

Deed

JK 14-171P

This Deed is made on **October 21, 2014**

Between

Docket: 00039059 Type: DEE Pages: 5
 James H. Hogan, Gloucester County Clerk
 Receipt #: 384785 09:42:03A Nov 14, 2014
 Recording Fee: 80.00 DB 5255 261

Kum S. Park

whose post office address is 25 Douglas Avenue, Franklinville, NJ 08322

referred to as the Grantor,

and

Ko Kwang Han and Hae Soon Han

whose post office address is 25 Douglas Avenue, Franklinville, NJ 08322

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 **One Hundred Fifty Thousand Dollars 00/100 (\$150,000.00)**. The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:15:1.1) Municipality of Township of Franklin
 Block No. 3603 Lot No. 24 Account No.

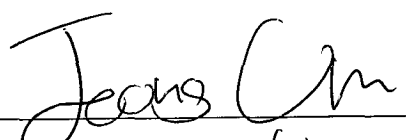
☐ No property tax identification number is available on the date of this Deed.
(Check box if applicable)

3. Property. The Property consists of the land and all the buildings and structures on the land in the Township of Franklin, County of Gloucester and State of New Jersey. The legal description is:

☒ Please see attached Legal Description annexed hereto and made a part hereof.
(check box if applicable)

(For Recorder's Use Only)

Prepared by: (print signer's name below signature)


 Jeong Um

Consideration:	150,000.00	Tax/Code:	B
County:	150.00	State:	.00
NJAHF:	.00	PHPFA:	.00
EAA:	.00		
GenFur:	.00		
C)*1M:	.00	REALTY TOTAL:	150.00

State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION
(C.55, P.L. 2004)DB 5255 262
DOCKET# 00039059

(Please Print or Type)

SELLER(S) INFORMATION (See Instructions, Page 2)

Name(s)

Kum S. Park

Current Resident Address:

Street:

25 Douglas Avenue

City, Town, Post Office

Franklinville

State

NJ

Zip Code

08322**PROPERTY INFORMATION (Brief Property Description)**

Block(s)

3603

Lot(s)

24

Qualifier

Street Address:

25 Douglas Avenue

City, Town, Post Office

Franklinville

State

NJ

Zip Code

08322

Seller's Percentage of Ownership

100

Consideration

150,000.00

Closing Date

10/21/14**SELLER ASSURANCES (Check the Appropriate Box)**

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.
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.

October 21, 2014

Date

Signature

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

Date

Signature

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

LEGAL DESCRIPTION

ALL that certain lot, parcel or tract of land, situate and lying in the Township of Franklin, County of Gloucester, State of New Jersey, and being more particularly described as follows:

BEGINNING at a point in the **SOUTHWEST** line of Douglas Avenue (50 feet wide) said point being distant the following 2 courses, from monument set at the intersection of said **SOUTHWESTERLY** line of Douglas Avenue with the **SOUTHERLY** line of MacArthur Avenue (50 feet wide).

- (1) South 5 degrees 6 minutes 8 seconds West 130 feet to a monument.
- (2) **SOUTHEASTWARDLY** on an arc with a radius of 200 feet an arc distance of 91.43 feet to the point of **BEGINNING**; thence
- (3) South 70-degrees 7 minutes 8 seconds West 188.98 feet to a point; thence
- (4) South 5 degrees 30 minutes West 178.93 feet to an iron pipe corner; thence
- (5) South 84 degrees 39 minutes 24 seconds East 187.93 feet to an iron pipe corner; thence
- (6) North 31 degrees 9 minutes 8 seconds East 184.59 feet to an iron pipe corner; thence
- (7) **NORTHWESTARDLY** on an arc with a radius of 200 feet the arc distance of 137.15 feet to the point and place of **BEGINNING**.

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot 24 in Block 3603 on the Township of Franklin Tax Map.

BEING THE SAME PREMISES Kum S. Park by deed from Jan Sherman Kahle, dated July 17, 2006, recorded August 21, 2006, in the Clerk's Office of the County of Gloucester, New Jersey, in Deed Book 4263, page 67.

RECORD AND RETURN TO: EZER PROPERTY, LLC
2023 Main Street
Voorhees, NJ 08043

GOLDEN TITLE AGENCY
1818 Old Cuthbert Rd.
Cherry Hill, NJ 08034
Tel: 856-427-7999
Fax: 856-354-2129

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

Gloucester

0805

MUNICIPALITY OF PROPERTY LOCATION, Franklinville

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 (Instructions #3 and #4 on reverse side)

Deponent, Kim Gill, being duly sworn according to law upon his/her oath,
(Name)
deposes and says that he/she is the Title Officer in a deed dated 10/21/2014 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)
real property identified as Block number 3603 Lot number 24 located at
25 Douglas Avenue, Franklinville and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION \$ 150,000.00 (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:
(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 (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.

(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. 176, 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, #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)

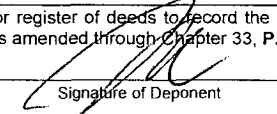
- ☐ No prior mortgage assumed or to which property is subject at time of sale.
☐ No contributions to capital by either grantor or grantee legal entity.
☐ No stock or money exchanged by or between grantor or grantee legal entities.

(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 21 day of October, 20 14


Pamela A. Abrams

Notary Public of New Jersey
My commission expires
April 6, 2016


Signature of Deponent
1818 Old Cuthbert Rd. Cherry Hill
Deponent Address

xxx-xxx- 3 2 1

Last three digits in Grantor's Social Security Number

Kum S. Park
Grantor Name
25 Douglas Avenue, Franklinville
Grantor Address at Time of Sale

Name/Company of Settlement Officer

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 it 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's website at:
www.state.nj.us/treasury/taxation/lpt/localtax.shtml