



INSTR # 2021044571
 D BK 6449 PG 1400 Pgs 1400 - 1406 (7 pgs)
 RECORDED 07/26/2021 11:14:57 AM
 PAULA SOLLANT COVELLO, COUNTY CLERK
 MERCER COUNTY, NEW JERSEY
 RTF TOTAL TAX \$11,995.00



**Mercer County
 Document Summary Sheet**

Mercer County Clerk PO Box 8068 209 South Broad Street Trenton, NJ 08650	Return Name and Address Land Services USA, Inc. Suite 201 920 Germantown Pike Plymouth Meeting, PA 19462
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Official Use Only

Submitting Company	Land Services USA, Inc.
Document Date (mm/dd/yyyy)	07/09/2021
Document Type	Deed
No. of Pages of the Original Signed Document (Including the cover sheet)	7
Consideration Amount (If applicable)	\$1,200,000.00

First Party <i>(Grantor or Mortgagor or Assignor)</i> <i>(Enter up to five names)</i>	Name(s) <i>(Last Name First Name Middle Initial Suffix)</i> <i>(or Company Name as written)</i>	Address (Optional)
	Chuang, Sharley	60 Cambridge Way, Princeton, NJ 08550

Second Party <i>(Grantee or Mortgagee or Assignee)</i> <i>(Enter up to five names)</i>	Name(s) <i>(Last Name First Name Middle Initial Suffix)</i> <i>(or Company Name as written)</i>	Address (Optional)
	Triplet Properties, LLC	600 Brock Road, Monroeville, NJ 08343

Parcel Information <i>(Enter up to three entries)</i>	Municipality	Block	Lot	Qualifier	Property Address
	West Windsor Township	39	4		2706 Brunswick Pike, Princeton, NJ 08540

Reference Information <i>(Enter up to three entries)</i>	Book Type	Book	Beginning Page	Instrument No.	Recorded/File Date

*DO NOT REMOVE THIS PAGE.
 DOCUMENT SUMMARY SHEET (COVER SHEET) IS PART OF MERCER COUNTY FILING RECORD. RETAIN THIS PAGE FOR FUTURE REFERENCE.

DDI
 7 pgs
 \$163.00
 # 30198

RTF
 \$11,995.00

DEED

This Deed is made on JULY 9, 2021

BETWEEN

SHARLEY CHUANG, MARRIED
whose post office address is:

60 Cambridge Way, Princeton Junction, NJ 08550

referred to as the Grantor,
AND

TRIPLET PROPERTIES, LLC,
whose post office address is:

600 Buck Road, Monroeville, NJ 08343

referred to as the Grantees.

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

1. Transfer of Ownership.

The Grantor grants and conveys ownership of the "Property" described below to the Grantees for the sum of **ONE MILLION TWO HUNDRED THOUSAND DOLLARS (\$1,200,000.00) AND NO CENTS**-----

The Grantor acknowledges receipt of this money.

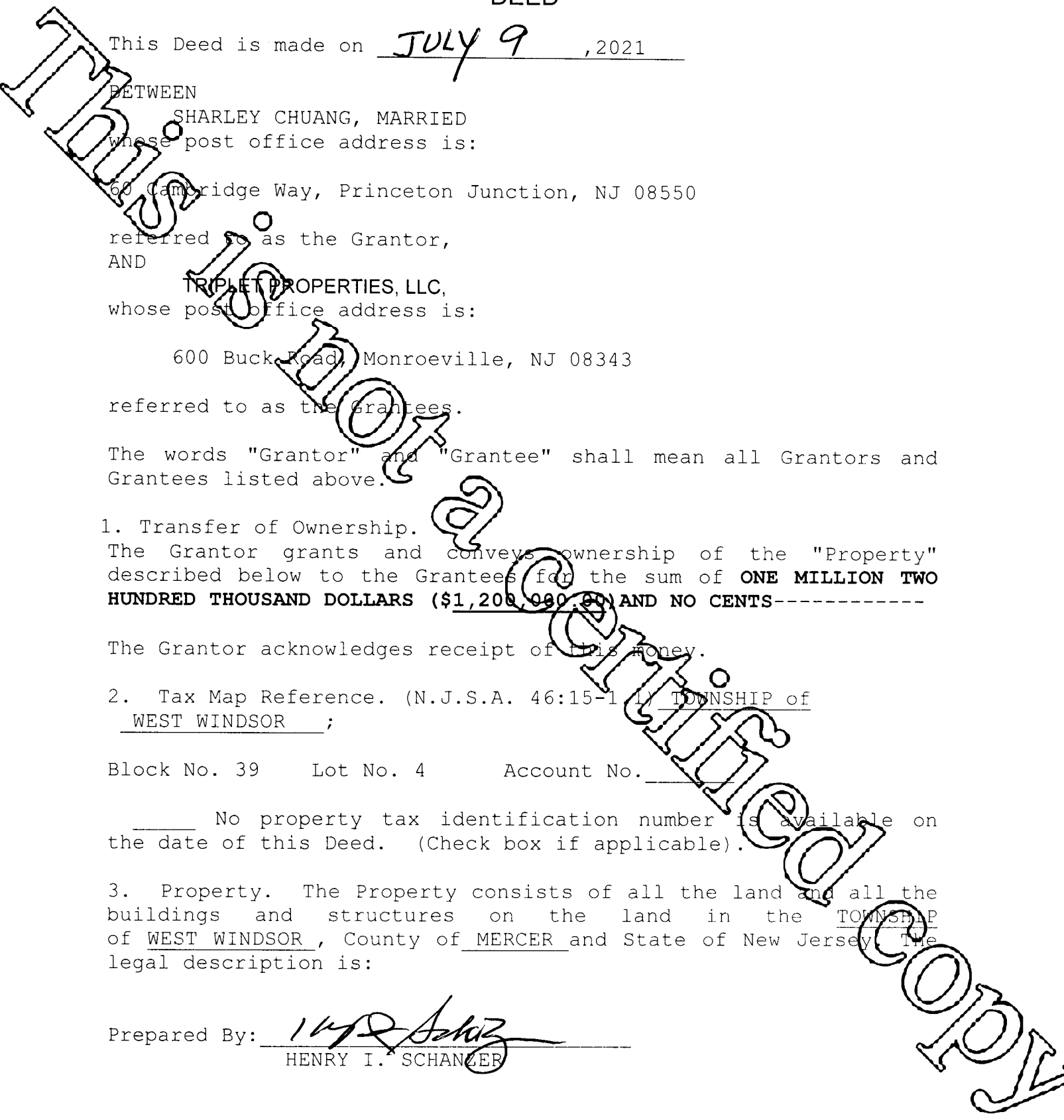
2. Tax Map Reference. (N.J.S.A. 46:15-1.1) TOWNSHIP of WEST WINDSOR ;

Block No. 39 Lot No. 4 Account No. _____

_____ No property tax identification number is available on the date of this Deed. (Check box if applicable).

3. Property. The Property consists of all the land and all the buildings and structures on the land in the TOWNSHIP of WEST WINDSOR, County of MERCER and State of New Jersey. The legal description is:

Prepared By: Henry I. Schanzer
HENRY I. SCHANZER



STATE OF NEW JERSEY
COUNTY OF MIDDLESEX SS:

I CERTIFY that on 7/9, 2021

SHARLEY CHUANG

personally came before me and stated 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 **\$1,200,000.00** 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. 46:16-6.)



NOTARY HENRY I. SCHANZER
ATTORNEY AT LAW OF NJ

RECORD & RETURN TO:
HENRY I. SCHANZER, ESQ.
29 BROOKFALL ROAD
EDISON, NJ 08817



First American

Exhibit A

ISSUED BY

First American Title Insurance Company

LSU#: NJFA19-4810

Issuing Office File Number: NJFA19-4810

The land referred to herein below is situated in the County of Mercer, State of New Jersey, and described as follows:

ALL THAT CERTAIN lot or tract of land, situate, lying and being in the Township of West Windsor, County of Mercer and State of New Jersey, more particularly described as follows:

BEGINNING at a point in the southeasterly right-of-way line of U.S. Highway Route 1 (a.k.a. Brunswick Pike), variable width, said point being the intersection of the said southeasterly right-of-way line of U.S. Highway Route 1, with the northeasterly right-of-way line of Varsity Avenue, 55 feet wide, and from said beginning point running, thence;

- 1.) Along the said southeasterly right-of-way line of U.S. Highway Route 1, North 52 degrees 37 minutes 30 seconds East, 130.00 feet, to a point corner to lands N/F Power Test Realty Co., L.P., thence;
- 2.) Along the southwesterly line of said lands, and continuing along a southeasterly line of said lands, the following two courses, South 34 degrees 59 minutes 30 seconds East, 100.77 feet, to a point, thence;
- 3.) North 52 degrees 31 minutes 00 seconds East, 40.00 feet, to a point corner to lands N/F Gerard Fennelly, thence;
- 4.) Along the southwesterly line of said lands, South 34 degrees 59 minutes 30 seconds East, 89.16 feet, to a point in the northwesterly line to lands N/F Felice Weiner, thence;
- 5.) Along said lands, South 53 degrees 34 minutes 30 seconds West, 169.94 feet, to a point in the aforementioned northeasterly right-of-way line of Varsity Avenue, thence;
- 6.) Along said right-of-way line, North 34 degrees 59 minutes 30 seconds West, 186.93 feet, to the point and place of BEGINNING.

BEING known and designated as part of Lots 4 and 5 as shown on a certain map entitled "Varsity View", duly filed in the Mercer County Clerk's Office on 11/12/1926 as Map No. 517.

Note: For Informational Purposes Only: BEING Lot 4 Block 39 on a Tax Map of the Township of West Windsor, County of Mercer.

BEING the same premises which Tze-Scheng Chuang, unmarried, by Deed dated 10/28/2005 and recorded 12/01/2005 in the Mercer County Clerk's Office in Deed Book 5228 Page 80, granted and conveyed unto Tze-Scheng Chuang and Sharley Chuang, as tenants in common.

AND ALSO BEING the same premises which Tze-Scheng Chuang and Sharley Chuang, as tenants in common, by Deed dated 07/24/2015 and recorded 07/31/2015 in the Mercer County Clerk's Office in Deed Book 6224 Page 1358, granted and conveyed unto Sharley Chuang.

This page is only a part of a 2016 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; Schedule B, Part II-Exceptions.

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Form 5036334 (7-1-18)	Page 9 of 9	ALTA Commitment for Title Insurance (8-1-16), Technical Corrections 4-2-18 NJRB 3-09 (Adopted 5-23-17), Last Revised 7-1-18
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State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s)
Sharley Chuang
Current Street Address
60 Cambridge Way
City, Town, Post Office
Princeton Jct. State NJ ZIP Code 08550

Property Information

Block(s)
39 Lot(s) 4 Qualifier
Street Address
3706 Brunswick Pike
City, Town, Post Office
West Windsor State NJ ZIP Code 08540

Seller's Percentage of Ownership 100 Total Consideration \$1,200,000.00 Owner's Share of Consideration \$1,200,000.00 Closing Date

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 a 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.

7/9/2021 Date
Sharley Chuang Signature (Seller) Indicate if Power of Attorney or Attorney in Fact

____ Date _____ Signature (Seller) _____ Indicate if Power of Attorney or Attorney in Fact

AFFIDAVIT OF CONSIDERATION FOR USE BY BUYER

(Chapter 49, P.L.1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM BEFORE COMPLETING THIS AFFIDAVIT

STATE OF NEW JERSEY

FOR RECORDER'S USE ONLY
Consideration \$
RTF paid by buyer \$
Date By

COUNTY Mercer } SS. County Municipal Code 1113

MUNICIPALITY OF PROPERTY LOCATION Township of West Windsor

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

Deponent, Mark Chalphin, being duly sworn according to law upon his/her oath, Last three digits in grantee's Social Security Number 1 3 5

deposes and says that he/she is the Title Company in a deed dated 7/9/2021 transferring real property identified as Block number 39 Lot number 4 located at 3706 Brunswick Pike, Township of West Windsor, Mercer and annexed thereto.

(2) CONSIDERATION \$ 1,200,000.00 (See Instructions #1, #5, and #11 on reverse side)

Entire consideration is in excess of \$1,000,000:

PROPERTY CLASSIFICATION CHECKED OR CIRCLED BELOW IS TAKEN FROM OFFICIAL ASSESSMENT LIST (A PUBLIC RECORD) OF MUNICIPALITY WHERE THE REAL PROPERTY IS LOCATED IN THE YEAR OF TRANSFER. REFER TO N.J.A.C. 18:12-2.2 ET SEQ.

- (A) Grantee required to remit the 1% fee, complete (A) by checking off appropriate box or boxes below.
Class 2 - Residential
Class 3A - Farm property (Regular) and any other real property transferred to same grantee in conjunction with transfer of Class 3A property
Class 4A - Commercial properties
Cooperative unit (four families or less) (See C. 46:8D-3.) Cooperative units are Class 4C.

(B) Grantee is not required to remit 1% fee (one or more of following classes being conveyed), complete (B) by checking off appropriate box or boxes below.

- Property class. Circle applicable class or classes: 1 3B 4B 4C 15
Property classes: 1-Vacant Land; 3B- Farm property (Qualified); 4B- Industrial properties; 4C- Apartments; 15: Public Property, etc. (N.J.A.C. 18:12-2.2 et seq.)
Exempt organization determined by federal Internal Revenue Service/Internal Revenue Code of 1986, 26 U.S.C. s. 501.
Incidental to corporate merger or acquisition; equalized assessed valuation less than 20% of total value of all assets exchanged in merger or acquisition. If checked, calculation in (E) required and MUST ATTACH COMPLETED RTF-4.

(C) When grantee transfers properties involving block(s) and lot(s) of two or more classes in one deed, one or more subject to the 1% fee (A), with one or more than one not subject to the 1% fee (B), pursuant to N.J.S.A. 46:15-7.2, complete (C) by checking off appropriate box or boxes and (D).

- Property class. Circle applicable class or classes: 1 2 3B 4A 4B 4C 15

(D) EQUALIZED VALUE CALCULATION FOR ALL PROPERTIES CONVEYED, WHETHER THE 1% FEE APPLIES OR DOES NOT APPLY

Table with columns: Property Class, Assessed Valuation, Director's Ratio, Equalized Valuation. Row 1: Class 4C, \$578500, 87.69%, \$658209.13

(E) REQUIRED EQUALIZED VALUE CALCULATION FOR ALL CLASS 4A (COMMERCIAL PROPERTY TRANSACTIONS: (See Instructions #6 and #7 on reverse side)

Total Assessed Valuation ÷ Director's Ratio = Equalized Value
\$ ÷ % = \$

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed valuation. If Director's Ratio is equal to or exceeds 100%, the assessed valuation will be equal to the equalized value.

(3) TOTAL EXEMPTION FROM FEE (See Instruction #8 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 Chapter 33, P.L. 2006, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail. This a Class 4C apartment, and is exempt from this tax.

(4) Deponent makes Affidavit of Consideration for Use by Buyer to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith pursuant to the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this 12th day of July, 2021. Signature of Deponent: Mark Chalphin, 920 Germantown Pike, Suite 201, Plymouth Meeting, PA 19462. Grantee Name: Triplet Properties, LLC, a New Jersey limited liability company, 600 Buck Road, Monroeville, NJ 08343. Grantee Address at Time of Sale: 600 Buck Road, Monroeville, NJ 08343.

Commonwealth of Pennsylvania - Notary Seal
Danielle Deluzio, Notary Public
Montgomery County
My commission expires September 2, 2022
Commission number 1037825
Member, Pennsylvania Association of Notaries

County recording officers: forward one copy of each RTF-1EE to:

STATE OF NJ - DIVISION OF TAXATION
PO BOX 251
TRENTON, NJ 08695-0251
ATTENTION: REALTY TRANSFER FEE UNIT

FOR OFFICIAL USE ONLY
Instrument Number County
Deed Number Book Page
Deed Dated Date Recorded

The Director, Division of Taxation, Department of the Treasury has prescribed this form, as required by law. It 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 or any other relevant forms, visit: www.state.nj.us/treasury/taxation/lpt/localtax.shtml.