



**Atlantic County  
Document Summary Sheet**

ATLANTIC COUNTY CLERK

5901 MAIN ST

MAYS LANDING NJ 08330 1797

ATLANTIC COUNTY, NJ COUNTY, NJ  
EDWARD P. McGETTIGAN, COUNTY CLERK  
RECORDED 09/11/2014 09:29:30  
INSTRUMENT # 2014050247 E-RECORD  
RCPT # 1116346 RECD BY  
VOL # 13799, RECORDING FEES 80.00  
PAGE 1 OF 7 **Official Use Only**

**Transaction Identification Number**

2270021 1504942

|   |             |
|---|-------------|
| <b>Submission Date</b> (mm/dd/yyyy)           | 09/09/2014  |
| <b>No. of Pages</b> (excluding Summary Sheet) | 5           |
| <b>Recording Fee</b> (excluding transfer tax) | \$80.00     |
| <b>Realty Transfer Tax</b>                    | \$32,172.00 |
| <b>Total Amount</b>                           | \$32,252.00 |

**Return Address** (for recorded documents)

TRIDENT CHERRY HILL  
3 EXECUTIVE CAMPUS  
SUITE 100  
CHERRY HILL, NJ 08002

|                      |  |
|----------------------|--|
| <b>Document Type</b> | DEED/NO EXEMPTION FROM REALTY TRANSFER FEE |
|----------------------|--|

|                        |            |
|------------------------|------------|
| <b>Municipal Codes</b> | VENTNOR 04 |
|------------------------|------------|

|                   |                            |
|-------------------|----------------------------|
| <b>Batch Type</b> | L2 - LEVEL 2 (WITH IMAGES) |
|-------------------|----------------------------|

**Bar Code(s)**



**Additional Information (Official Use Only)**

**\* DO NOT REMOVE THIS PAGE.  
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RETAIN THIS PAGE FOR FUTURE REFERENCE.**



**Atlantic County  
Document Summary Sheet**

|   |                       |                               |  |                       |  |                     |
|---|-----------------------|-------------------------------|--|-----------------------|--|---------------------|
| DEED/NO<br>EXEMPTION<br>FROM REALTY<br>TRANSFER FEE | <b>Type</b>           |                               | DEED/NO EXEMPTION FROM REALTY TRANSFER FEE |                       |  |                     |
|   | <b>Consideration</b>  |                               | \$1,570,000.00                             |                       |  |                     |
|   | <b>Submitted By</b>   |                               | SIMPLIFILE, LLC. (SIMPLIFILE)              |                       |  |                     |
|   | <b>Document Date</b>  |                               | 09/04/2014                                 |                       |  |                     |
|   | <b>Reference Info</b> |                               |  |                       |  |                     |
|   | <b>Book ID</b>        | <b>Book</b>                   | <b>Beginning Page</b>                      | <b>Instrument No.</b> | <b>Recorded/File Date</b>                  |                     |
|   |                       |                               |  |                       |  |                     |
|   | <b>GRANTOR</b>        | <b>Name</b>                   |  |                       | <b>Address</b>                             |                     |
|   |                       | ATLANTIC CAPITAL PARTNERS LLC |  |                       | 4401 ATLANTIC AVENUE,<br>VENTNOR, NJ 08406 |                     |
|   | <b>GRANTEE</b>        | <b>Name</b>                   |  |                       | <b>Address</b>                             |                     |
|   |                       | MARC SILVER                   |  |                       | 112 S SURREY AVENUE,<br>VENTNOR, NJ 08406  |                     |
|   |                       | BARBARA FRANK                 |  |                       | 112 S SURREY AVENUE,<br>VENTNOR, NJ 08406  |                     |
|   | <b>Parcel Info</b>    |                               |  |                       |  |                     |
|   | <b>Property Type</b>  | <b>Tax Dist.</b>              | <b>Block</b>                               | <b>Lot</b>            | <b>Qualifier</b>                           | <b>Municipality</b> |
|   | 04                    | 13                            | 12.02                                      |                       | 04   |                     |

\* DO NOT REMOVE THIS PAGE.  
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**DEED**

Prepared by:

Brian J. Callaghan  
BRIAN J. CALLAGHAN, ESQUIRE

This Deed is made on *Sept 4*, 2014

**BETWEEN** Atlantic Capital Partners, LLC whose principal place of business address is: 5501 Atlantic Avenue, Ventnor, New Jersey 08406 referred to as the Grantor,

**AND** Marc Silver as to Seventy (70%) percent and Barbara Frank as to Thirty (30%) percent as Tenants in Common and whose address is: 112 S. Surrey Avenue, Ventnor, New Jersey 08406 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 (called the "Property") described below to the Grantee. This transfer is made for the sum of One Million Hundred Five Hundred Seventy Thousand (\$1,570,000.00) Dollars.

The Grantor acknowledges receipt of this money.

**Tax Map Reference.** (N.J.S.A. 46:15-1) Municipality of City of Ventnor City  
Block No 13 Lot No. 12.02 Account No.

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

**Property.** The property consists of land and all the buildings and structures on the land in the City of Ventnor City, County of Atlantic and State of New Jersey.

**SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"**

**BEING** the same land and premises granted and conveyed unto, Atlantic Capital Partners, LLC by deed from John Conway, dated January 11, 2012 and recorded January 26, 2012 in the Atlantic County Clerk's Office in Instrument Number 2012004269.

**Street Address of Property:** 112 South Surrey Avenue, Ventnor, 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 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).

COMMONWEALTH LAND TITLE INSURANCE COMPANY

Commitment No.: 14NJ31524

**SCHEDULE *A***  
**PROPERTY DESCRIPTION**

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 in the westerly line of Surrey Place, 250 feet southwardly of Atlantic Avenue; and extending thence

1. South 60 degrees 40 minutes 00 seconds West, parallel with Atlantic Avenue, 125.00 feet; thence
2. North 29 degrees 20 minutes 00 seconds West, parallel with Surrey Place, 45.00 feet to a point; thence
3. North 60 degrees 40 minutes 00 seconds Easy, parallel with Atlantic Avenue and along said Alley 125.00 feet to the westerly line of Surrey Place; thence
4. South 29 degrees 20 minutes 00 seconds East, along the same, 45.00 feet to the place of beginning.

BEING KNOWN as Lot 11 in Block 8-A as shown on Map of St. Leonard's Land Company.

BEING DESCRIBED in accordance with a survey made by Howard A. Transue, PLS, dated December 27, 2011, last updated July 31, 2014.

TAX NOTE: Being known as Block 13, Lot 12.02 on the official tax map (For informational purposes only).

ALTA Commitment  
Schedule C

14NJ31524



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

(Please Print or Type)

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

Name(s)  
Atlantic Capital Partners, LLC  
Current Resident Address:  
Street: 36 Keats Road  
City, Town, Post Office State Zip Code  
Short Hills NJ 07078

**PROPERTY INFORMATION (See Instructions, Page 2)**

Block(s) Lot(s) Qualifier  
13, Unit(s): / Lot(s): 12.02  
Street Address:  
112 South Surrey Avenue  
City, Town, Post Office State Zip Code  
Ventnor NJ 08406  
Seller's Percentage of Ownership Consideration Closing Date  
100% \$1,570,000.00 September 4, 2014

**SELLER'S AFFIDAVIT (See Instructions, Page 2)**

1.  I am a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
2.  The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
3.  I am a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4.  Seller, transferor or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5.  Seller is not an individual, estate or trust and as such not required to make an estimated payment pursuant to N.J.S.A. 54A:1-1 et seq.
6.  The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.
7.  The gain from the sale will not be recognized for Federal income tax purposes under I.R.C Section 721, 1031, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION). If such section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale (see instructions).  
 No non-like kind property received.
8.  Transfer by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this state.
9.  The property being sold is subject to a short sale instituted by the mortgagee, whereby the seller has agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10.  The deed being recorded is a deed dated prior to the effective date of P.L. 2004, c. 55 (August 1, 2004), and was previously unrecorded.

**SELLER'S DECLARATION**

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

\_\_\_\_\_  
Date 9/4/14

\_\_\_\_\_  
Signature Robert Mark  
(Seller) Please indicate if Power of Attorney or Attorney in fact

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature  
(Seller) Please indicate if Power of Attorney or Attorney in fact

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

Atlantic Capital Partners, LLC

Witnessed by:

Brian I Lallygan

By: Robert Marx (Seal)  
Robert Marx, Managing Member

STATE OF NEW JERSEY, COUNTY OF ATLANTIC:

I CERTIFY that on 9/4, 2014, Robert Marx personally appeared before me and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is the Managing Member, the Atlantic Capital Partners, LLC named in this document;
- (b) this person is the attesting witness to the signing of this Deed by the proper Managing Member of the corporation;
- (c) this document was signed and delivered by the company as its voluntary act duly authorized by a proper resolution of its Members;
- (d) this person knows the proper seal of the company which as affixed to this Document;
- (e) this person signed this proof to attest to the truth of these facts.

Brian I Lallygan  
Notary Public  
*attorney at law*  
*State of NJ*  
BRIAN I Lallygan

|                                |   |
|--------------------------------|---|
| Deed                           | Dated: <u>Sept 4</u> 2014   |
| Atlantic Capital Partners, LLC |   |
| Grantor,                       |   |
| TO                             | Record and return to:<br>Callaghan Thompson & Thompson<br>2428 Atlantic Avenue<br>Atlantic City, NJ 08401 |
| Marc Silver                    |   |
| Grantee.                       |   |

J# 14NJ31524  
CHARGE, RECORD RETURN  
TRIDENT LAND TRANSFER CO. NJ  
3 EXECUTIVE CAMPUS  
SUITE 100  
CHERRY HILL, NJ 08002

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

STATE OF NEW JERSEY

**FOR RECORDER'S USE ONLY**

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

County Atlantic } ss. County Municipal Code 0121  
Municipality of Property Location City Ventnor

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

Deponent, Jennifer Brown, being duly sworn, Last three digits in grantee's Social Security Number XXX-XX-X 900 according to law upon his/her oath, deposes and says that he/she is the Officer of Title Co in deed dated 9/14/14 transferring (Grantee, Legal Representative, Corporate Officer, Officer of the Title Company, Lending Institution, etc.)

real property identified as Block number 13 Lot number 12.02 located at 112 South Surrey Avenue, Ventnor and annexed thereto. (Street Address, Town)

(2) CONSIDERATION \$ 1,570,000.00 (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 the 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 4 day of Sept, 2014

*David A. ...*  
David A. ...  
Attorney at Law  
N.J.S.

*Margate NJ 08402*  
Signature of Deponent  
Deponent Address

Marc Silver as to a 70% interest and Barbara Frank as to a 30% interest as Tenants in Common  
Grantee Name  
112 South Surrey Avenue, Ventnor, NJ 08406  
Grantee Address at Time of Sale  
Trident Land Transfer Company (NJ) LLC  
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 \_\_\_\_\_

The Director, Division of Taxation, Department of the Treasury has prescribed this form, as required by law. It may not be altered or amended without prior approval of the Director. For further information on the Realty Transfer Fee or to print a copy of this Affidavit or any other relevant forms, visit: [www.state.nj.us/treasury/taxation/tp/localtax.shtml](http://www.state.nj.us/treasury/taxation/tp/localtax.shtml)