



INSTR # 2015034558  
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RECORDED 07/31/2015 11:40:28 AM  
PAUL A. SOLLANT, COVELLO COUNTY CLERK  
MERCER COUNTY, NEW JERSEY

## DEED

Prepared by:

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

This Deed is made on July 24, 2015

### BETWEEN

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, (referred to as "Grantee"),  
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 Grantors 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 MERCER 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 08540

Subject to easements, grants, restrictions of record and applicable municipal ordinances.

Being the same premises conveyed to Tze-Scheng Chuang and Sharley Chuang as tenants in common by deed from Tze-Scheng Chuang, dated October 28, 2005, recorded December 1, 2005, in the Mercer County Clerk/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 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).

DDG 7pgs  
\$103.00

# Land Title Surveys, Inc.

Land Surveying and Mapping Consultants



Project #99-116  
West Windsor Township Tax Map  
Sheet 4.02  
Block 39  
Lot 4

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 3706 Brunswick Pike, situate in the Township of West Windsor, Mercer County, New Jersey

**BEGINNING** at a **POINT** 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;

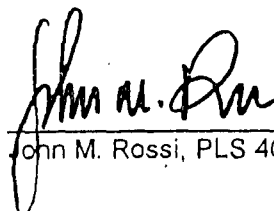
- 1.) Along the said southeasterly right-of-way line of U.S. Highway Route 1, N 52 degrees 37 minutes 30 seconds E, 130.00 feet, to a point corner to lands N/F Power Test Realty Co., L.P., thence;
- 2.) Along the southwesterly line of said lands, and continuing along a southeasterly line of said lands, the following two courses, S 34 degrees 59 minutes 30 seconds E, 100.77 feet, to a point, thence;
- 3.) N 52 degrees 31 minutes 00 seconds E, 40.00 feet, to a point corner to lands N/F Gerard Fennelly, thence;
- 4.) Along the southwesterly line of said lands, S 34 degrees 59 minutes 30 seconds E, 89.16 feet, to a point in the northwesterly line to lands N/F Felice Weiner, thence;
- 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 seconds W, 186.93 feet, 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 shown 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 Mapping Consultants, Hamilton, New Jersey, dated January 27, 1999, Project No. 99-116.

  
John 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)

s)

State Zip Code  
NJ 08550

Block(s) Lot(s) Qualifier

39

4

Street Address:  
3706 Brunswick Pike

City, Town, Post Office  
Princeton

State Zip Code  
NJ 08540

Seller's Percentage of Owners  
50%

Consideration  
\$10.00

Closing Date

1. a

2.

3.

4.

ersey,

5.

6.

pursuant to N.J.S.A. 54A:5-1-1 et seq.

7. ☐ T

☐ No non-like kind property received.

8.

9.

10.

unrecorded.

☐

7/24/2015

Date

Date

Signature

(Seller) Please indicate if Power of Attorney or Attorney in Fact



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

State  
NY

Zip Code  
10021

Block(s)  
39

Lot(s)  
4

Qualifier

Street Address:  
3706 Brunswick Pike  
City, Town, Post Office  
Princet

State  
NJ

Zip Code  
08540

Consideration  
\$10.00

Closing Date

5

1.

2.

3.

e in foreclosure or in a transfer in lieu of foreclosure with no

4.

surance company.

5.

-1 et seq.

6.

pursuant to N.J.S.A. 54A:5-1-1 et seq.

7.

plot.  
the obliga

ns

☐ No non-like kind property received.

8.

9.

10.

unrecorded.

7.26.2015

Date

☐

an

Date

Signature

(Seller) Please indicate if Power of Attorney or Attorney in Fact

*Handwritten signature*

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

  
Tze-Scheng Chuang

Witnessed by


STATE OF NEW YORK )

:SS.

COUNTY OF New York

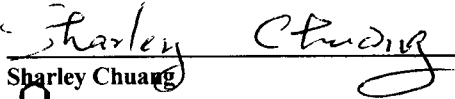
I certify that on July 26, 2015, Tze-Scheng Chuang, grantor, personally came before me and acknowledged under oath, to my satisfaction that they are the persons (or if more than one, each person):

- (a) was the maker of the attached Deed;
- (b) executed this Deed as their own act;
- (c) made this Deed for \$10.00 and other good and valuable consideration as the full and actual consideration paid or to be paid for the transfer of title;

  
NOTARY PUBLIC

JESSICA CHUANG YUAN  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 02CH6282577  
Qualified in New York County  
My Commission Expires May 28, 2017

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

  
Sharley Chuang

Witnessed by  
  
WINNIE G. WANG, ESQUIRE


STATE OF NEW JERSEY)

:SS.

COUNTY OF MERCER)

I certify that on July 4, 2015, Sharley Chuang, grantor, personally came before me and acknowledged under oath, to my satisfaction that they are the persons (or if more than one, each person):

- (a) was the maker of the attached Deed;
- (b) executed this Deed as their own act;
- (c) made this Deed for \$10.00 and other good and valuable consideration as the full and actual consideration paid or to be paid for the transfer of title;

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

**DEED**

Dated: July 4, 2015

Record and Return to:

Winnie G. Wang  
Law Offices of Winnie G. Wang  
196 Princeton Highstown Road  
Building 2A, Suite 10  
Princeton Junction, NJ 08550

Tze-Scheng Chuang  
Sharley Chuang  
Grantors,  
To  
Sharley Chuang  
Grantee.

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 OF NEW JERSEY

COUNTY

Mercer

1113

}SS. County Municipal Code

MUNICIPALITY OF PROPERTY LOCATION West Windsor

FOR RECORDER'S USE ONLY

Consideration \$  
RTF paid by seller \$  
Date By

\*Use symbol "C" to indicate that fee is exclusively for county use.

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

Deponent, Tze-Scheng Chuang, being duly sworn according to law upon his/her oath,

(Name)

deposes and says that he/she is the Grantor in a deed dated July 24, 2015 transferring

(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

real property identified as Block number 39 Lot number 4 located at

3706 Brunswick Pike, a/k/a 271 Varsity Avenue, Princeton, NJ 08540

and annexed thereto.

(Street Address, Town)

(2) CONSIDERATION \$ 10.00 (Instructions #1 and #5 on reverse side) ☐ no prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS:

(See Instructions #5A and #7 on reverse side)

Total Assessed Valuation ÷ Director's Ratio = Equalized Assessed Valuation

\$ ÷ % = \$

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL 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 C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

Transfer fee is less than \$100.

(5) PARTIAL EXEMPTION FROM FEE (Instruction #9 on reverse side)

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by C. 170, P.L. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

- A. SENIOR CITIZEN Grantor(s) ☐ 62 years of age or over. \* (Instruction #9 on reverse side for A or B)  
B. { BLIND PERSON Grantor(s) ☐ legally blind or;  
DISABLED PERSON Grantor(s) ☐ permanently and totally disabled ☐ receiving disability payments ☐ not gainfully employed\*

Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:

- ☐ Owned and occupied by grantor(s) at time of sale. ☐ Resident of State of New Jersey.  
☐ One or two-family residential premises. ☐ Owners as joint tenants must all qualify.

\*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (Instruction #9 on reverse side)

- ☐ Affordable according to H.U.D. standards. ☐ Reserved for occupancy.  
☐ Meets income requirements of region. ☐ Subject to resale controls.

(6) NEW CONSTRUCTION (Instructions #2, #10 and #12 on reverse side)

- ☐ Entirely new improvement. ☐ Not previously occupied.  
☐ Not previously used for any purpose. ☐ NEW CONSTRUCTION\* printed clearly at top of first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side)

- ☐ No prior mortgage assumed or to which property is subject at time of sale.  
☐ No contributions to capital by either grantor or grantee legal entity.  
☐ No stock or money exchanged by or between grantor or grantee legal entities.

(8) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me  
this 26th day of July, 2015

X Signature of Deponent

Tze-Scheng Chuang  
Grantor Name

233 E 70th Street  
Unit 16U  
New York, NY 10021

233 E 70th Street  
Unit 16U  
New York, NY 10021

Deponent Address

Grantor Address at Time of Sale

XXX-XXX- 829

Last three digits in Grantor's Social Security Number Name/Company of Settlement Officer

JESSICA CHUANG YUAN  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 02CH6282577  
Qualified in New York County  
My Commission Expires May 28, 2017

FOR OFFICIAL USE ONLY

Instrument Number County  
Deed Number Book Page  
Deed Dated Date Recorded

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