

Prepared by:

Malinda Colura

### Deed In Lieu of Foreclosure

You are hereby notified that N.J.S.A. § 2A:50-63 of the New Jersey Fair Foreclosure Act provides, in part, the following with respect to this Deed:

You may, without penalty, rescind the conveyance described in this Deed within seven days, excluding Saturdays, Sundays and legal holidays; such rescission is effective upon delivery of a written notice to Flagship Resort Development Corporation or its agent or upon mailing of such notice to Flagship Resort Development Corporation, a Florida limited liability company authorized to do business in New Jersey or its agent by certified or registered mail, return receipt requested at the address set forth below.

THIS DEED is made on 10/2/16.

BETWEEN

[REDACTED] Tenants by the Entirety with rights of survivorship,  
whose post office address is 380 Horton Street, Wilkes Barre, PA 18702  
referred to as the Grantor,

AND

Flagship Resort Development Corporation, a New Jersey corporation (successor by merger with La Sammana Ventures, L.L.C., a Florida limited liability company authorized to do business in New Jersey)

whose post office address is 60 North Maine Avenue, Atlantic City, NJ 08401

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 \$ 1.00, One Dollar and No Cents. The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46.15-1.1) Municipality of Brigantine Block No. 1503, Part of Lot No. 10.14-C-0421, Account No.

■ No property tax identification number is available on the date of this Deed. (Check Box if Applicable)

3. **Property.** The Property consists of the land and all the building and structures on the land in the City of Brigantine County of Atlantic and State of New Jersey. The legal description is:

■ Please see attached Legal Description annexed hereto and made part here of. (Check Box if Applicable)

The street address of the Property is 1400 West Brigantine Avenue, Brigantine, NJ 08203

4. **Type of Deed.** This Deed is called a Quitclaim Deed. The Grantor makes no promises as to ownership or title, but simply transfers whatever interest the Grantor has to the Grantee. This Deed is granted in lieu of foreclosure by Grantee.

5. **Rescission.** Pursuant to NJSA 2A:50-63(d), the Grantor understands that Grantor may, without penalty, rescind the conveyance granted by this Deed within seven (7) days, excluding Saturdays, Sundays and legal holidays; and that such rescission is effective upon delivery of a written notice to the Grantee or its agent or upon mailing of such notice to the Grantee or its agent by certified or registered mail, return receipt.

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

Witnessed or attested by:  
**GRANTOR:**

  
\_\_\_\_\_

10.12.16

**GRANTOR:**

  
\_\_\_\_\_

10.12.16

STATE OF   NJ   )  
                  SS. )  
COUNTY OF   Atlantic   )

**BE IT REMEMBERED**, on this   2nd   day of   October  , 2016.  
\_\_\_\_\_ personally came before me acknowledged under oath to my  
satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this Deed, and
- (b) signed, sealed and delivered this Deed as his or her act and deed.
- (c) The full and actual consideration paid or to be paid for the transfer of title to realty as evidence by the within Deed is One Dollar (\$1) (as such consideration is defined in N.J.S.A. 46:15-5.)

**Record and Return to :**  
**Marina Title Agency L.L.C.**  
60 North Maine Avenue  
Atlantic City, NJ 08401

Contract #208024  
FOR ACCOMMODATIONS ONLY

  
\_\_\_\_\_  
Notary must sign and notarize here

LEON A FEDELE  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
MY COMMISSION EXPIRES 08/06/2019