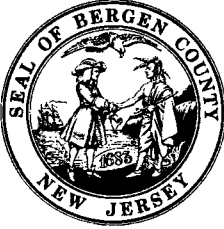


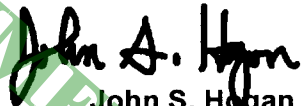


<p>John S. Hogan Bergen County Clerk</p> <p>Bergen County Clerk One Bergen County Plaza Hackensack, NJ 07601 (201) 336-7000 www.bergencountyclerk.org/</p>	<div style="text-align: center;">  </div> <div style="text-align: center;">  </div> <p>INSTRUMENT# 2025055929</p> <p>V 5576 337</p> <p>RECORDED DATE: 08/15/2025</p>																																		
<p>Document Type: NOTICE/SETTLEMENT</p>	<p>Transaction #: 2098650 Document Page Count: 3 Operator Id: MAR</p>																																		
<p>RETURN TO:</p>	<p>SUBMITTED BY: RIVERVIEW TITLE AGENCY, LLC 1073 PALISADES AVENUE FORT LEE, NJ 07024</p>																																		
<p>PRIMARY NAME</p>	<p>SECONDARY NAME</p>																																		
<p>HA LUCIA YEONKYUNG</p>	<p>SETIEN ANA</p>																																		
<p>ADDITIONAL PRIMARY NAMES</p>	<p>ADDITIONAL SECONDARY NAMES</p>																																		
<p>KIM MYUNG MIN</p>																																			
<p>MARGINAL REFERENCES: File Number: Volume: Page:</p>																																			
<p>DOCUMENT DATE: MUNICIPALITY: HACKENSACK LOT: 1.01 BLOCK: 237</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2">FEES/ TAXES:</td> </tr> <tr> <td>RECORDING FEE</td> <td style="text-align: right;">\$10.00</td> </tr> <tr> <td>STATE RECORDING FEE</td> <td style="text-align: right;">\$5.00</td> </tr> <tr> <td>COUNTY RECORDING FEE</td> <td style="text-align: right;">\$5.00</td> </tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr> <td>NPNR</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td>Basic County</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td>Basic State</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td>PHPF</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td>Extra-Aide</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td>Gen-Purpose</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td>Mansion-Tax</td> <td style="text-align: right;">\$0.00</td> </tr> </table> <p>Total: \$20.00</p>	FEES/ TAXES:		RECORDING FEE	\$10.00	STATE RECORDING FEE	\$5.00	COUNTY RECORDING FEE	\$5.00													NPNR	\$0.00	Basic County	\$0.00	Basic State	\$0.00	PHPF	\$0.00	Extra-Aide	\$0.00	Gen-Purpose	\$0.00	Mansion-Tax	\$0.00	<p>INSTRUMENT#: 2025055929 Recorded Date: 08/15/2025</p> <p>I hereby CERTIFY that this document is recorded in the Clerk's Office in Bergen County, New Jersey.</p> <div style="text-align: center;">  </div> <div style="text-align: right;">  John S. Hogan Bergen County Clerk </div> <p>Recording Fees: \$20.00 Realty Transfer Tax Fees: \$0.00 Consideration: \$</p>
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OFFICIAL RECORDING COVER PAGE

Page 1 of 3

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.
 *COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.
 V12.24.21

Bergen County Recording Data Page Honorable John S. Hogan Bergen County Clerk 	Official Use Only - Barcode
Official Use Only – Realty Transfer Fee	
Date of Document: July 28, 2025	Type of Document: NOTICE OF SETTLEMENT
First Party Name: Lucia Yeonkyung Ha and Myung Min Kim	Second Party Name: Ana Setien
Additional Parties:	

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
Block:	Lot:
Municipality:	
Consideration:	
Mailing Address of Grantee:	

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGE INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY	
Original Book:	Original Page:

<p align="center"> BERGEN COUNTY RECORDING DATA PAGE Please do not detach this page from the original document as it contains important recording information and is part of the permanent record. </p>
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NOTICE OF SETTLEMENT

Name(s) and Address(es):

Seller(s)

Lucia Yeonkyung Ha and Myung Min Kim

90 Prospect Avenue, Unit 10G, Hackensack, NJ 07601

- and -

Name(s) and Address(es):

Purchaser(s)

Ana Setien

about to reside at:

90 Prospect Avenue, Unit 10G, Hackensack, NJ 07601

NOTICE is hereby given of a Contract of Sale between the parties hereto.

THE land to be affected are commonly known as 90 Prospect Avenue, Unit 10G, Tax Lot: 1.01, Tax Block 237; in the City of Hackensack, County of Bergen, State of New Jersey.

PREPARED BY:

JoAnne B. Lima

Agent for Riverview Title Agency, LLC
Address: 1073 Palisade Avenue
Fort Lee, NJ 07024

ACKNOWLEDGEMENT

State of New Jersey, County of BERGEN

BE IT REMEMBERED, that on the July 28, 2025, before me the subscriber, personally appeared, JoAnne B. Lima, who I am satisfied is the person named in and who executed the within instrument, and thereupon he/she acknowledge that he/she signed and sealed and delivered the same as his/her own act and deed for the uses and purposes therein expressed.

Sworn to and subscribed before me, the date aforesaid.

Tiffany Camacho

Notary Public, State of New Jersey.

ID #50110893

My Commission Expires 08/19/2029

File Number: RT-7714