

INSTR # 2015034558

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PAULA SOLLAMI COVELLO- COUNTY CLERK HERCER COUNTY: NEW JERSEY

DEED

Prepared by

WINNIE G. WANG, ESQUIRE Attorney At Law-State of New Jersey

s Deed is made on July 24, 2015

BETWEE

Tze-Scheng Chuang and Sharley Chuang as tenants in common (referred to as "Grantor"); with an address of 60 Cambridge Way, Princeton Junction, NJ 08550

AND

Sharley Chuang, (refereed to as "Chantee"),

whose address is to be: 60 Cambridge Way, Princeton Junction, NJ 08550

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

Transfer of Ownership. The Gramers grant and convey (transfers ownership of) the property described below to the Grantees. This transfer is made for the sum of Ten Dollar and No Cents (\$10.00).

The grantors acknowledge receipt of this money.

Property. The property consists of the land and all the buildings and structures on the land in the MUNICIPALITY OF WEST WINDSOR, COUNTY OF MIRCER and STATE OF NEW JERSEY, LOT NO.: 4, BLOCK NO.: 39. The legal description is:

SEE ATTACHED

Commonly known as 3706 Brunswick Pike, a/k/a 271 Varsity Avenue, Princeton, NJ 08544

Subject to easements, grants, restrictions of record and applicable municipal ordinance

Being the same premises conveyed to Tze-Scheng Chuang and Sharley Chuang as tenants in dominon by deed from Tze-Scheng Chuang, dated October 28, 2005, recorded December 1, 2005, in the Mercer County (Register's Office in Deed Book 05228, Page 0080.

Promises by Grantor. The Grantors promises 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 Grantor's 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).

D6 163.00

Land Title Surveys, Inc.

Land Surveying and Mapping Consultants



January 29, 1999

Description of Lot 4 in Block 39 as shown on Sheet 4.02 of the West Windsor Township Tax Map, being commonly known as <u>3706 Brunswick Pike</u>, situate in the Township of West Windsor, Mercer County, New Jersey

BEGINNING at a POIND in the southeasterly right-of-way line of U.S. Highway Route 1 (a.k.a. Brunswick Pike), variable width, said point being the intersection of the said southeasterly right-of-way line of U.S. Highway Route 1, with the northeasterly right-of-way line of Varsity Avenue, 55 feet wide, and from said BEGINNING POINT running, thence;

- 1.) Along the said southeasterly right-of-way line of U.S. Highway Route 1, N 52 degrees 37 minutes 30 seconds E, 130.00 feet, to a point corner to lands N/F Power Test Realty Co., L.P., thence;
- 2.) Along the southwesterly line of said tends, and continuing along a southeasterly line of said lands, the following two courses, S 34 degrees 39 minutes 30 seconds E, 100.77 feet, to a point, thence;
- 3.) N 52 degrees 31 minutes 00 seconds E, 40.00 met, to a point corner to lands N/F Gerard Fennelly, thence;
- 4.) Along the southwesterly line of said lands, degrees 59 minutes 30 seconds E, 89.16 feet, to a point in the northwesterly line to lands N/F Felice Weiner, the degrees 59 minutes 30 seconds E, 89.16 feet, to a point in the
- 5.) Along said lands, S 53 degrees 34 minutes 30 seconds W 169.94 feet, to a point in the aforementioned northeasterly right-of-way line of Varsity Avenue, thence
- 6.) Along said right-of-way line, N 34 degrees 59 minutes 30 seems to the POINT and PLACE of BEGINNING.

Containing 0.64 acres of land more or less.

The above described premises also being known as part of Lots 4 and 5 as crown on a map entitled "Varsity View", duly filed in the Mercer County Clerks Office on November 12, 1926 as Map No. 517.

The hereinafter referenced survey as described above being subject to any facts that may be revealed by a full and accurate title search.

According to a survey prepared by Land Title Surveys, Inc., Land Surveying and Mappine Consultants, Hamilton, New Jersey, dated January 27, 1999, Project No. 99-116.

onn M. Rossi, PLS 40609

Chuang LTS 99-116



State of New Jersey SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

(C.55, P.L. 2004)

se Print or Type	se	Print	or	Type)
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s)

		State NJ	Zip Code 08550
Block(s) 39	Lot(s) 4		Qualifier
Street Address: 3706 Brunswick Pike City, Town, Post Office		State	Zip Code
Princeton Seller's Percentage of Owners 50%	Consideration \$10.00	NJ	08540 Closing Date
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2.			
3.			
4. ersey,			
5. 6.			
pursuant to N.J.S.A. 54A:5-1-1 et seq. 7.			
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No non-like kind property received.			
9.			·
10. unrecorded.			
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	<u> </u>		
7/24/2015 Date			· ·
Date	(Seller) Please in	Signature ndicate if Power of Attorney or Att	torney in Fact



State of New Jersey SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

(C.55, P.L. 2004)

			State		Zip Code
			NY		10021
Block	(s)	Lot(s)		Qualifier	
39	λ-7	4			
Street	Address: Brunswick Pike				
	Town, Post Office		State		Zip Code
Princ	cet	Consideration	NJ	Clasina Dat	08540
5		Consideration \$10.00		Closing Dat	е
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	pursuant to N.J.S.A. 54A:5-1-1 et se	q.			
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	No non-like kind property received.				
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	Date				~ 1
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Signature (Seller) Please indicate if Power of Attorney or Attorney in Fact

Signatures. The Grantors signs this Deed as of the date at the top of the first page. Tze-Scheng Chuang Witnessed by :SS. tify that on July ∂b , 2015, Tze-Scheng Chuang, grantor, personally came before me and acknowledged ath, to my satisfaction that they are the persons (or if more than one, each person): as the maker of the attached Deed; (b) executed his feed as their own act; (c) made this Deed for \$10.00 and other good and valuable consideration as the full and actual consideration id for the transfer of title; JESSICA CHUANG YUAN NOTARY PUBLIC-STATE OF NEW YORK **Qualified** in New York County Spanishon Expires May 28, 2017

Signatures. The Grantors signs this Deed as of the date at the top of the first page. Witnessed by NIE G. WANG, ESQUIRE :SS. , 2015, Sharley Chuang, grantor, personally came before me and acknowledged I certify that on satisfaction that they are the persons (or if more than one, each person): under oath, to my (a) was the ma the attached Deed; (b) executed this D \$10.00 and other good and valuable consideration as the full and actual consideration (c) made this Deed paid or to be paid for the transfer of title; NIE G. WANG, ESQUIRE State of **DEED Tze-Scheng Chuang** Law Offices of **Sharley Chuang** 196 Princeton Highstown Ro Grantors, **Building 2A, Suite 10** To Princeton Junction, NJ 08550 **Sharley Chuang** Grantee.

RTF-1 (Rev. 7/14/10) MUST SUBMIT IN DUPLICATE

STATE OF NEW JERSEY

AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

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

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

STATE O	L MEAN TEKOET					DECORDEDIC LICE ONLY	
			l		Consideratio	RECORDER'S USE ONLY	
COLINITY		Moreor	} SS. County I	Municipal Code	RTF paid by	seller \$	
COUNTY		Mercer			Date	By	·
MUNICIP	ALITY OF PRO	PERTY LOCAT	TION West Wind	isor	*Use symbol "0	C" to indicate that fee is exclusively for	county us
(1) <u>PART</u>	Y OR LEGAL RI	EPRESENTAT	IVE (See Instruc	tions #3 and #4 o	on reverse side)		
Deponent	Tze-Scher	ng Chuang		being duly	sworn accordin	ng to law upon his	/her o
	and says that he	(Name)	rantor	in	a deed dated _July 2	24 2015 transform	i
(Gran	itor, Legal Represe	ntative, Corporate	Officer, Officer of	litle Company, Lendi	ing Institution, etc.)	24, 2015 transferr	ing
eal prope	erty identified as	Block number	39		Lot number 4	located	at
3206 Bru	nswick Pike, a/k	/a 271 Varsity	Avenue, Princete	on, NJ 08540		and annexed	there
		(S	treet Address, To	wn)		und unitoxod	
(2) CONS	DERATION \$		10.00 (Instructi	ions #1 and #5 or	n reverse side) 🔲 no p	orior mortgage to which property is	s subject.
(S) Prope	rty transferred is	Class 4A 4	B 4C (circle o	ne). If property to	ansferred is Class 4A	, calculation in Section 3A below i	s required
\checkmark							
				JATION FOR AL	L CLASS 4A (COMN	IERCIAL) PROPERTY TRANSA	CTIONS:
(266	nstructions #5	Valuation . D	/erse side) Nicostorio Botio	- Equalized Ass	essed Valuation		
	rotal Assersed	valuation ÷ D	rector's Ratio	= Equalized Ass	essed valuation		
•		÷ .	%	, = \$			
If Director's	Ratio is esa tha	100%, the equ	alized valuation wi	ll be an amount gre	eater than the assessed	value. If Director's Ratio is equal to	or in exces
100%, the	assessed v alue w	be equal to the	e equalized valuation	on.			
(4) FULL	EXEMPTION F	ROM FEE See	Instruction #8 c	n reverse side)			
Deponent	states that this	deed transact	on is fully exem	pt from the Realt	y Transfer Fee impos	sed by C. 49, P.L. 1968, as amer	nded thro
C. 66, P.L	2004, for the f	ollowing reason	h(s). Mere refere	nce to exemption	symbol is insufficien	t. Explain in detail.	
Tranfer f	ee is less than \$	100.					
		3//	(1)				
(5) <u>PART</u>	IAL EXEMPTION	N FROM FEE	(Instruction #9 o	n reverse side)		Y MUST BE CHECKED. Failure	
NOTE: A	I boxes below a	ipply to granto	1(3) Oply, ALL B	OXES IN APPRO	OPRIATE CATEGOR	Y MUST BE CHECKED. Failure	to do so
					lian in avamet from C		emental
void claim	i for partial exer	nption. Depon	ent claims that t	nis deed transact	uon is exempt irom s	State portions of the Basic, Suppl	ciliciliai,
void claim General F	n for partial exer Purpose Fees, a	nption. Deponi s applicable, in	ent claims that t nposed=by C. 17	nis deed transact 6, P.L. 1975, C. 1	113, P.L. 2004, and C	state portions of the Basic, Supplied 6, P.L. 2004 for the following re	eason(s):
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General F	Purpose Fees, a	s applicable, in Grantor(nposed by C. 17	7, R.L. 1975, C. 1	113, P.L. 2004, and C	. 66, P.L. 2004 for the following reverse side for A or B)	eason(s):
General F	Purpose Fees, a	s applicable, in Grantor(nposed by C. 17	7, R.L. 1975, C. 1	113, P.L. 2004, and C	. 66, P.L. 2004 for the following reverse side for A or B)	eason(s):
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County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to:

STATE OF NEW JERSEY PO BOX 251

TRENTON, NJ 08695-0251 ATTENTION: REALTY TRANSFER FEE UNIT

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