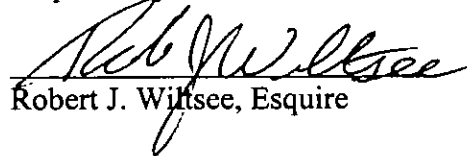


Prepared By:


Robert J. Wiltsee, Esquire

GROUP 21 TITLE AGENCY
FIVE GREENTREE CENTRE STE. 111
MARLTON, NJ 08053



DEED

Docket# 57164 Type: DEE Pages: 6
James N. Hogan, Gloucester County Clerk
Receipt#: 47339 02:41:56 P.M. 08/21/2006
Recording Fee: \$90.00 DB 4263 67

This Deed is made on *July 17, 2006*

BETWEEN JAN SHERMAN KAHLE

whose address is 25 Douglas Avenue, Franklinville, New Jersey 08322

referred to as Grantor.

AND KUM S. PARK

whose post office address is 25 Douglas Avenue, Franklinville, New Jersey 08322

referred to as Grantee.

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

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to Grantee. This transfer is made for the sum of **TWO HUNDRED NINETEEN THOUSAND (\$219,000.00) DOLLARS**

Tax Map Reference. (N.J.S.A. 46:15-2.1) 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)

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:

SEE ATTACHED LEGAL DESCRIPTION

BEING the same lands and premises which became vested in JAN SHERMAN KAHLE by Deed from JAN SHERMAN KAHLE and HELGA A. KAHLE, H/W, dated June 4, 1986, recorded June 6, 1986, in Deed Book 1546 at Page 770 in the Gloucester County Clerk's Office.

BEING the same lands and premises which became vested in JAN SHERMAN KAHLE by Deed from JAMES R. CHEW and CATHERINE CHEW, H/W dated June 11, 1976, recorded June 14, 1976, in Deed Book 1304 at Page 1175 in the Gloucester County Clerk's Office.

SUBJECT to all easements, ordinances and restrictions of record.

Promises by Grantor. The Grantor promises that the 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 the 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 the Grantor).

Consideration: \$219,000.00 Exempt Code: A
Cnty: \$219.00 St: \$.00
N.P.N.R.F.: \$103.50 P.H.P.F.A.: \$.00
E.A.A.: \$.00 Gen Purp: \$.00
C) \$1M: \$.00 REALTY TOTAL: \$322.50

927901

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)

Jan Sherman Kahle

Current Resident Address:

Street: 25 Douglas Ave

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

219,000

Closing Date

7-17-06

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.

7-17-06

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



TITLE INSURANCE COMMITMENT

File Number: G27901

**SCHEDULE C
LEGAL DESCRIPTION**

ALL that certain land and premises situate in the Township of Franklin, County of Gloucester and the State of New Jersey, bounded and 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
 - (1) South 70 degrees 7 minutes 8 seconds West 188.98 feet to a point; thence
 - (2) South 5 degrees 30 minutes West 178.93 feet to an iron pipe corner; thence
 - (3) South 84 degrees 39 minutes 24 seconds East 187.93 feet to an iron pipe corner; thence
 - (4) North 31 degrees 9 minutes 8 seconds East 184.59 feet to an iron pipe corner; thence
 - (5) Northwestwardly on an arc with a radius of 200 feet the arc distance of 137.15 feet to the point and place of BEGINNING.

BEING Lots 47, 48 and 49 Lake Development of Plan of Tax Sale Development Franklinville, surveyed by Chris G. Burns, June, 1942.

BEING known as Lot 24, Block 3603 as shown on the Township of Franklin tax map.

COMMONLY known as 25 Douglas Avenue.

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

Witnessed by:

Jan Sherman Kahle (Seal)
JAN SHERMAN KAHLE

Cm Pollock

_____(Seal)

STATE OF NEW JERSEY, COUNTY OF *GloUCESTER* SS.:

I CERTIFY that on *July 17, 2006*

JAN SHERMAN KAHLE personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person);

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his or her act and Deed; and
- (c) made this Deed for \$219,000.00 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.)

CHARLENE M. POLLOCK
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires
February 7, 2009

Charlene M. Pollock
(print name and title below signature)

DEED	
<u><i>Jan Sherman Kahle</i></u> JAN SHERMAN KAHLE	Record and Return to:
TO	
KUM SOON PARK	GROUP 21 TITLE AGENCY FIVE GREENTREE CENTRE STE. 111 MARLTON, NJ 08053

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER
(Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006)

To be recorded with deed pursuant to Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006, and Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006, and Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE IN
STATE OF NEW JERSEY

COUNTY

MUNICIPALITY

SS. County Municipal Cod

Consideration: \$219,000.00 Exempt Code: A
Cnty: \$219.00 St: \$.00
N.P.N.R.F.: \$103.50 P.H.P.F.A.: \$.00
E.A.A.: \$.00 Gen Purp: \$.00
C)\$1M: \$.00 REALTY TOTAL: \$322.50

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

Deponent, Charlene Pollock being duly sworn according to law upon his/her oath,
(Name)
deposes and says that he/she is the Official Title Co. in a deed dated 7-17-06 transferring
(Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)
real property identified as Block number 3603 Lot number 24 located at
25 Douglas Ave Franklinville and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION \$ 219,000 (See Instructions #1 and #5 on reverse side)

(2A) REQUIRED CALCULATION OF EQUALIZED ASSESSED VALUATION FOR ALL CLASS 4A COMMERCIAL PROPERTY
TRANSACTIONS:

Total Assessed Valuation + Director's Ratio = Equalized Valuation

\$ + % = \$

If equalized value is in excess of \$1,000,000, the 1% fee is imposed on buyer on entire amount of consideration. 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 value.

(3) FULL EXEMPTION FROM FEE (See Instruction #6 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.

(4) PARTIAL EXEMPTION FROM FEE (See Instruction #7 on reverse side)

PARTIAL EXEMPTION FROM FEE EXEMPTION FROM FEE (See Instructions #7 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 Fee, Supplemental Fee, and General Purpose Fee, 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. * (See Instruction #7 on reverse side for A or B)
B. BLIND PERSON Grantor(s) ☐ legally blind or; *
C. DISABLED PERSON Grantor(s) ☐ permanently and totally disabled ☐ Receiving disability payments ☐ Not gainfully employed *

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

☒ Owned and occupied by grantor(s) at time of sale.
☒ One or two-family residential premises.

☒ Resident of the State of New Jersey.
☒ Owners as joint tenants must all qualify.

*IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANTOR NEEDS TO QUALIFY IF OWNED AS TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (See Instruction #7 on reverse side)

☐ Affordable according to H.U.D. standards.
☐ Meets income requirements of region.

☐ Reserved for occupancy.
☐ Subject to resale controls.

(5) NEW CONSTRUCTION (See Instructions #8 and #10 on reverse side)

☐ Entirely new improvement.
☐ Not previously used for any purpose.

☐ Not previously occupied.
"NEW CONSTRUCTION" printed clearly at the top of the first page of the deed.

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 17th day of July, 2006

Lynette A. Peterson
Notary Public of New Jersey
My Commission Expires Jan. 10, 2010

Charlene M. Pollock Signature of Deponent
Five Green Tree Centre Grantor Name
Franklinville, NJ 08322 Grantor Address at Time of Sale

Deponent Address

Grantor Address at Time of Sale

Group 21 Title
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 Affidavit of Consideration for Use by Seller when Section 2A is completed.

STATE OF NEW JERSEY - DIVISION OF TAXATION
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 further 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/tp/localtax.htm.