

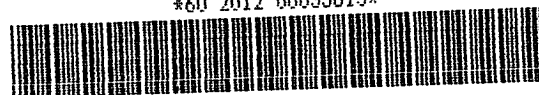
Prepared by :

Wayne C. Streitz, Esq.

An Attorney at Law of NJ

\*60 2012 00033815\*

# DEED



This Deed is made on July 31, 2012.

Docket: 00033815  
Type:DEE Pages:3  
James N. Hogan, Gloucester County Clerk  
Receipt: 163046 02:15:44F Aug 20, 2012  
RECORDED: 163046 02:15:44F Aug 20, 2012  
BK 4991

**BETWEEN LUTHER C. CHIEN and HELEN C. CHIEN, husband and wife,** whose address is 62591 330 McKinley Avenue, Pitman, New Jersey 08071, referred to as Grantor,

**AND MICHAEL J. HANNUM and IRMA M. HANNUM, husband and wife,** whose address is 14 Lange Court, Mullica Hill, New Jersey 08062, referred to as Grantee.

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

**TRANSFER OF OWNERSHIP** Grantor grants and conveys (transfers ownership of) the property described below to Grantee. This transfer is made for the sum of ONE HUNDRED SIXTY THOUSAND and 00/100 DOLLARS (\$160,000.00). Grantor acknowledges receipt of this money.

**TAX MAP REFERENCE.** (N.J.S.A. 46:15-2.1) Borough of Pitman, Block 176.10, Lot 7.03.

**PROPERTY.** The property consists of all that certain tract or parcel of land and premises situate lying and being in the Borough of Pitman, County of Gloucester, State of New Jersey, described in Schedule A attached hereto and made a part hereof.

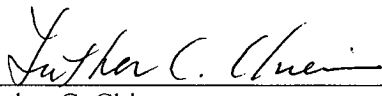
Property address: 518 Carew Avenue, Pitman, New Jersey 08071.

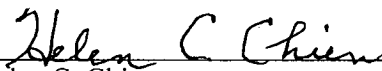
BEING the same premises which were conveyed to Luther C. Chien and Helen C. Chien, husband and wife, as tenants in common by Deed from Luther C. Chien and Helen C. Chien, dated January 21, 2010 and recorded January 26, 2010 in the Gloucester County Clerk's office in Deed Book 4738 at page 20&c, which was part of the same premises which were conveyed to Luther C. Chien and Helen C. Chien, as tenants in common, by Deed from Luther C. Chien and Helen C. Chien, dated March 6, 1996 and recorded March 8, 1996 in the Gloucester County Clerk's office in Deed Book 2629 at page 39&c, which was the same premises which was conveyed to Luther C. Chien and Helen C. Chien, his wife, by Deed from E. Weyman Austin and Thelma P. Austin, husband and wife, dated December 19, 1955 and recorded January 6, 1956 in the Gloucester County Clerk's office in Deed Book 827 at page 435&c.

SUBJECT TO easements, restrictions and covenants of record, including the development covenants set forth in Deed recorded in the Gloucester County Clerk's office on January 26, 2010 in Deed Book 4738 at page 20&c.

**PROMISES BY GRANTOR.** Grantor promises that 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 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 Grantor).

**SIGNATURES.** Grantor signs this Deed as of the date at the top of this page.

 (SEAL)  
Luther C. Chien

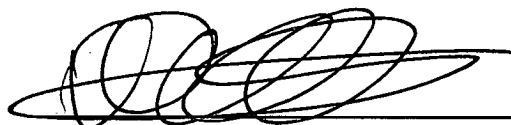
 (SEAL)  
Helen C. Chien

|                |            |           |        |
|----------------|------------|-----------|--------|
| Consideration: | 160,000.00 | Tax/Code: | 5      |
| County:        | 160.00     | State:    | 400.00 |
| NJAHF:         | 15.00      | PHPFA:    | 80.00  |
| EAA:           | 12.00      |           |        |
| GenPur:        | .00        |           |        |
| C)*1M:         | .00        |           |        |

STATE OF NEW JERSEY, COUNTY OF GLOUCESTER:

REALTY TOTAL: 667.00

I CERTIFY that on July 31, 2012, Luther C. Chien and Helen C. Chien, personally came before me and acknowledged under oath, to my satisfaction, that they are the persons named in and personally signed this Deed; they signed, sealed and delivered this Deed as their act and deed; and they made this Deed for \$160,000.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)



**WAYNE C. STREITZ**  
An Attorney at Law of New Jersey



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)

Luther C. Chien and Helen C. Chien

Current Resident Address:

Street: 625 McKinley Avenue

City, Town, Post Office

State

Zip Code

Pitman

NJ

08071

**PROPERTY INFORMATION (Brief Property Description)**

Block(s)

Lot(s)

Qualifier

176.10

7.03

Street Address:

518 Carew Avenue

City, Town, Post Office

State

Zip Code

Pitman

NJ

08071

Seller's Percentage of Ownership

Consideration

Closing Date

100%

\$160,000.00

7-31-12

**SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to Residents and Non-residents)**

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.

**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.

7-31-2012

Date

7-31-2012

Date

Signature

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

Signature

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

## **SCHEDULE A**

### **Legal Description**

**ALL** that certain tract or parcel of land, situated, lying and being in the Borough of Pitman, County of Gloucester, State of New Jersey, more particularly described as follows:

**BEGINNING** at a concrete monument set at a point of curvature in the northerly line of Carew Avenue (50 feet wide) along the southerly line of Block 176.10, Lot 7.03 of the Borough of Pitman Tax Map; thence

(1) North 84 degrees 30 minutes 00 seconds East, continuing along the northerly line of Carew Avenue, 220.32 feet to a point; thence

(2) North 05 degrees 30 minutes 00 seconds West, along lands of Block 176.10, Lot 7.01, passing over a concrete monument set, 5.00 feet from the point of beginning a total distance of 161.17 feet from the point of beginning; thence

(3) South 84 degrees 51 minutes 51 seconds West, along lands of Lakeside Avenue (unimproved), Block 175, Lots 1 and 1.01, 265.64 feet to a point; thence

(4) South 11 degrees 02 minutes 45 seconds East, along lands of Block 176.10, Lot 7.04 recently subdivided, 163.60 feet to a point; thence

(5) Northeasterly, curving to the left, along a 3575.00 foot radius curve, along the northerly line of Carew Avenue, an arc distance of 29.50 feet to a concrete monument and the point of **BEGINNING**.

**NOTE:** Being Lot: 7.03, Block: 176.10; Tax Map of the Borough of Pitman, County of Gloucester, State of New Jersey.

**NOTE FOR INFORMATION ONLY:** Mailing Address is 518 Carew Avenue, Pitman, NJ 08071