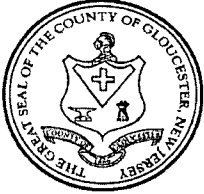


80
450-198940

Gloucester County Recording Data Page Honorable James N. Hogan Gloucester County Clerk 	Official Use Only – Barcode *60 2022 00024082*  Docket: 00024082 Type: DEP Pages: 5 James N. Hogan, Gloucester County Clerk Receipt #: 1048439 03:10:06P Jun 02, 2022 Recording Fee: 80.00 DB 6689 44
Official Use Only – Record & Return RECORD AND RETURN TO: FOUNDATION TITLE, LLC 57 EUCLID STREET WOODBURY NJ 08096	Official Use Only – Realty Transfer Fee Consideration: 173,000.00 Tax/Code: S County: 173.00 State : 432.50 NJAHF: 34.50 PHPFA : 86.50 EAA : 27.60 GenPur: .00 C)\$1M : .00 REALTY TOTAL: 754.10
Date of Document: ON THE 22nd DAY OF May, 2022	Type of Document: DEED
First Party Name: Chi-Lun Charles Wang	Second Party Name: Geraldine J. Fernandez Maniago and Joseph Naugle
Additional Parties:	

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
Block: 85	Lot: 3 C414
Municipality: Washington Township	
Consideration: \$173,000.00	
Mailing Address of Grantee: 414 Atlanta Court, Sewell, New Jersey 08080	

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY	
Original Book:	Original Page:

Prepared By: Robert A. Gleaner, Esq.
Robert A. Gleaner, Esq.

DEED

This Deed is made on May 22, 2022, between, *Delivered May 31, 2022*

Chi-Lun Charles Wang

whose address is 414 Atlanta Court, Sewell, NJ 08080
referred to as the Grantor, and

Geraldine J. Fernandez Maniago and Joseph Naugle, *a married couple*
whose address is about to be 414 Atlanta Court, Sewell, NJ 08080
referred to as the Grantees.

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 the Grantee. This transfer is made for the sum of ONE HUNDRED SEVENTY-THREE THOUSAND DOLLARS (\$173,000.00). The Grantor acknowledges receipt of this money.

TAX MAP REFERENCE. (N.J.S.A 46:15-2.1) Township of Washington, County of Gloucester, State of New Jersey, Block No. 85, Lot No. 3, Qualifier C414.

PROPERTY. ALL that certain of the land and all the buildings and structures on the land, situate, lying and being in the Township of Washington, County of Gloucester, State of New Jersey:

SEE ATTACHED

NOTE FOR INFORMATION:

The mailing address of the premises is 414 Atlanta Court, Sewell, NJ 08080

BEING the same lands and premises conveyed to Chi-Lun Charles Wang by deed from Huntingdon Mews, Inc., a corporation of the State of New Jersey, dated November 25, 1988, recorded December 7, 1988 in the Gloucester Clerk's/Register's Office in Deed Book 1812, Page 165.

SUBJECT to any operative easements, agreements, covenants, conditions, reservations, and restrictions of record and such state of facts as an accurate survey or inspection of the premises would disclose.

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).

GIT/REP-1
(10-21)State of New Jersey
Nonresident Seller's Tax Declaration

(Print or type)

Seller's Information

Name(s)

Chi-Lun Charles Wang

Current Street Address

3814 Centerville Road

City, Town, Post Office

Wilmington

State

DE

ZIP Code

19807

Property Information

Block(s)

85

Lot(s)

3

Qualifier

C414

Street Address

414 Atlanta Court

City, Town, Post Office

Sewell

(Washington Twp.)

State

NJ

ZIP Code

08080

Seller's Percentage of Ownership

100

Total Consideration

173,000.00

Owner's Share of Consideration

173,000.00 5/31/2022

Closing Date

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 may 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.

5/25/2022
DateChi-Lun Charles Wang
Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

American Land Title Association

Commitment for Title Insurance
Adopted 08-01-2016
Technical Corrections 04-02-2018

LEGAL DESCRIPTION
Marketplace Title, LLC

a Policy Issuing Agent for Fidelity National Title Insurance Company
File No. 450-198940

All that certain tract or parcel of land, situated, lying and being in Washington Township, County of Gloucester, and State of New Jersey, more particularly described as follows:

And other appurtenances thereto, in fee simple, subject to the provisions of the New Jersey Condominium Act A (R.S. 46:8B-1 et seq.) its amendments, supplements, and to the provisions of that certain Master Deed to Peachtree Condominium, dated October 7, 1986 and recorded in the Office of the Clerk of Gloucester County on February 25, 1987 in Book of Deeds 1584 for said County, Page 164, as amended; which real property is more particularly described as Unit No. 414, Building No. 5, in said Condominium, together with other appurtenances to said Unit, which Unit and Master Deed, which is comprised of premises known as Block 85, Lot B (formerly part of Lots 1A and 3), on the Tax Map of Washington Township, New Jersey, and depicted on certain Exhibits thereto, and including the fee in an undivided percent (.3284) interest in the general common elements of said Condominium appurtenant to said Unit.

NOTE FOR INFORMATION:

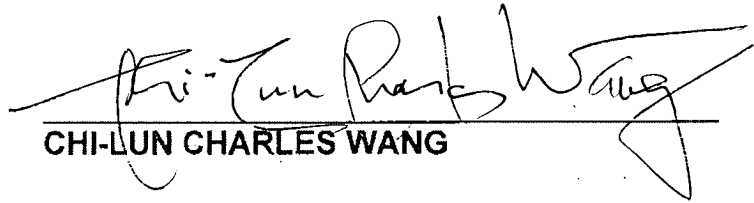
BEING known as 414 Atlanta Court, Washington Township, Gloucester County, State of New Jersey, Block 85, Lot 3, Qualifier C414 on the tax map of Washington Township.

NOTE FOR INFORMATION: The mailing address of the premises is 414 Atlanta Court, Sewell, NJ 08080.

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

WITNESSED BY:



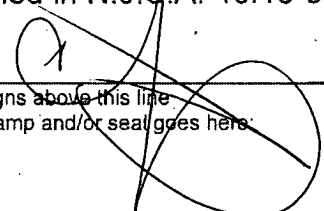

CHI-LUN CHARLES WANG

STATE OF ~~NEW JERSEY~~ *Delaware*

COUNTY OF *Delaware* : ss.

I CERTIFY that on May 22, 2022, Chi-Lun Charles Wang, 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 the full and actual consideration indicated above paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)


Notary signs above this line
Notary stamp and/or seal goes here

RECORD AND RETURN TO:

RECORD AND RETURN TO:
FOUNDATION TITLE, LLC
57 EUCLID STREET
WOODBURY NJ 08096

450-198940

CHRISTOPHER J. WAY
Notary Public
STATE OF DELAWARE
My Commission Expires 12-18-2024