

REVISED

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: _____

2. Zoning District:

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

3. Subject Lot:

Street Address (es) 6517 Winchester Avenue

Block Number: 173 Lot Number (s): 3

Total Area (in Square Feet): 2,650 sq. feet

Lot Frontage: 25' Lot Depth: 106' irregular

4. Information about the Applicant

Full Name (s): Jonathan & Andrea Ayes & John & Janice Cunningham

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

Property Address: 6517 Ventnor Avenue, Ventnor City Zip Code: 08406

Other Residence Address: _____ Zip Code: _____

Mailing Address (Address that all correspondence will get mailed to): 17 Acorn Hill Dr., Voorhees, NJ 08403
and 2160 Pennbrook Cr., Cinnaminson, NJ 08077 (Cunningham) Zip Code: _____

Phone Number (s) (Include Area Code): _____

Home Address: _____ Cell Phone: (609) 744-0865 (Ayes)

Business Address: _____ Best Number to call: _____

Email Address (s): jayes@ears4you.com & Jack_Cunningham@hotmail.com

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

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

- _____ By lease dated: _____
- _____ By Agreement of Sale Dated: _____
- X _____ By Ownership of property since: 3/26/2019
- _____ 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
- X _____ Minor Subdivision _____ Major Subdivision
- X _____ "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.)

- X _____ Attorney: Name: John Scott Abbott, Esq. Phone: (609) 823-4495
Address: 9 S. Washington Avenue, Margate, NJ 08402
- _____ Architect: Name: _____ Phone: _____
Address: _____
- _____ Engineer: Name: _____ Phone: _____
Address: _____
- X _____ Preparer of Sketch plot or Site Plan: (if different from above)
Name: Robert J. Catalano Phone: (609) 345-1887
Address: 3325 Atlantic Ave., Atlantic City, NJ 08401

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): home has been demolished, currently vacant
- c. Proposed use of Lot (s) and/or Building (s): _____
- d. Number of Bedrooms:
 - i. Current: _____
 - ii. Proposed: _____
- e. Number of Off-street parking:
 - i. Current: _____
 - ii. Proposed: _____
- 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
Lot width	32'	25'	12.50' for each lot in rear area
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

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: _____
 - i. _____
- b. Detail any current and prior permits on the property that could be relevant to the application:
 - i. _____

12. County Actions: Provide necessary dates and decisions

- a. Site Plan:
 - _____
 - _____
 - _____
 - _____
- b. Subdivision:
County Exemption applied for.
 - _____
 - _____
 - _____
 - _____
- c. Other:
 - _____
 - _____
 - _____
 - _____

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*

14. **Narrative:** Provide any information not otherwise set forth above which may be relevant to the application, including justifications, clarifications, and extenuating circumstances. Include a general narrative description of what is being proposed. This narrative should include a description of the current and proposed conditions of the property. Failure to include a complete narrative can constitute an incomplete application. Use another sheet if necessary:

See attached Addendum

Multiple horizontal lines for providing a narrative description.

15. Signature of Applicant (s):

John Scott Abbott
John Scott Abbott, Esq., attorney for Applicants

Date: 2/23/22

Date: _____

16. Notarized Statement by Applicant:

State of New Jersey)

ss.

County of Atlantic)

John Scott Abbott, Esq.

_____, being duly sworn according to the law, deposes and says, that the statements contained in the above application and the statements contained in the papers submitted herewith are true. Sworn to and subscribed before me this 23rd day of February 2022.

Diana R. Ackerman
Diana R. Ackerman, Notary Public
My Commission Expires:
May 20, 2022
Notary Seal

ADDENDUM

14. Narrative

Applicants, John and Andrea Ayes, hereinafter Ayes, and John and Janice Cunningham, hereinafter Cunningham, jointly purchased the property known as 6517 Winchester Avenue, which exists between their two homes located at 6515 Winchester Avenue (Ayes) and 6519 Winchester (Cunningham). The home that was situate on 6517 Winchester has been demolished so that the property is now vacant ground. This subject property is identified as Lot 3 of Block 173 and will be equally divided with each half to be conveyed to the adjoining owners Ayes and Cunningham.

Included herein is a land title survey prepared by Robert J. Catalano dated November 30, 2021 together with metes and bounds descriptions for the division of the subject Lot 3 and consolidation descriptions consolidating the two halves with the adjoining properties currently identified as Lot 2 (Ayes) and 4.01 (Cunningham).

This matter has been reviewed with the Ventnor Tax Assessor, Bill Crowther, who has assigned new lot numbers. Lot 4.01 when consolidated with one half of Lot 3, will become 3.01 (owned by Cunningham). Lot 2 when consolidated with one half of Lot 3, will become Lot 2.01 (owned by Ayes).

It is understood that the process of dividing Lot 3 and consolidation the halves with the adjoining properties can be done by way of deed. Attached are three proposed deeds with the first being labeled "Minor Subdivision". The two remaining deeds are deeds of consolidation with the new metes and bounds descriptions and lot numbers.

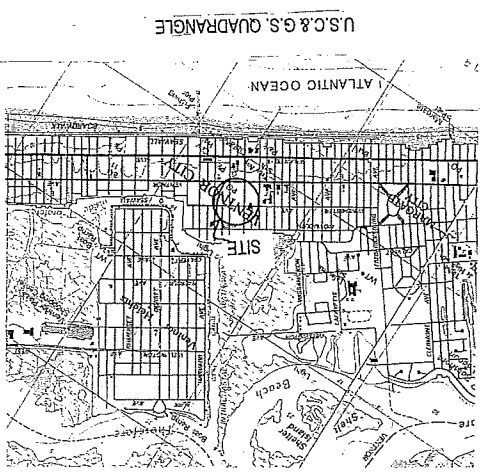
Applicants have been advised that a Variance is necessary with regard to the width of the rear portion of the lot. The lot is 25' in width both at the front and back. Upon division, there will be two sections at the rear of the property 12.5' in width for which variance relief is requested. Upon approval the corner lot to be designated Lot 3.01 (formerly 4.01) owned by Cunningham, will be increased from 1,375 sq. feet to 2,700 sq. feet. The interior lot owned by Ayes, formerly Lot 2, to be Lot 2.01, will increase in size from 1,875 sq. feet to that of 3,200 sq. feet.

City of Ventnor City Planning Board

Application Checklist

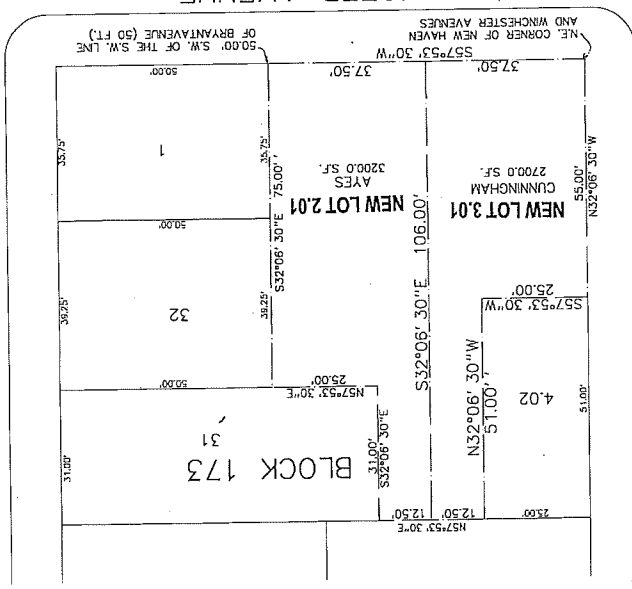
This list is for each and every copy submitted of application

- I. Signed and Notarized application
- II. Copy of Ventnor City Tax map highlighting the applicant property
- III. Set of color photographs showing front, oblique, and rear views (if applicable)
 - a. Include photos of neighboring properties if applicable
- IV. 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. Copies of professional plans or detailed sketches of proposed plans
- VI. Detailed sketch (s) of current conditions
- VII. Detailed Sketch (s) or plans of proposed plan
- VIII. Statement of Existing and Proposed use of property
- IX. Copy of Ventnor City Residential Property Card
 - a. This is available from the Ventnor City Tax Assessor
- X. 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. 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. Check for application fee as per fee structure. Check to include \$50 for final notice of Decision.
 - a. Check for Escrow fee as per fee structure
- XVI. Check for Escrow fee as per fee structure
 - a. Need to include Tax ID # or Social Security # of name on check

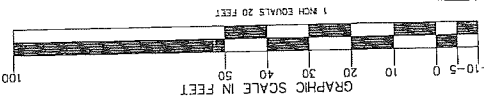


U.S.C. & G.S. QUADRANGLE

BRYANT AVENUE
(50 FT. WIDE)



WINCHESTER AVENUE
(50 FT. WIDE)
SUBDIVISION MAP



GENERAL NOTES

1. Site is serviced by all municipal services, including water and sanitary sewer.
2. Usages of all properties within 200 Ft. radius are residential with the exception of the Municipal Firehouse at Block 123 Lot 2.
3. Atlantic County Planning and Review will not be required, and an expansion shall be requested.
4. Application to Atlantic County Soils Conservation is not required as less than 5,000 SF will not be distributed.
5. There are no improvements proposed within the municipal right of ways of either New Haven Avenue or Winchester Avenue.
6. In accordance with the Current Zoning Regulations (RESIDENTIAL 7), all three lots are existing non-conforming lots, both lot width and lot area. This Minor Subdivision Plan eliminates one existing non-conforming lot, and DECREASES the overall non-conformity of the remaining lots.
7. This map complies with the "map filing law"

DATE RECEIVED		COUNTY FILED OR DELAYED		FILE NO.	
DATE	RECEIVED	YES <input type="checkbox"/>	NO <input type="checkbox"/>		
CITY PLANNING BOARD	SIGNATURE				
APPROVED	DATE OF ACTION				
DISAPPROVED					
TABLE					
UNAPPROVED					
RECOMMENDATIONS					

OFFICE OF POLICY, PLANNING & ECONOMIC DEVELOPMENT
ATLANTIC COUNTY APPROVALS

Board Chairperson _____ Date _____
Board Secretary _____ Date _____
Board Engineer _____ Date _____

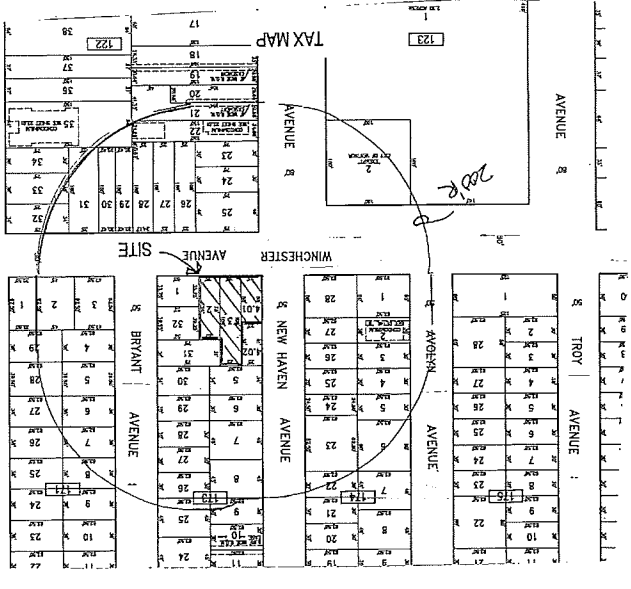
MINOR SUBDIVISION PLAN
AT 6519, 6517, AND 6519 WINCHESTER AVENUE
BLOCK 173 LOTS 2, 3, AND 4.01 IN BLOCK 173

VENTNOR CITY, ATLANTIC COUNTY, NEW JERSEY
PROFESSIONAL LAND SURVEYORS AND PLANNERS
3325 ATLANTIC AVENUE, ATLANTIC CITY, N.J. 08401
1 NORTH BOSTON AVENUE (PURPLE HEART WAY)
PHONE (609) 343-1887 FAX (609) 343-3311
Email: gabe@crystalcabinetry.com; cast@net
DK-LS18612
Robert J. Cristino Professional Land Surveyor No. 18612

SURVEYORS CERTIFICATION

I hereby certify that this survey is a true and accurate representation of the conditions found by actual field survey, made under my immediate supervision or of the field data upon which I am duly qualified to make the same, unless noted otherwise.

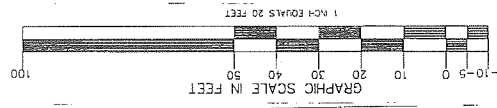
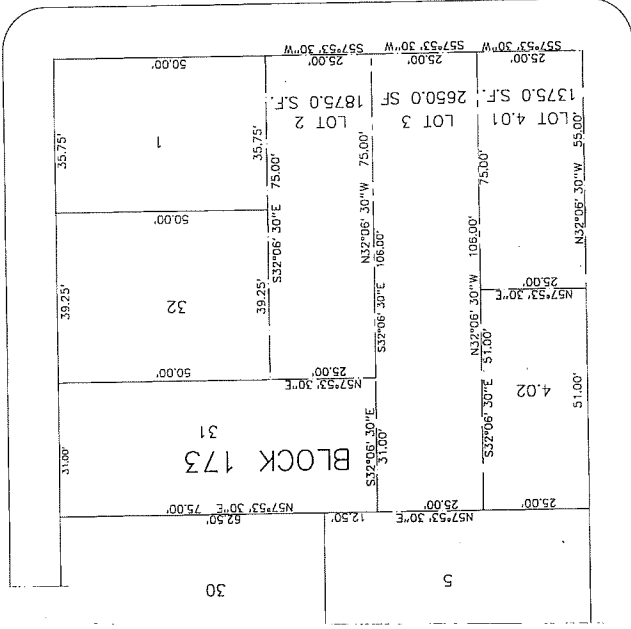
Robert J. Cristino Professional Land Surveyor No. 18612
DK-LS18612



NEW HAVEN AVENUE
(50 FT. WIDE)

BRYANT AVENUE
(50 FT. WIDE)

WINCHESTER AVENUE
(50 FT. WIDE)
EXISTING LOT CONFIGURATION





Tax Account Maintenance

Block: Notes Exist
 Lot:
 Qualifier:
 Owner:
 Prop Loc: Account Id:

General		Assessed Value	Additional	Billing	Deductions	Balance	All Charges	Add/Omit	Notes
Year	Qtr	Type	Billed		Principal Balance	Interest	Total Balance		
2022	2		1,470.63		1,470.63	.00	1,470.63		
2022	1		1,470.63		1,470.63	.00	1,470.63		
2022		Total	2,941.26		2,941.26	.00	2,941.26		
2021	4		1,468.92		.00	.00	.00		
2021	3		1,468.93		.00	.00	.00		
2021	2		1,472.32		.00	.00	.00		

Other Delinquent Balances: Interest Date: 12/16/21
 Other APR2 Threshold Amt: Per Diem: Last Payment Date:

TOTAL TAX BALANCE DUE

Principal: Penalty:
 Misc. Charges: Interest: Total:

The taxes are current on the above mentioned property.

Margaret Pacanowski
Tax Collector

City of Ventnor Tax Office
6201 Atlantic Ave
Ventnor, NJ 08405

Record and Return to:

Prepared by:

Elias T. Manos, Esq.

DEED

This Deed is made on November 1st, 2021.

*Delivered on
November 12, 2021*

BETWEEN ALCHEMI, INC., a Pennsylvania Corporation, with an address at 300 East Lancaster Avenue #315, Wynnwood, PA, referred to as the **GRANTOR**,

AND JONATHAN AYES and ANDREA AYES, husband and wife, with an address at 17 Acorn Hill Drive, Voorhees, NJ 08043, as to an undivided 50% interest as tenants in common with JOHN CUNNINGHAM and JANICE CUNNINGHAM, husband and wife, with an address at 2160 Pennbrook Court, Cinnaminson, NJ 08077, as to the remaining undivided 50% interest, 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 Two Hundred Twelve Thousand and Five Hundred Dollars (\$212,500.00). The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-1.1) City of Ventnor, County of Atlantic
Block No.: 173 Lot No.: 3

Property. The property consists of the 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:

See attached legal description

For informational purposes only: The mailing address is 6517 Winchester Avenue, Ventnor, NJ 08406.

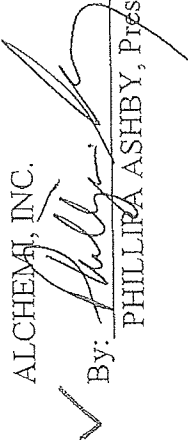
BEING the same premises which became vested in U.S. Bank National Association, as Trustee, successor in interest to Wilmington Trust Company, as Trustee, successor in interest to Bank of America National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for Lehman XS Trust Mortgage Pass-Through Certificates, Series 2007-3, by deed from Eric Scheffler, Sheriff of the County of Atlantic, dated November 14, 2018 and recorded in the Atlantic County Clerk's Office on January 8, 2019 in Instrument #2019000965.

ALSO BEING the same land and premises which became vested in Alchemi, Inc., A Pennsylvania Corporation by deed from U.S. Bank National Association, as Trustee, successor in interest to

Wilmington Trust Company, as Trustee, successor in interest to Bank of America National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for Lehman XS Trust Mortgage Pass-Through Certificates, Series 2007-3, by Ocwen Loan Servicing, LLC as attorney in fact, dated November 14, 2018 and recorded January 8, 2019 in the Atlantic County Clerk's Office in Instrument Number 2019000965.

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.

ALCHEMI, INC.
✓ By:  (Seal)
PHILLIPA ASHBY, President

STATE OF NEW JERSEY :
:ss.
COUNTY OF CAMDEN :

Be it Remembered, that on this 1st day of November 2021, before me the subscriber, a Notary Public, personally appeared PHILLIPA ASHBY who, I am satisfied, is the person who signed the within instrument as PRESIDENT of ALCHEMI, INC., a Pennsylvania Corporation, the corporation named therein and she thereupon acknowledged that the said instrument made by the corporation and sealed with its corporate seal, was signed, sealed with the corporate seal and delivered by her as such officer and is the voluntary act and deed of the corporation, made by virtue of authority from its Board of Directors and that \$212,500.00 is 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"

The land referred to in this Commitment is described as follows:

LAND AND PREMISES situate in the City of Ventnor, County of Atlantic and State of New Jersey as follows:

BEGINNING at a point in the northerly line of Winchester Avenue, said point being distant 25.00 feet in an easterly direction from the northeasterly corner of Winchester Avenue and New Haven Avenue; thence

- 1) Northwardly parallel with the New Haven Avenue, 106.00 feet; thence
2. Eastwardly, parallel with Winchester Avenue 25.00 feet ; thence
3. Southwardly, parallel with New Haven Avenue, 106.00 feet to the northerly line of Winchester Avenue; thence
4. Westwardly, along the northerly line of Winchester Avenue, 25.00 feet to the point and place of BEGINNING.

TAX NOTE: Being known as Block 173, Lot 3 on the official tax map (For informational purposes only).

State of New Jersey
Seller's Residency Certification/Exemption

(Print or type)

Seller's InformationName(s)
Alchemi, Inc., A Pennsylvania Corporation

Current Street Address:

300 East Lancaster Avenue #315

City, Town, Post Office Box
WynnewoodState
Pennsylvania

ZIP Code

Property InformationBlock(s)
173

Qualifier

Lot(s)

3

Street Address:

6517 Winchester Avenue

City, Town, Post Office
VentnorState
New Jersey

ZIP Code

08406

Seller's Percentage of Ownership

\$212,500.00

Owner's Share of Consideration

\$212,500.00

Closing Date

November 5, 2021

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, and 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.

11.01.2021

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact



Atlantic County Document Summary Sheet

ATLANTIC COUNTY CLERK
 5901 MAIN ST
 MAYS LANDING NJ 08330 1797

ATLANTIC COUNTY, NJ
 EDWARD P. McGETTIGAN, COUNTY CLERK
 RECORDED 04/15/2019 14:53:24
 RCPT # 1465650 RECD BY E-RECORD
 NAME FEE
 RECORDING FEES 70.00
 INSTRUMENT# 2019019687
 VOL 14592 PAGE 1 OF 6

Official Use Only

Transaction Identification Number		3793486	3337745
Submission Date <i>(mm/dd/yyyy)</i>	04/09/2019	Return Address <i>(for recorded documents)</i>	
No. of Pages <i>(excluding Summary Sheet)</i>	4	TRIDENT LAND TRANSFER COMPANY (NJ) LLC	
Recording Fee <i>(excluding transfer tax)</i>	\$70.00	3 EXECUTIVE CAMPUS	
Realty Transfer Tax	\$2,097.20	SUITE 100	
Total Amount	\$2,167.20	CHERRY HILL, NJ 08002	
Document Type	DEED/NO EXEMPTION FROM REALTY TRANSFER FEE		
Municipal Codes			
	VENTNOR		
	04		
Batch Type	L2 - LEVEL 2 (WITH IMAGES)		
255184			
Additional Information (Official Use Only)			
<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>			



Atlantic County Document Summary Sheet

DEED/NO EXEMPTION FROM REALTY TRANSFER FEE	
Type	
Consideration	\$349,000.00
Submitted By	SIMPLIFILE, LLC. (SIMPLIFILE)
Document Date	03/26/2019
Reference Info	
Book ID	
Book	
Beginning Page	
Instrument No.	
Recorded/File Date	
GRANTOR	
DEED/NO EXEMPTION FROM REALTY TRANSFER FEE	
Name	391 SYCAMORE LLC
Address	45 EAST CITY AVENUE, SUITE 452, BALA CYNWYD, PA 19004
GRANTEE	
Name	JONATHAN AYES ANDREA AYES
Address	17 ACORN HILL DRIVE, VOORHEES, NJ 08043 17 ACORN HILL DRIVE, VOORHEES, NJ 08043
Parcel Info	
Property Type	
Tax Dist.	04
Block	173
Lot	2
Qualifier	
Municipality	04
<p><i>* DO NOT REMOVE THIS PAGE.</i></p> <p>COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF ATLANTIC COUNTY FILING RECORD.</p> <p>RETAIN THIS PAGE FOR FUTURE REFERENCE.</p>	

Deed

This Deed is made on

March 26, 2019 *Delivered on April 5 2019*

BETWEEN

391 Sycamore LLC, a Pennsylvania Limited Liability Company

whose post office address is

c/o Elliot Holtz, 45 E. City Avenue, #452, Bala Cynwyd, PA 19004

referred to as the Grantor,

AND

Jonathan Ayes and Andrea Ayes, husband and wife

whose post office address is

17 Acorn Hill Drive, Voorhees, New Jersey 08043

referred to as the Grantee.

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

1. Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of Three Hundred Forty-Nine Thousand Dollars (\$349,000.00).

The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (~~N.J.S.A.~~ 46:15-1.1) Municipality of Ventnor City Block No. 173 Lot No. 2 Qualifier No. Account No.

No lot and block or account number is available on the date of this Deed. (Check Box if Applicable.)

3. Property. The Property consists of the 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:

Please see attached Legal Description annexed hereto and made a part hereof. (Check Box if Applicable.)

Prepared by:

(For Recorder's Use Only)

Michael R. Rann, Esquire

EXHIBIT "A"

The land referred to in this Commitment is described as follows:

LAND AND PREMISES situate in the City of Ventnor City, County of Atlantic and State of New Jersey as follows:

BEGINNING at a point in the Northwesterly line of Winchester Avenue (50 feet wide). Said point being Southwestwardly 50 feet as measured along the said line of Winchester Avenue, from its intersection with the Southwesterly line of Bryant Avenue. Said point also being the division line of Lots 1 and 2, Block 173 as shown on the current Tax Map of the City of Ventnor City, and runs from said point of BEGINNING;

- (1) South 58 degrees 05 minutes West 25.0 feet along the aforesaid Northwesterly line of Winchester Avenue, to the division line of Lots 2 and 3, Block 173; thence
- (2) North 31 degrees 55 minutes West 75.0 feet along same to the division line of Lots 2,3, and 31 Block 173; thence
- (3) North 58 degrees 05 minutes East 25.0 feet along the division line of Lots 2, and 31, Block 173, to the division line of Lots 2, 31 and 32, Block 173; thence
- (4) South 31 degrees 55 minutes West 75.0 feet along the division line of Lots 1, 2, and 32 to the point and place of Beginning.

TAX NOTE: Being known as Block 173, Lot 2 on the official tax map (For informational purposes only).

THE ABOVE DESCRIBED tract or parcel of land and premises being described according to a survey made by Point to Point Surveying Company, dated March 15, 2019.

The street address of the Property is:

6515 Winchester Avenue, Ventnor City, New Jersey
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:

391 Sycamore LLC



Elliot Holtz, Managing Member

COMMONWEALTH OF PENNSYLVANIA :
: :
COUNTY OF MONTGOMERY :

SS

I CERTIFY that on March 26 2019

Elliot Holtz

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

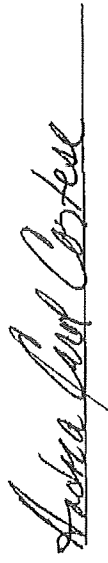
(a) was the maker of this Deed;

(b) was authorized to and did execute this Deed as Managing Member of 391 Sycamore LLC, the entity named in this Deed;

(c) executed this Deed as the act of the entity; and

(d) made this Deed for \$349,000.00 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.)

RECORD AND RETURN TO:



COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
ANDREA CAROL CORTESE, Notary Public
Lower Merion Twp., Montgomery County
My Commission Expires April 29, 2020



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
(9-2018)

(Please Print or Type)

SELLER'S INFORMATION

Name(s) _____
391 Sycamore LLC, a Pennsylvania Limited Liability Company

Current Resident Address: _____

Street: 45 East City Avenue #452
City, Town, Post Office Bala Cynwyd State PA Zip Code 19004-2421

PROPERTY INFORMATION

Block(s) _____ Lot(s) _____ / Lot(s): 2
173. Unit(s): _____ Qualifier _____

Street Address: _____ State NJ Zip Code 08406
6515 Winchester Avenue
City, Town, Post Office Ventnor City

Seller's Percentage of Ownership _____ Total Consideration \$349,000.00
Owner's Share of Consideration _____ Closing Date April 5, 2019

SELLER ASSURANCE

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, and will file 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 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.

SELLER'S DECLARATION

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

Date

E. Holt

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

Seller's Residency Certification/Exemption

19NJ00670



Atlantic County Document Summary Sheet

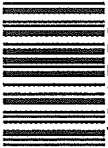
ATLANTIC COUNTY CLERK

5901 MAIN ST

MAY'S LANDING NJ 08530 1797

ATLANTIC COUNTY, NJ
EDWARD P. McGETTIGAN, COUNTY CLERK
RECORDED 09/28/2017 11:15:14
ROPT # 1348134 RECD BY E-RECORD
NAME FEE 6.00
RECORDING FEES 76.00
INSTRUMENT# 2017054033
VOL 14312 PAGE 1 OF 6

Official Use Only

Transaction Identification Number		3154922	2573286
Submission Date <i>(mm/dd/yyyy)</i>	09/22/2017	Return Address <i>(for recorded documents)</i>	
No. of Pages <i>(excluding Summary Sheet)</i>	4	TRIDENT LAND TRANSFER COMPANY (NJ) LLC	
Recording Fee <i>(excluding transfer tax)</i>	\$76.00	3 EXECUTIVE CAMPUS	
Realty Transfer Tax	\$1,364.00	SUITE 100	
Total Amount	\$1,440.00	CHERRY HILL, NJ 08002	
Document Type	DEED/NO EXEMPTION FROM REALTY TRANSFER FEE		
Municipal Codes			
VENTNOR	04		
Batch Type	L2 - LEVEL 2 (WITH IMAGES)		
Bar Code(s)	 1 8 4 3 5 2		
Additional Information (Official Use Only)			
<p><i>* DO NOT REMOVE THIS PAGE.</i></p> <p>COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF ATLANTIC COUNTY FILING RECORD.</p> <p>RETAIN THIS PAGE FOR FUTURE REFERENCE.</p>			



Atlantic County Document Summary Sheet

Type	DEED/NO EXEMPTION FROM REALTY TRANSFER FEE				
Consideration	\$255,000.00				
Submitted By	SIMPLIFILE, LLC. (SIMPLIFILE)				
Document Date	09/08/2017				
Reference Info					
Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
GRANTOR	Name	Address			
	AKA ROSALIE J PALMER	410 SECOND AVENUE UNIT 113, KIRKLAND, WA 98033			
	AKA JOAN BORSELLI P DECEASED	410 SECOND AVENUE UNIT 113, KIRKLAND, WA 98033			
	LINDSAY K P ADMINISTRATOR	410 SECOND AVENUE UNIT 113, KIRKLAND, WA 98033			
	ESTATE OF J PALMER	410 SECOND AVENUE UNIT 113, KIRKLAND, WA 98033			
GRANTEE	Name	Address			
	JOHN A CUNNINGHAM	2160 PENNBROOK COURT, CINNAMINSON, NJ 08077			
	JANICE M CUNNINGHAM	2160 PENNBROOK COURT, CINNAMINSON, NJ 08077			
Parcel Info					
Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
	04	173	4.01		04
<p>* DO NOT REMOVE THIS PAGE.</p> <p>COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF ATLANTIC COUNTY FILING RECORD.</p> <p>RETAIN THIS PAGE FOR FUTURE REFERENCE.</p>					

DEED

This Deed is made on  , 2017,

BETWEEN: ESTATE OF JOAN PALMER, a/k/a ROSALIE JOAN PALMER,
a/k/a JOAN BORSELLINO PALMER, DECEASED, BY
LINDSAY K. PALMER, ADMINISTRATOR,

Whose address is 410 Second Avenue South, Unit #113, Kirkland, WA 98033,

Referred to as the Grantor

And: JOHN A. CUNNINGHAM AND JANICE M. CUNNINGHAM,

Whose address is 2160 Pennbrook court Cinnaminson, NJ 08077,

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 \$255,000.00 (Two Hundred Fifty Five Thousand dollars).

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of the City of Ventnor City
Block No. 173 **Lot No.** 4.01 **Qualifier:**

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

Property. The property consists of ALL THAT CERTAIN tract or parcel of land, situated and lying and being in the City of Ventnor, County of Atlantic and State of New Jersey, more particularly described as follows:

[X] SEE ATTACHED LEGAL DESCRIPTION ANNEXED HERE TO AND MADE PART HEREOF AS EXHIBIT "A".

The above legal description as provided in Commitment 17NJ02973 by Berkshire Hathaway Home Services, Fox Roach Realtors, Margate, New Jersey.

ALSO BEING THE SAME VESTED in Joan Palmer, by deed from Denise McKenna, dated 1/12/2017, recorded 1/27/2017, in the Atlantic County Clerk/Register's Office in Instrument # 2017005869.

EXHIBIT A

The land referred to in this Commitment is described as follows:

LAND AND PREMISES situate in the City of Ventnor, County of Atlantic and State of New Jersey as follows:

BEGINNING at the intersection of the Northerly line of Winchester Avenue (50 feet wide) with the Easterly line of New Haven Avenue (50 feet wide) and from thence running;

1. North 31 degrees 55 minutes 00 seconds West along the Easterly line of New Haven Avenue a distance of 55.00 feet to a point in the division line between Lots 4.01 and 4.02 Block 173; thence
2. North 58 degrees 05 minutes 00 seconds East along last mentioned division line and parallel with Winchester Avenue a distance of 25.00 feet to a point in the division line between Lots 4.01 and 3 Block 173; thence
3. South 31 degrees 55 minutes 00 seconds East along last mentioned division line and parallel with New Haven Avenue a distance of 55.00 feet to a point in the Northerly line of Winchester Avenue; thence
4. South 58 degrees 05 minutes 00 seconds West along the Northerly line of Winchester Avenue a distance of 25.00 feet to a point in the Easterly line of New Haven Avenue and the point and place of beginning.

THE ABOVE DESCRIBED tract or parcel of land and premises being described according to a Survey of Premises made by Paul H. Koelling & Associates, LLC, dated September 6, 2017.

TAX NOTE: Being known as Block 173, Lot 4.01 on the official tax map (For informational purposes only).



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GTYREP-3
(9-2015)

(Please Print or Type)

SELLER(S) INFORMATION (See Instructions, Page 2)

Name(s) _____
 Lindsay K. Palmer, Administrator for the Estate of Joan Palmer a/k/a Rosalie Joan Palmer a/k/a Joan Borsellino Palmer, deceased
 Current Resident Address: _____
 Street: 410 Second Avenue South, Unit #113
 City, Town, Post Office _____ State WA Zip Code 98033
 Kirkland
PROPERTY INFORMATION (Brief Property Description) _____
 Block(s) _____ Lot(s) _____ / Lot(s): 4.01 Qualifier _____
 173.
 Street Address: _____
 6519 Winchester Avenue State NJ Zip Code 08406
 City, Town, Post Office _____
 Ventnor

Seller's Percentage of Ownership _____ Total Consideration Owner's Share of Consideration Closing Date _____
 100% \$255,000.00 \$255,000.00 September 8, 2017

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 10 apply to Residents and Non-residents)

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

SELLER(S) DECLARATION

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

9-5-2017 _____ 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

Deed - Bargain and Sale
(Covenant as to Grantor's Acts)

AND the said Joan Palmer, a/k/a Rosalie Joan Palmer, a/k/a Joan Borsellino Palmer departed this life on March 2, 2017, a resident of Atlantic County, intestate leaving as her only heirs at law, her children, Lindsay K. Palmer, Ryan J. Palmer and Andrew S. Palmer. And an application for Letters of Administration was duly filed with the Atlantic County Surrogate Office on June 19, 2017 under docket number 120630, wherein among other things, Ryan J. Palmer and Andrew S. Palmer, renounced their right to act as Administrator of said estate and on June 19, 2017 Letters of Administration were duly granted to Lindsay K. Palmer.


NOTE FOR INFORMATION:
6519 Winchester Avenue, Block 173, Lot 4.01, City of Ventnor, in Atlantic County, NJ

NOTE - Mailing Address:
6519 Winchester Avenue, Ventnor, NJ 08406

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

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

Witnessed by:

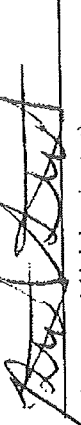

ADMINISTRATRIX
LINDSAY K. PALMER, ADMINISTRATOR
ESTATE OF JOAN PALMER,
a/k/a ROSALIE JOAN PALMER,
a/k/a JOAN BORSELLINO PALMER, DECEASED

STATE OF Washington, COUNTY OF King SS:
I CERTIFY that on Sept 5th, 2017,

LINDSAY K. PALMER, ADMINISTRATOR OF THE ESTATE OF JOAN PALMER, a/k/a
ROSALIE JOAN PALMER, a/k/a JOAN BORSELLINO PALMER, DECEASED, personally
came before me and acknowledged under oath, to my satisfaction, that this person (or if more than
one, each persons):

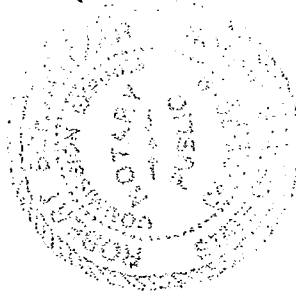
(a) is named in and personally signed this Deed;
(b) signed, sealed and delivered this Deed as his or her act and deed; and
(c) made this Deed for \$255,000.00 as the full and actual consideration paid or to be paid for the
transfer of title. (Such consideration is defined in N.J.S.A. 46: 15-5)

Washington, King Co.



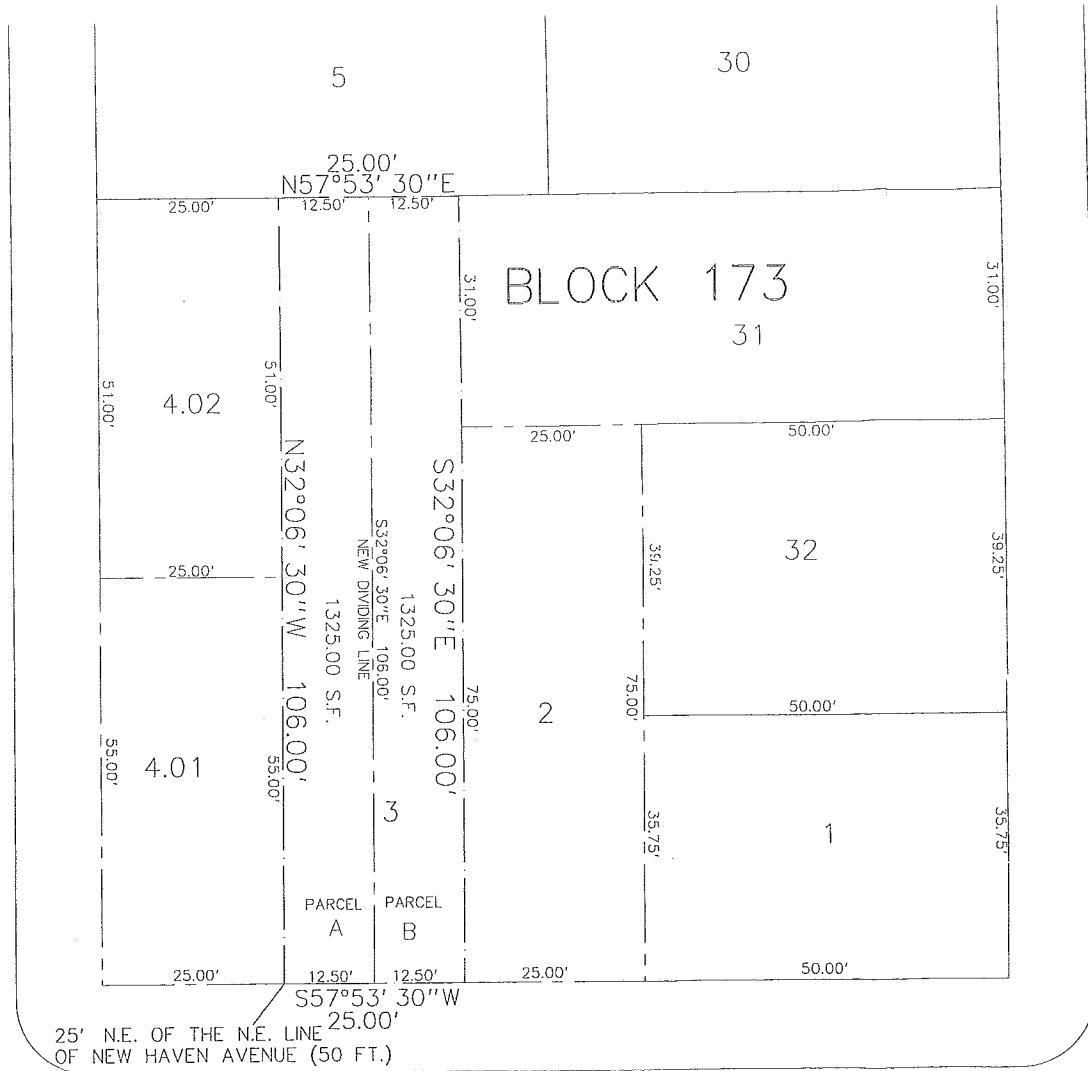
(Print name and title below signature)

Robert Schweitzer 4-8-19

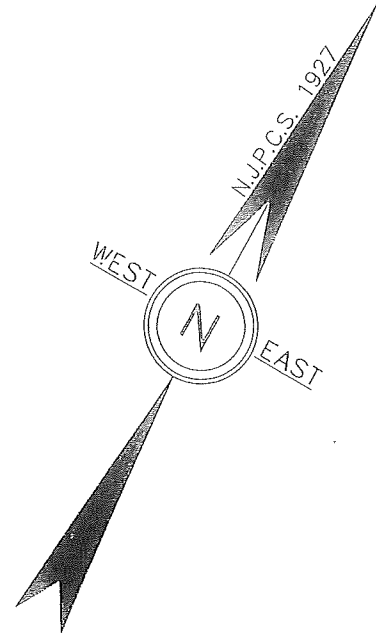


J# 17NJ002978
CHARGE RECORD RETURN
TRIDENT LAND TRANSFER CO. NJ
3 EXECUTIVE CAMPUS
SUITE 100
CHERRY HILL, NJ 08002

NEW HAVEN AVENUE
(50 FT. WIDE)



BRYANT AVENUE
(50 FT. WIDE)



LAND TITLE SURVEY

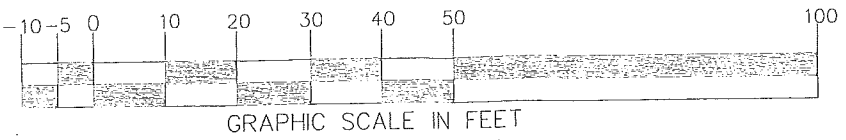
PLAN SHOWING DIVISION OF BLOCK 173 LOT 3
VENTNOR CITY, ATLANTIC COUNTY, NOVEMBER 30, 2021

ATLANTIC COUNTY, NEW JERSEY
ROBERT J. CATALANO AND ASSOCIATES P.A.
PROFESSIONAL LAND SURVEYORS AND PLANNERS
3325 ATLANTIC AVENUE - ATLANTIC CITY, N.J. 08401
1 NORTH BOSTON AVENUE (PURPLE HEART WAY)
PHONE (609) 345-1887 FAX (609) 345-3511
Emails catsr@comcast.net crystal.catsurveys@comcast.net

[Handwritten Signature]
11/30/21

Robert J. Catalano Professional Land Surveyor No 18612

WINCHESTER AVENUE
(50 FT. WIDE)



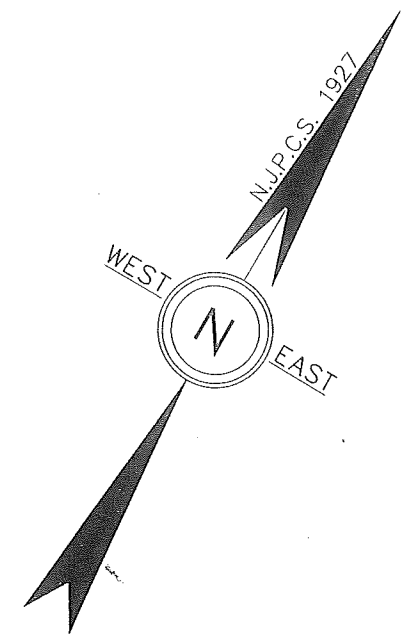
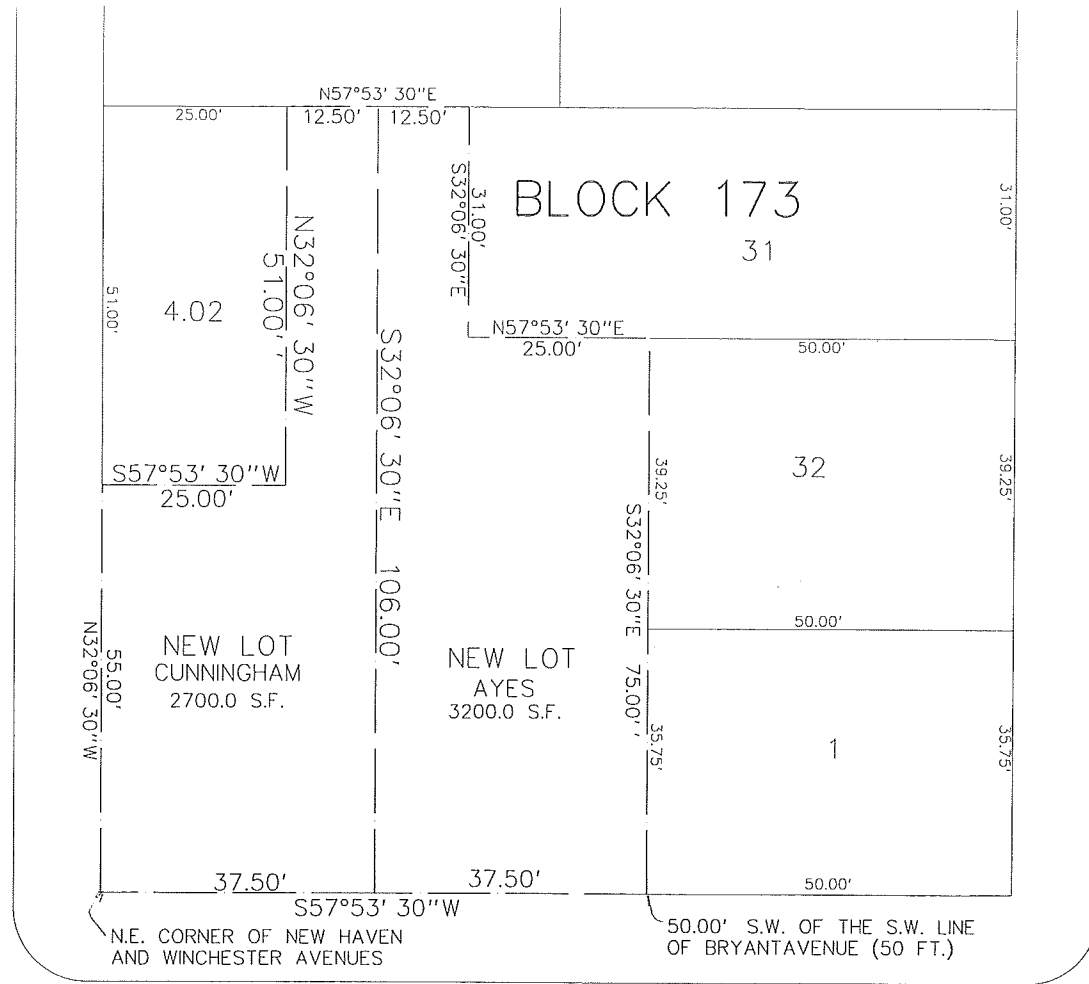
SURVEYORS CERTIFICATION

I hereby certify that this survey is a true and accurate representation of the conditions found by actual field survey, made under my immediate supervision as of the latest date shown, unless noted otherwise.

[Handwritten Signature]

Robert J. Catalano Professional Land Surveyor No 18612

NEW HAVEN AVENUE
(50 FT. WIDE)

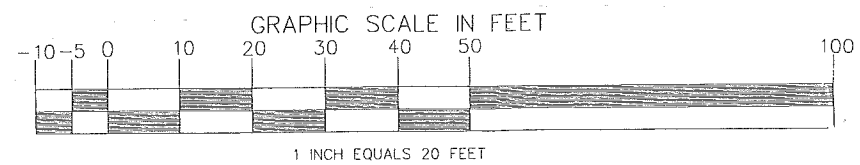


LOT CONSOLIDATION PLAN
VENTNOR CITY, ATLANTIC COUNTY, NOVEMBER 30, 2021

ATLANTIC COUNTY, NEW JERSEY
 ROBERT J. CATALANO AND ASSOCIATES P.A.
 PROFESSIONAL LAND SURVEYORS AND PLANNERS
 3325 ATLANTIC AVENUE- ATLANTIC CITY, N.J. 08401
 1 NORTH BOSTON AVENUE (PURPLE HEART WAY)
 PHONE (609) 345-1887 FAX (609) 345-3511
 Emails catsr@comcast.net crystal.catsurveys@comcast.net

Robert J. Catalano

Robert J. Catalano Professional Land Surveyor No 18612



SURVEYORS CERTIFICATION
 I hereby certify that this survey is a true and accurate representation of the conditions found by actual field survey, made under my immediate supervision as of the latest date shown, unless noted otherwise.

Robert J. Catalano

Robert J. Catalano Professional Land Surveyor No 18612

MINOR SUBDIVISION DEED

This Deed is made on January , 2022,

BETWEEN Jonathan Ayes and Andrea Ayes, husband and wife, as to a 50% interest, whose address is 17 Acorn Hill Drive, Voorhees, NJ 08043, and John Cunningham and Janice M. Cunningham, husband and wife, as to a 50% interest, whose address is 2160 Pennbrook Court, Cinnaminson, NJ 08077, referred to as the Grantors,

AND

Jonathan Ayes and Andrea Ayes, husband and wife, as to a 50% interest, whose address is 17 Acorn Hill Drive, Voorhees, NJ 08043, and John Cunningham and Janice M. Cunningham, husband and wife, as to a 50% interest, whose address is 2160 Pennbrook Court, Cinnaminson, NJ 08077, hereinafter Grantees

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

1. **Transfer of Ownership.** The Grantors grant and convey (transfer ownership of) the property described below to the Grantees. This transfer is made for the sum of One Dollar (\$1.00) and other good and valuable consideration. The Grantors acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality: City of Ventnor Block No. 173, Lot 3

3. **Property.** The property consists of the 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:

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

BEING the same lands and premises which became vested in Jonathan Ayes and Andrea Ayes, husband and wife, as to an undivided 50% interest as tenants in common, and John Cunningham and Janice Cunningham, husband and wife, as to an undivided 50% interest, by deed from ALCHEMI, INC. a Pennsylvania Corporation, dated November 1, 2021, delivered on November 12, 2021 and recorded in the Atlantic County Clerk's Office in Deed Book , Page 1, Instrument No.

The purpose of this Deed is to perfect a minor subdivision granted to Jonathan Ayes and Andrea Ayes, husband and wife, and John Cunningham and Janice Cunningham, husband and wife, so as to subdivide the existing Lot 3 of Block 173 into two tracts of land. The subdivision was granted by the Ventnor City Planning Board on January 2022 as memorialized in Resolution

Fifty-percent of Lot 3 identified herein as Parcel B will be consolidated with Lot 2 owned by Jonathan Ayes and Andrea Ayes and will be identified after consolidation as Block 173, Lot 2.01. The remaining fifty-percent of Lot 3, identified herein as Parcel A, shall be consolidated with current Lot 4.01 owned by John Cunningham and Janice Cunningham, and will identified after consolidation as Block 173, Lot 3.01.

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

The street address of the Property is: 6517 Winchester Avenue, Ventnor, NJ 08401

Prepared by:
John Scott Abbott, Esq.

4. **Promises by Grantors.** The Grantors promises that the Grantors have 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 Grantors have 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 Grantors).

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

Jonathan Ayes

Andrea Ayes

STATE OF NEW JERSEY, COUNTY OF

: ss

I CERTIFY that on _____, 2022, Jonathan Ayes and Andrea Ayes, husband and wife, the Grantors herein, personally came before me and stated to my satisfaction that they (or if more than one, each person):

- (a) are the makers of this Deed;
- (b) they executed this Deed as their own act and deed; and
- (c) this Deed was made 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

Record and Return to:

John Scott Abbott, Esq.
9 S. Washington Avenue
Margate, NJ 08402

4. **Promises by Grantors.** The Grantors promises that the Grantors have 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 Grantors have 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 Grantors).

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

John A. Cunningham

Janice M. Cunningham

STATE OF NEW JERSEY, COUNTY OF

: ss

I CERTIFY that on _____, 2022, John A. Cunningham and Janice M. Cunningham, husband and wife, the Grantors herein, personally came before me and stated to my satisfaction that they (or if more than one, each person):

- (a) are the makers of this Deed;
- (b) they executed this Deed as their own act and deed; and
- (c) this Deed was made 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

Record and Return to:

John Scott Abbott, Esq.
9 S. Washington Avenue
Margate, NJ 08402

The undersigned certify that the premises presently known as Lot 3, in Block 173, as shown on the City of Ventnor Tax Map was subdivided into two lots by virtue of the minor subdivision approval granted by the Ventnor City Planning Board on January 2022 as memorialized by Resolution

Jay Cook, Planning Board Chairman

Carmella Malfara, Secretary
Ventnor City Planning Board

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

I CERTIFY that on _____, 2022, Jay Cook, Chairman, Ventnor City Planning Board and Carmella Malfara, Secretary, Ventnor Planning Board, personally came before me and stated to my satisfaction that they (or if more than one, each person):

- (a) were the makers of this Deed;
- (b) they executed this Deed as their own act and deed; and
- (c) this Deed was made 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

Record and Return to:

John Scott Abbott, Esq.
9 S. Washington Avenue
Margate, NJ 08402

DEED

This Deed is made on January , 2022,

BETWEEN Jonathan Ayes and Andrea Ayes, husband and wife, as to a 50% interest, whose address is 17 Acorn Hill Drive, Voorhees, NJ 08043, and John Cunningham and Janice M. Cunningham, husband and wife, as to a 50% interest, whose address is 2160 Pennbrook Court, Cinnaminson, NJ 08077, referred to as the Grantors,

AND

John Cunningham and Janice M. Cunningham, husband and wife, whose address is 2160 Pennbrook Court, Cinnaminson, NJ 08077, hereinafter Grantees

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

1. **Transfer of Ownership.** The Grantors grant and convey (transfer ownership of) the property described below to the Grantees. This transfer is made for the sum of One Dollar (\$1.00) and other good and valuable consideration. The Grantors acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality: City of Ventnor
Being a portion of Block No. 173, Lot 3

3. **Property.** The property consists of the 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:

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

BEING the same lands and premises which became vested in Jonathan Ayes and Andrea Ayes, husband and wife, as to an undivided 50% interest as tenants in common, and John Cunningham and Janice Cunningham, husband and wife, as to an undivided 50% interest, by deed from ALCHEMI, INC. a Pennsylvania Corporation, dated November 1, 2021, delivered on November 12, 2021 and recorded in the Atlantic County Clerk's Office in Deed Book , Page 1, Instrument No.

The purpose of this Deed is to convey one-half of Block 173, Lot 3 to Grantees in accordance with a minor subdivision granted to Jonathan Ayes and Andrea Ayes, husband and wife, and John Cunningham and Janice Cunningham, husband and wife, subdividing the existing Lot 3 of Block 173 into two tracts of land. The subdivision was granted by the Ventnor City Planning Board on January , 2022 as memorialized in Resolution

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

The street address of the Property is:

4. **Promises by Grantors.** The Grantors promises that the Grantors have 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 Grantors have 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 Grantors). (N.J.S.A. 46:4-6). This promise means that the Grantors have 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 Grantors).

Prepared by:
John Scott Abbott, Esq.

Robert J. Catalano & Associates
Land Surveyors & Professional Planners
3325 Atlantic Avenue at 1 North Boston Avenue
Atlantic City, NJ 08401 609-345-1887 Fax 609-345-3511

6517 Winchester Avenue
Block 173 lot 3
Parcel A
Ventnor City, N.J.

LEGAL DESCRIPTION PARCEL A

All that certain Land and Premises, Tract or Parcel, situate in the City of Ventnor City, County of Atlantic County and State of New Jersey, bounded and described as follows: Beginning in the Northwesterly Line of Winchester Avenue (50 Ft. Wide) at a point that is 25.00 Feet Northeastwardly of the Northeastly Line of New Haven Avenue (50 Ft. Wide) and extending thence by NEW JERSEY PLANE COORDINATE SYSTEM MERIDIAN (1927 DATUM):

1. North 32 degrees 06 minutes 30 seconds West, 106.00 Feet; thence
2. North 57 degrees 53 minutes 30 seconds East, 12.50 Feet; thence
3. South 32 degrees 06 minutes 30 seconds East, 106.00 Feet to the first mentioned Northwesterly Line of Winchester Avenue; thence
4. South 57 degrees 53 minutes 30 seconds West, along said Northwesterly Line of Winchester Avenue, 12.50 Feet to the POINT AND PLACE OF BEGINNING.

CONTAINING 1325.0 S.F.

Robert J. Catalano & Associates
Land Surveyors & Professional Planners
3325 Atlantic Avenue at 1 North Boston Avenue
Atlantic City, NJ 08401 609-345-1887 Fax 609-345-3511

6517 Winchester Avenue
Block 173 lot 3
Parcel B
Ventnor City, N.J.

LEGAL DESCRIPTION PARCEL B

All that certain Land and Premises, Tract or Parcel, situate in the City of Ventnor City, County of Atlantic County and State of New Jersey, bounded and described as follows: Beginning in the Northwesterly Line of Winchester Avenue (50 Ft. Wide) at a point that is 37.50 Feet Northeastwardly of the Northeasterly Line of New Haven Avenue (50 Ft. Wide) and extending thence by NEW JERSEY PLANE COORDINATE SYSTEM MERIDIAN (1927 DATUM):

1. North 32 degrees 06 minutes 30 seconds West, 106.00 Feet; thence
2. North 57 degrees 53 minutes 30 seconds East, 12.50 Feet; thence
3. South 32 degrees 06 minutes 30 seconds East, 106.00 Feet to the first mentioned Northwesterly Line of Winchester Avenue; thence
4. South 57 degrees 53 minutes 30 seconds West, along said Northwesterly Line of Winchester Avenue, 12.50 Feet to the POINT AND PLACE OF BEGINNING.

CONTAINING 1325.0 S.F.

5. Signatures. The Grantors signed this Deed as of the date at the top of the first page.

John A. Cunningham

Janice M. Cunningham

STATE OF NEW JERSEY, COUNTY OF _____ : ss

I CERTIFY that on _____, 2021, John A. Cunningham and Janice M. Cunningham, the Grantors herein, personally came before me and stated to my satisfaction that he (or if more than one, each person):

- (a) is the maker of this Deed;
- (b) he executed this Deed as his own act and deed; and
- (c) this Deed was made 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

Record and Return to:

John Scott Abbott, Esq.
9 S. Washington Avenue
Margate, NJ 08402

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

Jonathan Ayes

Andrea Ayes

STATE OF NEW JERSEY, COUNTY OF _____ : ss

I CERTIFY that on _____, 2022, Jonathan Ayes and Andrea Ayes, husband and wife, the Grantors herein, personally came before me and stated to my satisfaction that they (or if more than one, each person):

- (a) are the makers of this Deed;
- (b) they executed this Deed as their own act and deed; and
- (c) this Deed was made 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

Record and Return to:

John Scott Abbott, Esq.
9 S. Washington Avenue
Margate, NJ 08402

DEED

This Deed is made on January , 2022,

BETWEEN Jonathan Ayes and Andrea Ayes, husband and wife, as to a 50% interest, whose address is 17 Acorn Hill Drive, Vorhees, NJ 08043, and John Cunningham and Janice M. Cunningham, husband and wife, as to a 50% interest, whose address is 2160 Pennbrook Court, Cinnaminson, NJ 08077, referred to as the Grantors,

AND

Jonathan Ayes and Andrea Ayes, husband and wife, whose address is 17 Acorn Hill Drive, Vorhees, NJ 08043, hereinafter Grantees

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

- 1. Transfer of Ownership.** The Grantors grant and convey (transfer ownership of) the property described below to the Grantees. This transfer is made for the sum of One Dollar (\$1.00) and other good and valuable consideration. The Grantors acknowledges receipt of this money.
- 2. Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality: City of Ventnor Being a portion of Block No. 173, Lot 3
- 3. Property.** The property consists of the 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:

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

BEING the same lands and premises which became vested in Jonathan Ayes and Andrea Ayes, husband and wife, as to an undivided 50% interest as tenants in common, and John Cunningham and Janice Cunningham, husband and wife, as to an undivided 50% interest, by deed from ALCHEMI, INC. a Pennsylvania Corporation, dated November 1, 2021, delivered on November 12, 2021 and recorded in the Atlantic County Clerk's Office in Deed Book , Page 1, Instrument No.

The purpose of this Deed is to convey one-half of Block 173, Lot 3 to Grantees in accordance with a minor subdivision granted to Jonathan Ayes and Andrea Ayes, husband and wife, and John Cunningham and Janice Cunningham, husband and wife, subdividing the existing Lot 3 of Block 173 into two tracts of land. The subdivision was granted by the Ventnor City Planning Board on January , 2022 as memorialized in Resolution

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

The street address of the Property is:

- 4. Promises by Grantors.** The Grantors promises that the Grantors have 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 Grantors have 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 Grantors). (N.J.S.A. 46:4-6). This promise means that the Grantors have 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 Grantors).

Prepared by:
John Scott Abbott, Esq.

Robert J. Catalano & Associates
Land Surveyors & Professional Planners
3325 Atlantic Avenue at 1 North Boston Avenue
Atlantic City, NJ 08401 609-345-1887 Fax 609-345-3511

6517 Winchester Avenue
Block 173 lot 3
Parcel A
Ventnor City, N.J.

LEGAL DESCRIPTION PARCEL A

All that certain Land and Premises, Tract or Parcel, situate in the City of Ventnor City, County of Atlantic County and State of New Jersey, bounded and described as follows: Beginning in the Northwesterly Line of Winchester Avenue (50 Ft. Wide) at a point that is 25.00 Feet Northeastwardly of the Northeastly Line of New Haven Avenue (50 Ft. Wide) and extending thence by NEW JERSEY PLANE COORDINATE SYSTEM MERIDIAN (1927 DATUM):

1. North 32 degrees 06 minutes 30 seconds West, 106.00 Feet; thence
2. North 57 degrees 53 minutes 30 seconds East, 12.50 Feet; thence
3. South 32 degrees 06 minutes 30 seconds East, 106.00 Feet to the first mentioned Northwesterly Line of Winchester Avenue; thence
4. South 57 degrees 53 minutes 30 seconds West, along said Northwesterly Line of Winchester Avenue, 12.50 Feet to the POINT AND PLACE OF BEGINNING.

CONTAINING 1325.0 S.F.

5. Signatures. The Grantors signed this Deed as of the date at the top of the first page.

John A. Cunningham

Janice M. Cunningham

STATE OF NEW JERSEY, COUNTY OF

: ss

I CERTIFY that on _____, 2021, John A. Cunningham and Janice M. Cunningham, the Grantors herein, personally came before me and stated to my satisfaction that he (or if more than one, each person):

- (a) is the maker of this Deed;
- (b) he executed this Deed as his own act and deed; and
- (c) this Deed was made 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

Record and Return to:

John Scott Abbott, Esq.
9 S. Washington Avenue
Margate, NJ 08402

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

Jonathan Ayes

Andrea Ayes

STATE OF NEW JERSEY, COUNTY OF

: ss

I CERTIFY that on _____, 2022, Jonathan Ayes and Andrea Ayes, husband and wife, the Grantors herein, personally came before me and stated to my satisfaction that they (or if more than one, each person):

- (a) are the makers of this Deed;
- (b) they executed this Deed as their own act and deed; and
- (c) this Deed was made 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

Record and Return to:

John Scott Abbott, Esq.
9 S. Washington Avenue
Margate, NJ 08402

Robert J. Catalano & Associates
Land Surveyors & Professional Planners
3325 Atlantic Avenue at 1 North Boston Avenue
Atlantic City, NJ 08401 609-345-1887 Fax 609-345-3511

6517 Winchester Avenue
Block 173 lot 3
Parcel B
Ventnor City, N.J.

LEGAL DESCRIPTION PARCEL B

All that certain Land and Premises, Tract or Parcel, situate in the City of Ventnor City, County of Atlantic County and State of New Jersey, bounded and described as follows: Beginning in the Northwesterly Line of Winchester Avenue (50 Ft. Wide) at a point that is 37.50 Feet Northeastwardly of the Northeastly Line of New Haven Avenue (50 Ft. Wide) and extending thence by NEW JERSEY PLANE COORDINATE SYSTEM MERIDIAN (1927 DATUM):

1. North 32 degrees 06 minutes 30 seconds West, 106.00 Feet; thence
2. North 57 degrees 53 minutes 30 seconds East, 12.50 Feet; thence
3. South 32 degrees 06 minutes 30 seconds East, 106.00 Feet to the first mentioned Northwesterly Line of Winchester Avenue; thence
4. South 57 degrees 53 minutes 30 seconds West, along said Northwesterly Line of Winchester Avenue, 12.50 Feet to the POINT AND PLACE OF BEGINNING.

CONTAINING 1325.0 S.F.

DEED OF CONSOLIDATION

This Deed is made on January , 2022,

BETWEEN John A. Cunningham and Janice M. Cunningham, husband and wife, whose address is 2160 Pennbrook Court, Cinnaminson, NJ 08077, referred to as the Grantors,

AND

John A. Cunningham and Janice M. Cunningham, husband and wife, whose address is 2160 Pennbrook Court, Cinnaminson, NJ 08077, referred to as the Grantee.

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

1. **Transfer of Ownership.** The Grantors grant and convey (transfer ownership of) the property described below to the Grantees. This transfer is made for the sum of One Dollar (\$1.00) and other good and valuable consideration. The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality: City of Ventnor City Block No. 173, Lot 3.01 (Formerly Block 173, Lot 4.01)

3. **Property.** The property consists of the land and all the buildings and structures on the land in the Township of Mantua, County of Gloucester and State of New Jersey. The legal description is:

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

BEING part of the same lands and premises which became vested Jonathan Ayes and Andrea Ayes, husband and wife, as to an undivided 50% interest as tenants in common, and John Cunningham and Janice Cunningham, husband and wife, as to an undivided 50% interest, by deed from AALCHEMI, INC. a Pennsylvania Corporation, dated November 1, 2021, delivered on November 12, 2021 and recorded in the Atlantic County Clerk's Office in Deed Book , Page 1, Instrument No.

BEING Also the same lands and premises which became vested in John A. Cunningham and Janice M. Cunningham, husband and wife, by deed from Estate of Joan Palmer, a/k/a Rosalie Joan Palmer a/k/a Joan Borsellino Palmer, deceased, by Lindsay K. Palmer, Administrator, dated September 5, 2017 and recorded September 28, 2017 in the Atlantic County Clerk's Office in Book 14312, Page 1, as Instrument No. 2017054033.

The purpose of this deed is to consolidate a portion of Lot 3 with Lot 4.01 in accordance with a Minor Subdivision of Lot 3 granted by the Ventnor City Planning Board on January , 202 and as outlined in a Minor Subdivision Deed from Jonathan Ayes and Andrea Ayes, husband and wife, as to an undivided 50% interest as tenants in common, and John Cunningham and Janice Cunningham, husband and wife, as to an undivided 50% interest, and intended to be recorded simultaneously herewith.

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

The street address of the Property is: 6519 Winchester Avenue, Ventnor, NJ 08406.

Prepared by:
John Scott Abbott, Esq.

4. **Promises by Grantors.** The Grantors promise that the Grantors have 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 Grantors have 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 Grantors).

5. **Signatures.** The Grantors signed this Deed as of the date at the top of the first page.

John A. Cunningham

Janice M. Cunningham

STATE OF NEW JERSEY, COUNTY OF

: ss

I CERTIFY that on _____, 2021, John A. Cunningham and Janice M. Cunningham, the Grantors herein, personally came before me and stated to my satisfaction that he (or if more than one, each person):
(a) is the maker of this Deed;
(b) he executed this Deed as his own act and deed; and
(c) this Deed was made 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

Record and Return to:

John Scott Abbott, Esq.
9 S. Washington Avenue
Margate, NJ 08402

Robert J. Catalano & Associates
Land Surveyors & Professional Planners
3325 Atlantic Avenue at 1 North Boston Avenue
Atlantic City, NJ 08401 609-345-1887 Fax 609-345-3511

6519 Winchester Avenue
Block 173 NEW LOT 3.01
John Cunningham and
Janice Cunningham
Ventnor City, N.J.

LEGAL DESCRIPTION CONSOLIDATION

All that certain Land and Premises, Tract or Parcel, situate in the City of Ventnor City, County of Atlantic County and State of New Jersey, bounded and described as follows: Beginning at the intersection of the Northeasterly Line of New Haven Avenue (50 Ft. Wide) with the Northwesterly Line of Winchester Avenue (50 Ft. Wide) and extending thence by NEW JERSEY PLANE COORDINATE SYSTEM MERIDIAN (1927 DATUM):

1. North 32 degrees 06 minutes 30 seconds West, along said Northeasterly Line of New Haven Avenue 55.00 Feet; thence
2. North 57 degrees 53 minutes 30 seconds East, 25.00 Feet; thence
3. North 32 degrees 06 minutes 30 seconds West, 51.00 Feet; thence
4. North 57 degrees 53 minutes 30 seconds East, 12.50 Feet; thence
5. South 32 degrees 06 minutes 30 seconds East, 106.00 Feet to the first mentioned Northwesterly Line of Winchester Avenue; thence
6. South 57 degrees 53 minutes 30 seconds West, along said Northwesterly Line of Winchester Avenue, 37.50 Feet to the POINT AND PLACE OF BEGINNING.

CONTAINING 2700.0 S.F.

DEED OF CONSOLIDATION

This Deed is made on January , 2022,

BETWEEN Jonathan Ayes and Andrea Ayes, husband and wife, whose address is 17 Acorn Hill Drive, Voorhees, NJ 08043, referred to as the Grantors,

AND

Jonathan Ayes and Andrea Ayes, husband and wife, whose address is 17 Acorn Hill Drive, Voorhees, NJ 08043, referred to as the Grantee.

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

1. **Transfer of Ownership.** The Grantors grant and convey (transfer ownership of) the property described below to the Grantees. This transfer is made for the sum of One Dollar (\$1.00) and other good and valuable consideration. The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality: City of Ventnor City Block No. 173, Lot 2.01 (Formerly Block 173, Lot 2)

3. **Property.** The property consists of the 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:

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

BEING part of the same lands and premises which became vested Jonathan Ayes and Andrea Ayes, husband and wife, as to an undivided 50% interest as tenants in common, and John Cunningham and Janice Cunningham, husband and wife, as to an undivided 50% interest, by deed from AALCHEMI, INC. a Pennsylvania Corporation, dated November 1, 2021, delivered on November 12, 2021 and recorded in the Atlantic County Clerk's Office in Deed Book , Page 1, Instrument No.

BEING Also the same lands and premises which became vested in Jonathan Ayes and Andrea Ayes, husband and wife, by deed from 391 Sycamore LLC, a Pennsylvania Limited Liability Company, dated March 26, 2019, delivered on April 5, 2019 and recorded April 15, 2019 in the Atlantic County Clerk's Office in Book 14592, Page 1, as Instrument No. 2019019687.

The purpose of this deed is to consolidate a portion of Lot 3 with Lot 2 in accordance with a Minor Subdivision of Lot 3 granted by the Ventnor City Planning Board on January , 202 and as outlined in a Minor Subdivision Deed from Jonathan Ayes and Andrea Ayes, husband and wife, as to an undivided 50% interest as tenants in common, and John Cunningham and Janice Cunningham, husband and wife, as to an undivided 50% interest, and intended to be recorded simultaneously herewith.

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

The street address of the Property is: 6515 Winchester Avenue, Ventnor, NJ 08406.

Prepared by:
John Scott Abbott, Esq.

4. **Promises by Grantors.** The Grantors promise that the Grantors have 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 Grantors have 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 Grantors).

5. **Signatures.** The Grantors signed this Deed as of the date at the top of the first page.

John A. Cunningham

Janice M. Cunningham

STATE OF NEW JERSEY, COUNTY OF

: ss

I CERTIFY that on _____, 2021, John A. Cunningham and Janice M. Cunningham, the Grantors herein, personally came before me and stated to my satisfaction that he (or if more than one, each person):

- (a) is the maker of this Deed;
- (b) he executed this Deed as his own act and deed; and
- (c) this Deed was made 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

Record and Return to:

John Scott Abbott, Esq.
9 S. Washington Avenue
Margate, NJ 08402

Robert J. Catalano & Associates
Land Surveyors & Professional Planners
3325 Atlantic Avenue at 1 North Boston Avenue
Atlantic City, NJ 08401 609-345-1887 Fax 609-345-3511

6515 Winchester Avenue
Block 173 NEW LOT *2.01*
Jonathan Ayes
Andrea Ayes
Ventnor City, N.J.

LEGAL DESCRIPTION CONSOLIDATION

All that certain Land and Premises, Tract or Parcel, situate in the City of Ventnor City, County of Atlantic County and State of New Jersey, bounded and described as follows: Beginning in the Northwesterly Line of Winchester Avenue (50 Ft. Wide) at a point that is 50.00 Feet Southwestwardly of the Southwesterly Line of Bryant Avenue (50 Ft. Wide) and extending thence by NEW JERSEY PLANE COORDINATE SYSTEM MERIDIAN (1927 DATUM):

1. South 57 degrees 53 minutes 30 seconds West, along said Northwesterly Line of Winchester Avenue, 37.50 Feet; thence
 2. North 32 degrees 06 minutes 30 seconds West, 106.00 Feet; thence
 3. North 57 degrees 53 minutes 30 seconds East, 12.50 Feet; thence
 4. South 32 degrees 06 minutes 30 seconds East, 31.00 Feet; thence
 5. North 57 degrees 53 minutes 30 seconds East, 25.00 Feet; thence
 6. South 32 degrees 06 minutes 30 seconds East, 75.00 Feet to the POINT AND PLACE OF BEGINNING.
- CONTAINING 3200.0 S.F.

City of Ventnor City Planning Board

Application Checklist

This list is for each and every copy submitted of application

- I. Signed and Notarized application
- II. Copy of Ventnor City Tax map highlighting the applicant property
- III. Set of color photographs showing front, oblique, and rear views (if applicable)
 - a. Include photos of neighboring properties if applicable
- IV. 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. Copies of professional plans or detailed sketches of proposed plans
- VI. Detailed sketch (s) of current conditions
- VII. Detailed Sketch (s) or plans of proposed plan
- VIII. Statement of Existing and Proposed use of property
- IX. Copy of Ventnor City Residential Property Card
 - a. This is available from the Ventnor City Tax Assessor
- X. Certification that Property Taxes are current
 - a. This can be obtained from Tax Office
- XI. Statement and/or drawings of existing and proposed Building heights
 - a. If applicable
- XII. Statement and/or drawings of existing and proposed off-street parking
 - a. If applicable
- XIII. Professional plans should include a signature space for Board Chairman, engineer, and Board Secretary.
 - a. If applicable
- XIV. Detailed plan for landscaping or street trees as required
 - a. Notice if requesting a waiver for such
- XV. Check for application fee as per fee structure. Check to include \$50 for final notice of Decision.
- XVI. Check for Escrow fee as per fee structure
 - a. Need to include Tax ID # or Social Security # of name on check