

950.00
REALTY FEE: 950.00
RECORD FEE: 22.00
235,000.00
822.50
127.50
CONSIDERATION: 235,000.00
TRANSFER FEE: 822.50
ADD FEE 15%: 127.50
TOTAL: 972.00

103-DEED - BARGAIN AND SALE (Covenant as to Grantor's Act)
IND. TO IND. OR CORP. - Plain Language AD RVST-1

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One Commerce Drive, Cranford, N.J. 07016

DEED

Prepared by (Type signer's name below signature)

John M. McNally
John M. McNally, Esq.

This Deed is made on October 27, 1989

BETWEEN STEPHEN J. GARBER & COLLEEN A. GARBER, his wife

and

PHILIP McCUE & LUCILLE L. McCUE, his wife

whose address is 60 Lynn Court, Bogota, New Jersey

referred to as the Grantor.

AND YOUNG SIK PAK & YOUNG AE PAK, his wife

whose post office address is about to be 60 Lynn Court, Bogota,
New Jersey 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. This transfer is made for the sum of Two Hundred Thirty-five Thousand Dollars (\$235,000.00)

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Bogota
Block No. 1 Lot No. 43 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 Borough of Bogota and State of New Jersey. The legal description is:

BEING known as Lot 43 Block 1 on map entitled "Subdivision Map of Park View Homes, Borough of Bogota, Bergen County, New Jersey" dated October 7, 1964 made by William H. Schwanewede Associates, and filed in the Bergen County Clerk's office on February 10, 1965 as Map No. 6253.

AND being more particularly described as follows:

BEGINNING at a point on the northeasterly street line of Lynn Court, distant 292.95 feet westerly along various courses and distances from its intersection with the westerly street line of River Road, if both street lines were extended to intersect; thence from said point of Beginning: (1) North 62 degrees 05 minutes along said street line of Lynn Court, 45.0 feet to a point; thence (2) North 27 degrees 55 minutes East, 99.67 feet to a point; thence (3) South 62 degrees 05 minutes East, 45.0 feet to a point; thence (4) South 27 degrees 55 minutes West, 99.67 feet to the point or place of BEGINNING.

The above description being drawn in accordance with a survey prepared by Rubin L. Kurens & Associates, P.E. & L.S. dated September 18, 1989.

"In compliance with Chapter 157, Laws of 1977, premises herein are Lot 43 in Block 1 on the Tax Map of the above Municipality."

BEING the same premises conveyed to the Grantors herein by deed from Eva Lund, widow dated January 29, 1986, recorded January 30, 1986 in the Bergen County Register's Office in Deed Book 6987 Page 212.

William H. Schwanewede
COUNTY CLERK

113776

BERGEN COUNTY

89 OCT 30 AM 10:07

PK 1328 PG 475

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.

Witnessed by:

John M. McNally
John M. McNally, Esq.
Attorney at Law in New Jersey

Stephen J. Garber (Seal)
Stephen J. Garber
Colleen A. Garber (Seal)
Colleen A. Garber
Philip McCue
Philip McCue
Lucille L. McCue
Lucille L. McCue

STATE OF NEW JERSEY, COUNTY OF BERGEN

SS.:

I CERTIFY that on October 27, 1989

Stephen J. Garber, Colleen A. Garber, Philip McCue & Lucille L. McCue 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 \$235,000.00 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.)

John M. McNally
(Print name and title below signature)
John M. McNally, Esq.
Attorney at Law in New Jersey

DEED

Stephen J. Garber, Colleen A. Garber

and

Philip McCue & Lucille L. McCue
Grantor.

TO

Young Sik Pak & Young Ae Pak, his wife

Grantee.

Dated: OCTOBER 27, 19 89

Record and return to:

THOMAS A. TINGHINO, ESQ.
15 MAIN STREET
HACKENSACK, NEW JERSEY 07601

ABSTRACTED