounds description of the new lot being formed by the execution and recording of this Lot Consolidation Deed. The new lot is also shown on the Survey dated September 9, 2020, attached hereto as Exhibit "B" and made a part hereof.


THIS DEED is being recorded for the sole and exclusive purpose of consolidating two (2) parcels. The new lot, to be known as Block 22, Lot 5 is described by metes and bounds on Exhibit "A" and shown graphically as per the Survey attached hereto and made a part hereof as Exhibit "B".

Type of Deed. This Deed is called a Lot Consolidation Deed. The Grantor executes this Deed to consolidate two (2) parcels of land.

Signatures. The Grantor signs this Deed as of the date at the top of the first page. If the Grantor is a corporation, this Deed is signed and attested to by its proper corporate officers and its corporate seal is affixed.

Attest/Witness:


Eric S. Goldstein


Eric S. Goldstein

Grantor:


By: _____
KENNETH GROSS


By: _____
FRANCES VAVLOUKIS

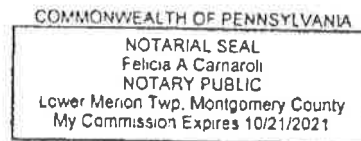
COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF Montgomery : SS.

I CERTIFY that on October 20th, 2020, Kenneth Gross personally came before me and stated 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).


Notary Public



COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF Montgomery : SS.

I CERTIFY that on October 20th 2020, Frances Vavloukis personally came before me and stated 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).


Notary Public

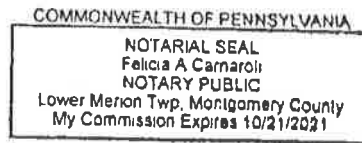


EXHIBIT A

James R. Boney & Associates, LLC

LAND SURVEYORS

N. J. LICENSE No. 31264 • PA. LICENSE No. SU-048532-R

Legal Description

All that certain Lot, piece or parcel of land and premises, with the buildings and improvements thereon erected, situate, lying and being in the City of Ventnor, County of Atlantic, State of New Jersey being described as follows:

BEGINNING at the point of intersection of the northeasterly line of Harvard Avenue (50 feet wide), and the southwesterly line of Atlantic Avenue (100 feet wide), and extending; thence

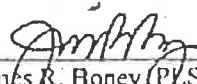
- 1) North 57 degrees 41 minutes 24 seconds East, along said line of Atlantic Avenue, a distance of 62.50 feet to a point; thence
- 2) South 32 degrees 18 minutes 36 seconds East, a distance of 50.00 feet to a point; thence
- 3) North 57 degrees 41 minutes 24 seconds East, a distance of 62.50 feet to a point in the southwest line of Cambridge Avenue; thence
- 4) South 32 degrees 18 minutes 36 seconds East, along the said line of Cambridge Avenue, a distance of 50.00 feet to a point; thence
- 5) South 57 degrees 41 minutes 24 seconds West, a distance of 125.00 feet to a point in the said line of Harvard Avenue; thence
- 6) North 32 degrees 18 minutes 36 seconds West, along said line of Harvard Avenue, a distance of 100.00 feet to the point and place of BEGINNING.

Being known as Lots 5 and 7, Block 22 on the official Tax Map of the City of Ventnor, County of Atlantic, State of New Jersey.

Commonly known as 101 S. Harvard Avenue.

Described in accordance with a survey by James R. Boney, PLS dated September 09, 2020.

September 14, 2020
Date


James R. Boney, PLS
NJ License No. 31264

13 Stone Mill Court

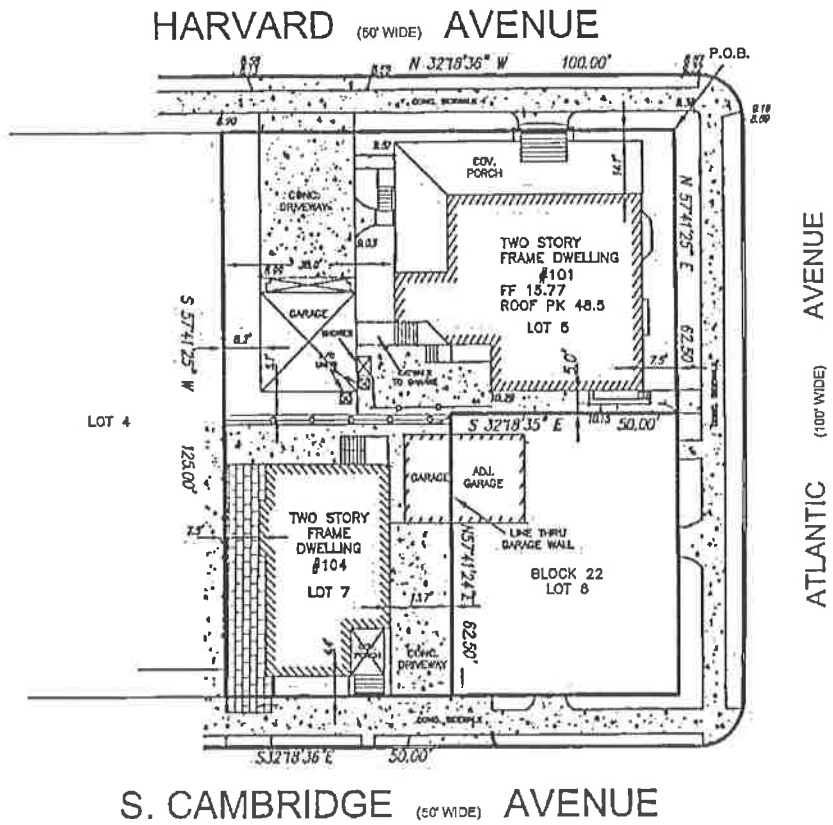
Egg Harbor Township, NJ 08234

Office: (609) 788-8013 Mobile: (609) 457-2826

EXHIBIT B

NOTES:

1. BEING COMMONLY KNOWN AS LOTS 5 & 7, BLOCK 22 ON THE CURRENT OFFICIAL TAX MAP OF THE CITY OF VENTNOR.
2. STREET ADDRESS: 101 S HARVARD AVENUE, 104 S. CAMBRIDGE AVENUE
3. ELEVATIONS ARE NAVD 1988 DATUM
4. DEED REFERENCE: CFN #2017064224



TO:

KEN GROSS INVESTMENTS

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED AND PREPARED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW JERSEY.
I FURTHER CERTIFY TO ITS ACCURACY EXCEPT FOR ANY EASEMENTS OR STRUCTURES NOT VISIBLE ON THE SURFACE.

THE BUILDING OFFSET DISTANCES SHOWN ARE MEASURED FROM THE FINISHED SIDING.

SURVEY OF:
BLOCK 22 LOTS 5 & 7
CITY OF VENTNOR ATLANTIC COUNTY NEW JERSEY

James R. Boney
JAMES R. BONEY
PROFESSIONAL LAND SURVEYOR
NJ LICENSE No. 31264
13 STONE MILL CT, E.H.T., NJ 08234 Ph: (609) 788-8013

DATE: 09-09-20
SCALE: 1"= 30'
DRN.BY: MJE
PROJ: 20-1423
REV:



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
 (9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

Kenneth Gross

Current Street Address

211 N. Bowman Ave.

City, Town, Post Office Box

Merion Station

State

PA

Zip Code

19066

PROPERTY INFORMATION

Block(s)

22

Lot(s)

5 & 7

Qualifier

Street Address

101 S. Harvard Avenue (previously 101 S. Harvard Avenue & 104 S. Cambridge Avenue)

City, Town, Post Office Box

Ventnor

State

NJ

Zip Code

08406

Seller's Percentage of Ownership

100%

Total Consideration

\$1.00

Owner's Share of Consideration

\$1.00

Closing Date

SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 apply to Residents and Nonresidents)

1. Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident gross income tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. Seller is not an individual, estate, or trust and is not required to make an estimated gross income tax payment.
6. The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated income tax payment.
7. The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale and report the recognized gain.
 Seller did not receive non-like kind property.
8. The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
9. The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10. The deed is dated prior to August 1, 2004, and was not previously recorded.
11. The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
12. The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
13. The property transferred is a cemetery plot.
14. The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.

SELLER'S DECLARATION

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

10/20/20

Date

Date

Kenneth Gross

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

Signature

Signature

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

GIT/REP-3
(8-19)
(Print or Type)

State of New Jersey Seller's Residency Certification/Exemption

Seller's Information

Name(s)
Frances Vavloukis
Current Street Address
211 N. Bowman Avenue
City, Town, Post Office
Merion Station
State
PA
ZIP Code
19066

Property Information

Block(s)
22
Lot(s)
5 & 7
Qualifier
Street Address
101 S. Harvard Avenue (previously 101 S. Harvard Avenue & 104 S. Cambridge Avenue)
City, Town, Post Office
Ventnor
State
NJ
ZIP Code
08406

Seller's Percentage of Ownership
100
Total Consideration
\$1.00
Owner's Share of Consideration
\$1.00
Closing Date

Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 apply to Residents and Nonresidents)

1. Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident Gross Income Tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. Seller is not an individual, estate, or trust and is not required to make an estimated Gross Income Tax payment.
6. The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated Income Tax payment.
7. The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey Income Tax return for the year of the sale and report the recognized gain.
8. Seller did not receive non-like kind property.
9. The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
10. The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
11. The deed is dated prior to August 1, 2004, and was not previously recorded.
12. The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
13. The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
14. The property transferred is a cemetery plot.
15. The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.
16. The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
17. The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

Seller's Declaration

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

10/29/2020

Frances Vavloukis

Date

Frances Vavloukis Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

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 ATLANTIC } SS. County Municipal Code 0122

FOR RECORDER'S USE ONLY
Consideration \$ _____
RTF paid by seller \$ _____
Date By _____

MUNICIPALITY OF PROPERTY LOCATION Ventnor *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, Kenneth Gross being duly sworn according to law upon his/her oath,
(Name)
deposes and says that he/she is the Grantor Kenneth Gross in a deed dated Oct 20 2020 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)
real property identified as Block number 22 Lot number 5 & 7 located at
101 S. Harvard Avenue, Ventnor (formerly 104 S. Cambridge Ave. and 101 S. Harvard Ave.) and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION \$ 1.00 (Instructions #1 and #5 on reverse side) no prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS:
(See Instructions #5A and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation

\$ _____ + _____ % = \$ _____

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (See Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 68, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(a) For consideration of less than \$100:

(5) PARTIAL EXEMPTION FROM FEE (Instruction #9 on reverse side)

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 68, P.L. 2004 for the following reason(s):

- A. SENIOR CITIZEN Grantor(s) 62 years of age or over. * (Instruction #9 on reverse side for A or B)
- B. { BLIND PERSON Grantor(s) legally blind or; *
- DISABLED PERSON Grantor(s) permanently and totally disabled receiving disability payments not gainfully employed*

Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:
 Owned and occupied by grantor(s) at time of sale. Resident of State of New Jersey.
 One or two-family residential premises. Owners as joint tenants must all qualify.

*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (Instruction #9 on reverse side)

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

(6) NEW CONSTRUCTION (Instructions #2, #10 and #12 on reverse side)

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

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side)

- No prior mortgage assumed or to which property is subject at time of sale.
- No contributions to capital by either grantor or grantee legal entity.
- No stock or money exchanged by or between grantor or grantee legal entities.

(8) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me
this 20th day of October, 2020

Felicia A. Carnaroli

Signature of Deponent Kenneth Gross
Grantor Name
211 N. Bowman Ave.
Merion Station, PA 19066

Deponent Address Grantor Address at Time of Sale

XXX-XXX- 719
Last three digits in Grantor's Social Security Number Name/Company of Settlement Officer

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Felicia A. Carnaroli
NOTARY PUBLIC
Lower Merion Twp. Montgomery County
My Commission Expires 10/21/2021

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

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to: STATE OF NEW JERSEY
PO BOX 251
TRENTON, NJ 08695-0251

ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at: www.state.nj.us/treasury/taxation/rtf/rtfaff.htm

LOT CONSOLIDATION DEED

Dated: October 20, 2020.

Kenneth Gross and Frances Vavloukis,

Grantor

Record and return to:

TO

Kenneth Gross and Frances Vavloukis,

Grantee

NEHMAD PERILLO DAVIS & GOLDSTEIN, P.C.
Attention: Eric S. Goldstein, Esquire
4030 Ocean Heights Avenue
Egg Harbor Township, New Jersey 08244
(609) 927-1177



**Atlantic County
Document Summary Sheet**

ATLANTIC COUNTY CLERK

5901 MAIN ST
MAYS LANDING NJ 08330 1797

ATLANTIC COUNTY, NJ
EDWARD P. McGETTIGAN, COUNTY CLERK
RECORDED 04/12/2021 15:54:15
RCPT # 1594174 RECD BY E-RECORD
NAME FEE
RECORDING FEES 80.00
INSTRUMENT# 2021020751
VOL 14980 PAGE 1 OF 7

Official Use Only

Transaction Identification Number

5155099 5082749

Submission Date(mm/dd/yyyy) 04/07/2021

No. of Pages (excluding Summary Sheet) 5

Recording Fee (excluding transfer tax) \$80.00

Realty Transfer Tax \$2,935.00

Total Amount \$3,015.00

Document Type DEED SENIOR CITIZEN(PARTIAL EXEMPTION FROM RTF)

Municipal Codes
VENTNOR 04

Batch Type L2 - LEVEL 2 (WITH IMAGES)

380564

Return Address (for recorded documents)

INTERSTATEABSTRACT.COM
2250 TERWOOD DR
HUNTINGDON VALLEY, PA 19006

Additional Information (Official Use Only)

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



**Atlantic County
Document Summary Sheet**

DEED SENIOR
CITIZEN(PARTIAL
EXEMPTION
FROM RTF)

Type	DEED SENIOR CITIZEN(PARTIAL EXEMPTION FROM RTF)				
Consideration	\$700,000.00				
Submitted By	SIMPLIFILE, LLC. (SIMPLIFILE)				
Document Date	08/31/2020				
Reference Info					
Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
GRANTOR	Name		Address		
	JOSEPH PASQUALE				
GRANTEE	Name		Address		
	KENNETH S GROSS		104 SOUTH CAMBRIDGE AVE, VENTNOR, NJ 08406		
	FRANCES VAVLOUKIS		104 SOUTH CAMBRIDGE AVE, VENTNOR, NJ 08406		
Parcel Info					
Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
	04	22	7		04

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

LEGAL DESCRIPTION

All that certain Lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in Ventnor City, County of Atlantic, State of NJ :

BEGINNING at a point in the Westerly line of Cambridge Avenue 50 feet Southwardly of the Southerly line of Atlantic Avenue; and extending thence

1. Westwardly, parallel with Atlantic Avenue, 62.5 feet; thence
2. Southwardly, parallel with Cambridge Avenue, 50 feet; thence
3. Eastwardly, parallel with Atlantic Avenue, 62.5 feet to the Westerly line of Cambridge Avenue; thence
- 4, Northwardly, in and along the Westerly line of Cambridge Avenue, 50 feet to the place of beginning.

Note: Being Lot(s) 7, Block 22, Tax Map of the Ventnor City, County of Atlantic.

Note: Lot and Block shown for informational purposes only.

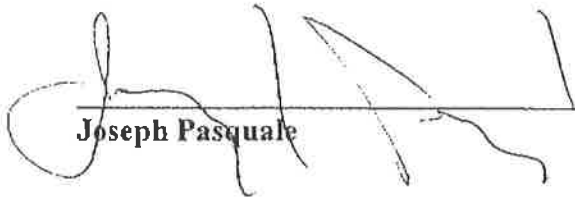
BEING THE SAME PREMISES Joseph Pasquale by deed from Jessie Finkelstein and Shirley Finkelstein, husband and wife, Benjamin Weiner and Steven Weiner, Co-Trustees of the Daryl Weiner Trust, and David Weiner, individually, dated 1/6/1999 and recorded 1/21/1999 in the Atlantic County Clerk's Office in Deed Book 6423, Page 56.

The street address of the Property is: 104 South Cambridge Avenue, Ventnor, NJ 08406.

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

5. **Signatures.** The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature).

Witnessed by:

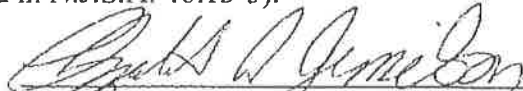

 {SEAL}
Joseph Pasquale

STATE OF NEW JERSEY, COUNTY OF Atlantic

I CERTIFY that on August 31, 2020, Joseph Pasquale personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of this Deed;
- (b) executed this Deed as his or her own act; and
- (c) made this Deed for \$ 700,000.00 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).

ELIZABETH A. GIMELSON
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES AUG. 24, 2022



(Print name and title below signature)

RECORD AND RETURN TO:
Interstate Abstract.com
2250 Terwood Drive
Huntingdon Valley, PA 19006



SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

(Please Print or Type)

SELLER'S INFORMATION

Name(s) **Joseph Pasquale**

Current Street Address **Tower One**
3101 BOARDWALK T-1 APT 1215

City, Town, Post Office Box **ATLANTIC CITY** State **NJ** Zip Code **08401**

PROPERTY INFORMATION

Block(s) **22** Lot(s) **7** Qualifier

Street Address **104 South Cambridge Avenue**

City, Town, Post Office Box **Ventnor** State **NJ** Zip Code **08406**

Seller's Percentage of Ownership **100** Total Consideration **700,000.00** Owner's Share of Consideration **100% (700,000.00)** Closing Date **8/31/20**

SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 apply to Residents and Nonresidents)

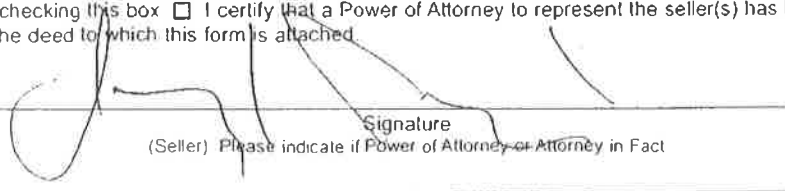
1. Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident gross income tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. Seller is not an individual, estate, or trust and is not required to make an estimated gross income tax payment.
6. The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated income tax payment.
7. The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale and report the recognized gain.
Seller did not receive non-like kind property.
8. The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
9. The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10. The deed is dated prior to August 1, 2004, and was not previously recorded.
11. The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
12. The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
13. The property transferred is a cemetery plot.
14. The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.

SELLER'S DECLARATION

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

August 31, 2020

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

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

FOR RECORDER'S USE ONLY	
Consideration	\$ _____
RTF paid by seller	\$ _____
Date	By _____

COUNTY

Atlantic } SS. County Municipal Code

MUNICIPALITY OF PROPERTY LOCATION

Ventnor City

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

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

Deponent, Brian J. Smith being duly sworn according to law upon his/her oath,

deposes and says that he/she is the Grantor in a deed dated 8/31/2020 transferring

real property identified as Block number 22 Lot number 7 located at

104 S. Cambridge Ave, Ventnor, NJ and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION \$ 700,000.00 (Instructions #1 and #5 on reverse side) no prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS:
(See Instructions #5A and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation

\$ _____ + _____ % = \$ _____

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (See Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(5) PARTIAL EXEMPTION FROM FEE (Instruction #9 on reverse side)

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

- A. SENIOR CITIZEN Grantor(s) 62 years of age or over. * (Instruction #9 on reverse side for A or B)
- B. { BLIND PERSON Grantor(s) legally blind or; *
- DISABLED PERSON Grantor(s) permanently and totally disabled receiving disability payments not gainfully employed*

Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:

- Owned and occupied by grantor(s) at time of sale.
- Resident of State of New Jersey.
- Owners as joint tenants must all qualify.

*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (Instruction #9 on reverse side)

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

(6) NEW CONSTRUCTION (Instructions #2, #10 and #12 on reverse side)

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

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side)

- No prior mortgage assumed or to which property is subject at time of sale.
- No contributions to capital by either grantor or grantee legal entity.
- No stock or money exchanged by or between grantor or grantee legal entities.

(8) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me
this 31st day of August, 2020

Brian J. Smith, Esq
BRIAN J. Smith, Esq
ID 1993-01750
2250 Terwood Dr.
Huntingdon Valley PA 19006

Joseph Pasquale
 Signature of Deponent Grantor Name

Interstate Abstract
2250 Terwood Dr.
Huntingdon Valley, PA 19006
xxx-xxx-645
104 S. Cambridge Ave
Ventnor, NJ 08401
Interstate Abstract

Last three digits in Grantor's Social Security Number Name/Company of Settlement Officer

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

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to
STATE OF NEW JERSEY
PO BOX 251
TRENTON, NJ 08695-0251
ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at <https://www.state.nj.us/treasury/taxation/lpt/localtax.shtml>



ATLANTIC COUNTY, NJ
 EDWARD P. McGETTIGAN, COUNTY CLERK
 RCPT # 1383491 RECD BY Yvette
 REC FEE \$90.00 CDN \$1,350,000.00
 RTF \$27,310.00
 RECD 03/14/2018 10:34:35 AM
 INST # 2018014450 VOL 14397



Atlantic County Document Summary Sheet

ATLANTIC COUNTY CLERK 5901 MAIN ST MAYS LANDING, NJ 08330	Return Name and Address Land Services USA Inc 602 E Baltimore Pike Media PA 19063
---	---

Official Use Only

Submitting Company	Land Services USA Inc.
Document Date (mm/dd/yyyy)	03/01/2018
Document Type	DEED
No. of Pages of the Original Signed Document (Including the cover sheet)	X 6
Consideration Amount (If applicable)	\$1,350,000.00

First Party <i>(Grantor or Mortgagor or Assignor)</i> <i>(Enter up to five names)</i>	Name(s)	<i>(Last Name, First Name Middle Initial, Suffix) (or Company Name as written)</i>	Address (Optional)
	Berger, Steven Berger, Ilene		206 Carriage Lane Newtown Square PA 19073

Second Party <i>(Grantee or Mortgagee or Assignee)</i> <i>(Enter up to five names)</i>	Name(s)	<i>(Last Name, First Name Middle Initial, Suffix) (or Company Name as written)</i>	Address (Optional)
	Gross, Kenneth S. Vavloukis, Frances		211 N. Bowman Ave Merion Station PA 19066

Parcel Information <i>(Enter up to three entries)</i>	Municipality	Block	Lot	Qualifier	Property Address
	Ventnor	22	5		101 S. Harvard Ave

Reference Information <i>(Enter up to three entries)</i>	Book Type	Book	Beginning Page	Instrument No.	Recorded/File Date

DO NOT REMOVE THIS PAGE

DOCUMENT SUMMARY SHEET (COVER SHEET) IS PART OF ATLANTIC COUNTY FILING RECORD. RETAIN THIS PAGE FOR FUTURE REFERENCE.

Bargain & Sale Deed w/covenant
against Grantor's acts

Prepared by:

Eric S. Goldstein, Esq.
Eric S. Goldstein, Esquire

Land Services USA
NJ FA 18-0098

DEED

This DEED is made on March 1, 2018

Between:

GRANTOR: Steven Berger & Ilene Berger, husband & wife
206 Carriage Lane, Newtown Square, Pennsylvania, 19073

And

GRANTEE: Kenneth S. Gross and Frances Vavloukis, joint tenants with right of survivorship
211 N. Bowman Avenue, Merion Station, Pennsylvania, 19066

(The words "Grantor" and "Grantee" shall mean and refer to each and all grantors and grantees listed above).

TRANSFER OF OWNERSHIP: grantor(s) hereby grants and conveys (that is, transfers ownership of) to Grantee(s) the property described below.

CONSIDERATION: This transfer of ownership is made for the sum of ONE MILLION THREE HUNDRED FIFTY THOUSAND [\$1,350,000.00] DOLLARS. Grantor acknowledges the receipt of this money.

TAX MAP REFERENCE. (N.J.S.A. 46:15-1.1): The property is located in the city of Ventnor, County of Atlantic, Lot 5, within Block 22. Account No. _____. [] No property tax identification number is available on the date of this Deed (*check box if applicable*)

PROPERTY: The property being conveyed consists of the land and all of the buildings and structures on the land, in the City of Ventnor, County of Atlantic, and State of New Jersey.

LEGAL DESCRIPTION: The legal description of the property is:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A" AND INCORPORATED HEREIN

BEING the same land and premises in which a fee simple interest became vested in Steven Berger and Ilene Berger by virtue of a Deed from Martin B Buchalski and Debra Buchalski dated February 6, 2009 and recorded March 5, 2009, in Book 12956 CFN#2009015381, of the County Clerk's Office of Atlantic County, New Jersey.

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

EXHIBIT "A"

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in Ventnor City, County of Atlantic and State of New Jersey, being more particularly described as follows:

Beginning at the intersection of the southerly line of Atlantic Avenue with the easterly line of Harvard Avenue and runs; thence

(1) Southwardly along the easterly line of Harvard Avenue the distance of 100 feet to a point; thence

(2) Eastwardly parallel with Atlantic Avenue the distance of 62 feet 6 inches to a point; thence

(3) Northwardly parallel with Harvard Avenue the distance of 100 feet to a point in the southerly line of Atlantic Avenue; thence

(4) Westwardly and along the same the distance of 62 feet 6 inches to the place of Beginning.

FOR INFORMATION PURPOSES ONLY:

BEING Known as Lot 5, Block 22, on the Official Tax Map of Ventnor City
BEING commonly known as 101 S Harvard Avenue, Ventnor, New Jersey

END OF LEGAL DESCRIPTION

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).

Subject to restrictions of record.

Commonly known as 101 S Harvard Avenue, Ventnor, New Jersey, 08406

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

Witness:


Steven Berger

Witness:

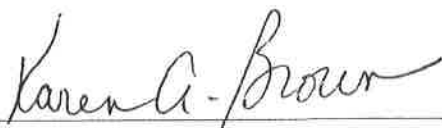

Ilene Berger

STATE OF Pennsylvania, COUNTY OF Chester SS:

I CERTIFY that on March 1, 2018, Steven Berger and Ilene Berger personally came before me and stated to my satisfaction that they:

- a) were the makers of the attached deed;
- b) executed this deed as their voluntary act;
- c) made this Deed for \$1,350,000 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).

COMMONWEALTH OF PENNSYLVANIA
 NOTARIAL SEAL
 KAREN A. BROWN, Notary Public
 Nether Providence Twp., Delaware County
 My Commission Expires December 12, 2020


NOTARY PUBLIC

RECORD AND RETURN TO:

Land Services USA, Inc.
602 East Baltimore Pike :
Suite 100 :
Media, PA 19063 :

State of New Jersey
NONRESIDENT SELLER'S TAX DECLARATION



(Please Print or Type)

SELLER'S INFORMATION

Name(s)

Steven Berger and Ilene Berger

Current Street Address:

206 Carriage Lane

City, Town, Post Office Box

Newtown Square

State

PA

Zip Code

19073

PROPERTY INFORMATION

Block(s)

22

Lot(s)

5

Qualifier

Street Address:

101 South Harvard Ave

City, Town, Post Office Box

Ventnor City

State

NJ

Zip Code

08406

Seller's Percentage of Ownership

100

Total Consideration

1,350,000.00

Owner's Share of Consideration

1,350,000.00

Closing Date

3/1/18

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.

March 1, 2018

Date

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

March 1, 2018

Date

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

MUST SUBMIT IN DUPLICATE

AFFIDAVIT OF CONSIDERATION FOR USE BY BUYER

(Chapter 49, P.L.1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM BEFORE COMPLETING THIS AFFIDAVIT

STATE OF NEW JERSEY

Pennsylvania

SS. County Municipal Code
0122

COUNTY **Atlantic**

MUNICIPALITY OF PROPERTY LOCATION **City of Ventnor**

FOR RECORDER'S USE ONLY	
Consideration	\$ _____
RTF paid by buyer	\$ _____
Date _____	By _____

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

XXX-XX-719

Last three digits in grantee's Social Security Number

Deponent, **Kenneth S. Gross**, being duly sworn according to law upon his/her oath,
(Name)

deposes and says that he/she is the **Grantee** in a deed dated _____ transferring
(Grantee, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

real property identified as Block number **22** Lot number **5** located at

101 South Harvard Ave, City of Ventnor, Atlantic and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION \$ **1,350,000.00** (See Instructions #1, #5, and #11 on reverse side)

Entire consideration is in excess of \$1,000,000:

PROPERTY CLASSIFICATION CHECKED OR CIRCLED BELOW IS TAKEN FROM OFFICIAL ASSESSMENT LIST (A PUBLIC RECORD) OF MUNICIPALITY WHERE THE REAL PROPERTY IS LOCATED IN THE YEAR OF TRANSFER. REFER TO N.J.A.C. 18:12-2.2 ET SEQ.

(A) Grantee required to remit the 1% fee, complete (A) by checking off appropriate box or boxes below.

- Class 2 - Residential
- Class 3A - Farm property (Regular) and any other real property transferred to same grantee in conjunction with transfer of Class 3A property
- Class 4A - Commercial properties (if checked, calculation in (E) required below)
- Cooperative unit (four families or less) (See C. 46:8D-3.) Cooperative units are Class 4C.

(B) Grantee is not required to remit 1% fee (one or more of following classes being conveyed), complete (B) by checking off appropriate box or boxes below.

- Property class. Circle applicable class or classes: 1 3B 4B 4C 15
- Property classes: 1-Vacant Land; 3B- Farm property (Qualified); 4B- Industrial properties; 4C- Apartments; 15: Public Property, etc. (N.J.A.C. 18:12-2.2 et seq.)
- Exempt organization determined by federal Internal Revenue Service/Internal Revenue Code of 1986, 26 U.S.C. s. 501.
- Incidental to corporate merger or acquisition; equalized assessed valuation less than 20% of total value of all assets exchanged in merger or acquisition. If checked, calculation in (E) required and **MUST ATTACH COMPLETED RTF-4.**

(C) When grantee transfers properties involving block(s) and lot(s) of two or more classes in one deed, one or more subject to the 1% fee (A), with one or more than one not subject to the 1% fee (B), pursuant to N.J.S.A. 46:15-7.2, complete (C) by checking off appropriate box or boxes and (D).

Property class. Circle applicable class or classes: **1** **2** **3B** **4A** **4B** **4C** **15**

(D) EQUALIZED VALUE CALCULATION FOR ALL PROPERTIES CONVEYED, WHETHER THE 1% FEE APPLIES OR DOES NOT APPLY

Total Assessed Valuation + Director's Ratio = Equalized Valuation

Property Class _____	\$ _____	+	_____ %	= \$ _____
Property Class _____	\$ _____	+	_____ %	= \$ _____
Property Class _____	\$ _____	+	_____ %	= \$ _____
Property Class _____	\$ _____	+	_____ %	= \$ _____

(E) REQUIRED EQUALIZED VALUE CALCULATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS: (See Instructions #6 and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Value

\$ _____ + _____ % = \$ _____

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed valuation. If Director's Ratio is equal to or exceeds 100%, the assessed valuation will be equal to the equalized value.

(3) TOTAL EXEMPTION FROM FEE (See Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through Chapter 33, P.L. 2006, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(4) Deponent makes Affidavit of Consideration for Use by Buyer to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith pursuant to the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this **1st** day of **March**, 20 **18**

Karen A. Brown

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL
KAREN A. BROWN, Notary Public
Nether Providence Twp., Delaware County
My Commission Expires December 12, 2020

Signature of Deponent

211 N Bowman Avenue
Merion Station, PA 19066
Deponent Address

Kenneth S. Gross and Frances Vavloukis
Grantee Name

211 N Bowman Avenue
Merion Station, PA 19066
Grantee Address at Time of Sale

Land Services USA, Inc.
Name/Company of Settlement Officer

County recording officers: forward one copy of each RTF-1EE to

STATE OF NJ - DIVISION OF TAXATION
PO BOX 251
TRENTON, NJ 08695-0251
ATTENTION: REALTY TRANSFER FEE UNIT

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