



Docket# 71843 Type: DEP Pages: 5
 James N. Hogan, Gloucester County Clerk
 Receipt#: 66486 11:43:25 A.M. 12/14/2007
 Recording Fee: \$80.00 DB 4478 159

Consideration: \$150,000.00 Exempt Code: S
 Cnty: \$150.15 St: \$374.85
 N.P.N.R.F.: \$.00 P.H.P.F.A.: \$75.00
 E.A.A.: \$.00 Gen Purp: \$.00
 C)\$1M: \$.00 REALTY TOTAL: \$600.00

DEED - Bargain and Sale(Covenant as to Grantor's Act)

DEED

Prepared by:

ALAN G. GIEBNER, ESQ.

This Deed is made on 16th day of November, 2007

BETWEEN ISABELLA B. LUI,

whose address is 95-15 82nd Street, Ozone Park, NY 11416

referred to as the Grantor,

AND LARRY C. LUI a/k/a LARRY CHI NGOK LUI

whose address is 360 Rt. 54, Buena Vista Township, NJ 08310

referred to as the 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 the Grantee. The transfer fee is made for the sum of One Hundred Fifty Thousand (\$150,000.00) Dollars.

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-1.1) **Municipality:** Glassboro
 Block No. 109 Lot No. 5.01 & 6 Account No.

Property. The property consists of the land and all the buildings and structures on the land in the Borough of Glassboro, County of Gloucester and State of New Jersey. The legal description is:

SEE SCHEDULE "A" ANNEXED HERETO

BEING the same lands and premises conveyed to Larry C. Lui and Isabella B. Lui by Deed from Francesco Mario dated October 3, 2004 and recorded October 15, 2004 in the Gloucester County Clerk's Office in Deed Book 3856 Page 249.

Final Judgment of Divorce - Marriage between Isabella Bai Hua Lui and Larry Chi Ngok Lui was dissolved by the Honorable Charles M. Middlesworth, Jr., J.S.C. and duly filed on 7/3/07 by way of a Final Judgment of Divorce, Docket No. FM-01-572-07P under the Superior Court of New Jersey, Chancery Division-Family Part, Atlantic County. It was further ordered that the



State of New Jersey
NONRESIDENT SELLER'S TAX DECLARATION
(C.55, P.L. 2004)

GIT/REP-1
(7-07)

(Please Print or Type)

SELLER(S) INFORMATION

Name(s)

Isabella B. Lui also known as Isabella Bai Hua Lui, unmarried

Street Address:

95-15 82nd Street

City, Town, Post Office

State

Zip Code

Ozone Park

NY

11416

PROPERTY INFORMATION (Brief Property Description)

Block(s)

Lot(s)

Qualifier

109

5.01 and 6

Street Address:

210 Swarthmore Road

City, Town, Post Office

State

Zip Code

Glassboro

NJ

08028

Seller's Percentage of Ownership

Consideration

Closing Date

50%

\$150,000.00

11/16/2007

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.

11/16/2007

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

FIDELITY NATIONAL TITLE INSURANCE COMPANY

TITLE INSURANCE COMMITMENT

SCHEDULE C LEGAL DESCRIPTION

File Number: SL07-4632

All that certain Lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the **Borough of Glassboro, County of Gloucester State of New Jersey:**

Tract No. 1

BEGINNING at a point in the southerly line of Swarthmore Road (50.00 feet wide), corner to Lot 6 on plan hereinafter mentioned, said beginning point being South 61 degrees 26 minutes East, 350.00 feet from the westerly line of Yale Road; thence

- (1) Along the southerly line of Swarthmore Road, South 61 degrees 26 minutes East, 25.00 feet to a concrete monument; thence
- (2) South 28 degrees 34 minutes West, 155.00 feet to a concrete monument in line of Lot 20; thence
- (3) Along Lot 20, North 61 degrees 26 minutes West, 25.00 feet to a corner of Lot 6; thence
- (4) Along Lot 6 (being other lands of Donald A. Winans) North 28 degrees 34 minutes East, 155.00 feet to the point of Beginning.

Being the westerly one-half of Lot 5, Block 15, Section B, Chestnut Ridge Estates.

Tract No. 2

BEGINNING at a point on the southwest side of Swarthmore Road, at the distance of 300 feet southeast from the southeast side of Yale Road, and extending thence southeastward, along the southwest side of Swarthmore Road, 50 feet on front or width, and thence southwestward of that width of frontage, between parallel lines at right angles to said Swarthmore Road, 155 feet in length or depth area and measurements, more or less.

BEING Plot 6, in Block No. 15, in Section B, on a certain plan of plots called "Plan of Section B, Chestnut Ridge Estates", surveyed for Pennsylvania Realty Securities Company by Milton R. Yerkes, Civil Engineers, July 29, 1910, and filed August 18, 1910, in the Office of the Clerk of Gloucester aforesaid, on map Slide No. 13, and premises now known and designated as No. 210 Swarthmore Road, Glassboro, New Jersey.

NOTE: Being Block 109, Lot(s) 5.01 and 6, Tax Map of the **Borough of Glassboro, County of Gloucester.**

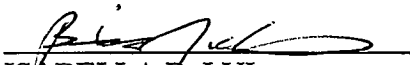
NOTE: Lot and Block shown for informational purposes only.

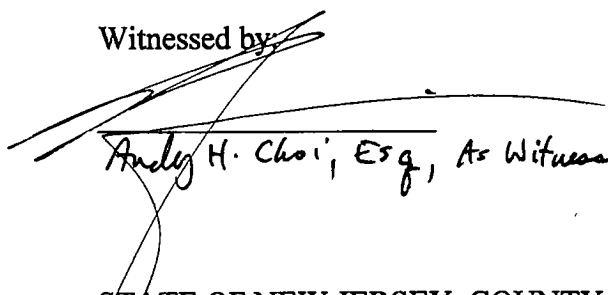
parties were directed to comply with the terms and conditions contained in the Matrimonial Settlement Agreement dated June 13, 2007.

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).

Signatures. The Grantor signs this Deed as of the date at the top of the first page. If the Grantor is a corporation, this Deed is signed and attested to by its proper corporate officers and its corporate seal is affixed.

Witnessed by:

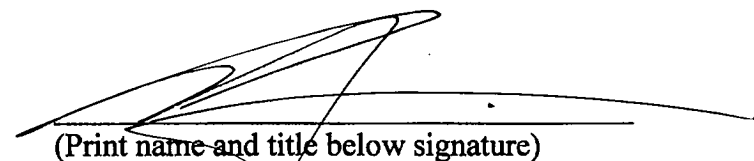
 (Seal)
ISABELLA B. LUI


Andy H. Choi, Esq., As Witness Only

STATE OF NEW JERSEY, COUNTY OF CUMBERLAND SS.:

I CERTIFY that on *November 16*, 2007, **Isabella B. Lui**, personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of the attached deed;
- (b) executed this deed as ~~his or~~ her own act; and,
- (c) made this Deed for \$150,000.00 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.)


(Print name and title below signature)

ANDY H. CHOI, Attorney At Law
of the State of New Jersey

DEED	<i>Dated:</i> November 16 2007
ISABELLA B. LUI	<i>Record and return to:</i>
<i>Grantor</i>	LARRY C. LUI
TO	360 ROUTE 54
LARRY C. LUI a/k/a LARRY CHI NGOK	BUENA VISTA, NJ
LUI	08310
<i>Grantee.</i>	