

A COPY OF THIS DEED
HAS BEEN SENT TO ASSESSOR'S OFFICE

Deed

20131015010092310 1/4
10/15/2013 10:58:02 AM DEED
Bk: 0598 Pg: 168
Pamela E. Gardner
Hudson County, Register of Deeds
Receipt No. 046208

This Deed is made on OCTOBER 10, 2013
BETWEEN

DAE SIK CHUNG, MARRIED
whose post office address is 713 AVENUE A
BAYONNE, NEW JERSEY 07002

referred to as the Grantor,
AND

R SQUARED PROPERTY MANAGEMENT, LLC, A NJ LIMITED LIABILITY COMPANY
whose post office address is 47 HURON DRIVE
CHATHAM, NEW JERSEY 07928

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 **\$380,000.00**

Three Hundred Eighty Thousand Dollars and No Cents

The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:26A-3) Municipality of **BAYONNE**

Block No. 150, Lot No. 16, Qualifier No. _____ and Account No. _____

☐ No lot and block or account 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 **CITY**
of **BAYONNE**, County of **Hudson** 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.)

BEING THE SAME PREMISES CONVEYED TO DAE SIK CHUNG BY DEED DATED NOVEMBER 2004, FROM
VICTOR JONG KAP KIM AND JUNG RIM KIM, A/K/A JINA J. KIM, HIS WIFE, RECORDED IN THE HUDSON
COUNTY REGISTER'S OFFICE ON FEBRUARY 5, 2005, IN DEED BOOK 7461, PAGE 247.

Prepared by:

Stanley W. Turkeltaub
STANLEY W. TURKELTAUB, ESQ.

(For Recorder's Use Only)

20131015010092310
10/15/2013 10:58:00 AM
Consideration: \$380,000.00
Exempt Code: Regular
County: \$380.00 State: \$950.00
NJAHTF: \$345.00 PHPF: \$190.00
ENR: \$474.00 General: \$684.00
Buyer's Fee: \$1.00
Total RTF: \$3,023.00

A COPY OF THIS DEED
HAS BEEN SENT TO ASSESSOR'S OFFICE

Legal Description

All that certain lot, tract, or parcel of land and premises situate, lying and being in the CITY OF BAYONNE in the COUNTY OF HUDSON and STATE of NEW JERSEY, more particularly described as follows:

Beginning at a point formed by the intersection of the northeasterly line of West 31st Street and the northwesterly line of Avenue A, and running, thence

- 1) along the northeasterly line of West 31st Street, North 47 degrees 26 minutes 54 seconds West 29.00 feet; thence
- 2) North 42 degrees 16 minutes 06 seconds East 100.00 feet; thence
- 3) South 47 degrees 26 minutes 54 seconds East 34.06 feet to a point in the northwesterly line of Avenue A; thence
- 4) along said line, South 53 degrees 59 minutes West 24.93 feet to an angle point in the northwesterly line of Avenue A; thence
- 5) still along said line, South 42 degrees 16 minutes 06 seconds West 75.56 feet to the point or place of Beginning.

Note for information: Being further known and designated as Lot 16 (formerly Lot 1 in Block 188.A) in Block 150, on the current CITY tax map and more commonly known as 159 WEST 31ST STREET, BAYONNE, NEW JERSEY.

A COPY OF THIS DEED
HAS BEEN SENT TO ASSESSOR'S OFFICE

The street address of the Property is:
159 WEST 31ST STREET, BAYONNE, NEW JERSEY 07002

4. **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).
5. **Signatures.** The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature.)

Witness by:

Stanley W. Turkeltaub
STANLEY W. TURKELTAUB, ESQ.

DAE SIK CHUNG
DAE SIK CHUNG

(Seal)

(Seal)

STATE OF NEW JERSEY, COUNTY OF HUDSON

SS:

I CERTIFY that on *OCTOBER 10, 2013*

DAE SIK CHUNG

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; and,
(b) executed this Deed as his or her own act; and
(c) made this Deed for **\$ 380,000.00**

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.)

RECORD AND RETURN TO:
GARCIA & AUSTIN
DEBORAH B. AUSTIN, ESQ.
1047 AVENUE C
BAYONNE, NEW JERSEY 07002

Stanley W. Turkeltaub
STANLEY W. TURKELTAUB
ATTORNEY AT LAW, STATE OF NEW JERSEY
Print name and title below signature



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) **DAE SIK CHUNG**Current Resident Address **713 AVENUE A**City, Town, Post Office **BAYONNE**State **NJ** Zip Code **07002****PROPERTY INFORMATION (Brief Property Description):**Block(s) **150**Lot(s) **16**

Qualifier

Street Address **159 WEST 31ST STREET**City, Town, Post Office **BAYONNE**State **NJ** Zip Code **07002**Seller's Percentage of Ownership **100**Consideration **\$380,000.00**

Closing Date

SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 10 apply to Residents and NON-residents):

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 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 (see instructions).
☐ No non-like kind property received.
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.
9. ☐ The property being sold is subject to a short sale instituted by the mortgagee, whereby the seller has agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10. ☐ The deed being recorded is a deed dated prior to the effective date of P.L. 2004, c. 55 (August 1, 2004), and was previously unrecorded.

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. 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.

10/15/13
DateSignature
DAE SIK CHUNG

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

Date

Signature

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

1647 - Seller's Residency Certification/Exemption
GIT/REP-3
Rev. 5/12 P5/12

Powered by

docs

Printed by ALL-STATE LEGAL®
A Division of ALL-STATE International, Inc.
www.aslegal.com 800.222.0510 Page 1FILED
20131015010092318
10/15/2013 10:58:02 AM
DEED
NUMBER OF PAGES : 4
LAWYONE

COPY