



E-recorded

DOCKET#:37645 Type:ERX-Deed
PAGES:5

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 1145714 11:02:53 AM

12/21/2023
DB 6950 125

Fee:\$ 70.00

CONSIDERATION:\$ 275,000.00 Tax/Code: STANDARD UNDER 350K

COUNTY:	275.00	STATE :	687.50
NJAHTF :	187.50	EAA :	232.50
PHPFA :	137.50	GEN PURP	0.00
1% OVER:	0.00		

REALTY TOTAL: \$ 1,520.00

GRANTEE ADDRESS: 725 N. MAIN STREET, SUITE C

GLASSBORO
NJ -08028

DOCUMENT DATE: 12/15/2023

MUNICIPALITY: GLASSBORO BLOCK: 109 LOT: 5.01

PARTIES:

FIRST PARTY-LARRY C LUI
ADDITIONAL PARTY-LARRY CHI NGOK LUI
SECOND PARTY-210 SWARTHMORE LLC

RECORD & RETURN TO:
SIMPLIFILE

PLEASE DO NOT DETACH THIS PAGE FROM THE ORIGINAL
DOCUMENT AS IT CONTAINS IMPORTANT INFORMATION AND
IS PART OF THE PERMANENT RECORD.

GLOUCESTER COUNTY RECORDING DATA PAGE
HONORABLE JAMES N. HOGAN, COUNTY CLERK

NJ Deed-Individual (Bargain and Sale, Covenant as to Grantor's Acts)

Prepared by:

Tamara Rudow Steinberg, Esq.
Preparer signature no longer required per NJSA 46:26A-3

Deed

This Deed is made on December 15, 2023

BETWEEN

Larry C. Lui a/k/a Larry Chi Ngok Lui, married
whose post office address is 210 Swarthmore Road, Glassboro, NJ 08028

referred to as the **Grantor**,

AND

210 Swarthmore LLC
whose post office address is 725 N. Main Street, Suite C, Glassboro, NJ, 08028

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 (called the "Property") described below to the Grantee.

Consideration. This transfer of ownership is made for the sum and consideration of TWO HUNDRED SEVENTY FIVE THOUSAND AND 00/100 DOLLARS (\$275,000.00)
The Grantor acknowledges receipt of this money.

Tax Map Reference. The property is located in the Municipality of Glassboro Borough

Block No. 109 Lot No. 5.01 & 6 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 Glassboro Borough, Gloucester County, State of New Jersey. The legal description is:

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

Block 109, Lot 5.01 & 6, Glassboro Borough, in Gloucester County, NJ
210 Swarthmore Road
Glassboro, NJ 08028

BEING known as Lot 5.01 & 6, Block 109 as shown on the Glassboro Borough tax map.

Commonly known as: 210 Swarthmore Road

LEGAL DESCRIPTION

Foundation Title, LLC - Woodbury

a Policy Issuing Agent for First American Title Insurance Company

File No. 213-225558

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

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 three hundred feet Southeast from the Southeast side of Yale Road, and extending thence Southeastward, along the Southwest side of Swarthmore road, fifty feet on front or width, and thence South-westward of that width of frontage, between parallel lines at right angles to said Swarthmore Road, one hundred and fifty-five 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 the County of Gloucester aforesaid, on map Slide No. 13, and premises now known and designated as No. 210 Swarthmore Road, Glassboro, New Jersey,

NOTE FOR INFORMATION:

BEING known as 210 Swarthmore Road, Glassboro Borough, Gloucester County, State of New Jersey, Block 109, Lot 6 and Block 109, Lot 5.01 on the tax map of Glassboro Borough.

NOTE FOR INFORMATION: The mailing address of the premises is 210 Swarthmore Road, Glassboro, NJ 08028.

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I Requirements; and Schedule B, Part II Exceptions; and a counter signature by the Company or its issuing agent that may be in electronic form.

GIT/REP-3

(11-23)

(Print or type)

State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s)

Larry C. Lui a/k/a Larry Chi Ngok Lui, married

Current Street Address

City, Town, Post Office

State

ZIP Code

Property Information

Block(s)

Lot(s)

Qualifier

109

5.01 & 6

Street Address

210 Swarthmore Road

City, Town, Post Office

Glassboro Borough

State

NJ

ZIP Code

08028

Seller's Percentage of Ownership

Total Consideration

Owner's Share of Consideration

Closing Date

100%

\$275,000.00

\$ 275,000.00

12/15/2023

Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 apply to Residents and Nonresidents)

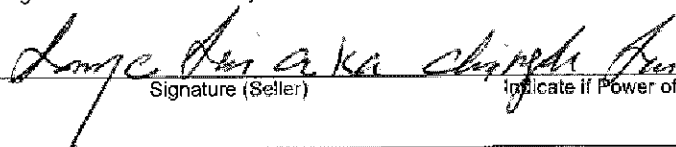
1. ☐ Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident Gross Income Tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. ☐ The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. ☐ Seller is 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 is not required to make an estimated Gross Income Tax payment.
6. ☐ The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated Income Tax payment.
7. ☐ The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated 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 and report the recognized gain.
8. ☐ Seller did not receive non-like kind property.
9. ☐ The real property is being transferred 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.
10. ☐ The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
11. ☐ The deed is dated prior to August 1, 2004, and was not previously recorded.
12. ☐ The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
13. ☐ The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
14. ☐ The property transferred is a cemetery plot.
15. ☐ The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.
16. ☐ The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
17. ☐ The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

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.

12/15/23

Date



Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

BEING the same land and premises which became vested in Larry C. Lui a/k/a Larry Chi Ngok Lui by deed from Isabella B. Lui, dated November 16, 2007, recorded December 14, 2007 in the Gloucester Clerk's/Register's Office in Deed Book 4478, Page 159.

Larry C. Lui and Isabella B. Lui, husband and wife, by deed from Francesco Mario, dated October 13, 2004, recorded October 15, 2004 in the Gloucester Clerk's/Register's Office in Deed Book 3856, Page 249.

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.


By Larry C. Lui a/k/a Larry Chi Ngok Lui

Witnessed by: _____ (Seal)

STATE OF NEW JERSEY, COUNTY OF Gloucester SS.:

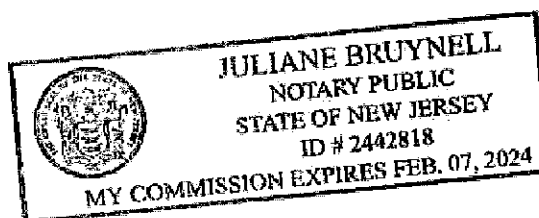
I CERTIFY that on December 15, 2023

Larry C. Lui a/k/a Larry Chi Ngok Lui, married

personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of this Deed;
- (b) executed this Deed as his or her own act; and,
- (c) made this Deed for \$275,000.00 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.)

Notary Public



RECORD AND RETURN TO: