

This Deed, made the 20th day of June

BOOK 3461 PAGE 605

in the year One Thousand Nine Hundred and Seventy-five

Between ALFREDS NIKMANIS and OLGA NIKMANIS, his wife

of the Township of Brick in the County of
Ocean and State of New Jersey
whose post office address is 511 Princeton Avenue, Brick Town, New Jersey
party of the first part, hereinafter known as the grantor;

And

WILLIAM J. GROEL, singleman

of the Township of Brick in the County of
Ocean and State of New Jersey
whose post office address is 1676 West Princeton Avenue, Brick Town, New Jersey
party of the second part, hereinafter known as the grantee:

Witnesseth, That the said grantor, for and in consideration of

-----THIRTY-FIVE THOUSAND SIX HUNDRED AND NO/100 (\$35,600) DOLLARS-----

lawful money of the United States of America, to them in hand well and truly paid by the said
grantee, at or before the sealing and delivery of these presents, the receipt whereof is hereby
acknowledged, and the said grantor being therewith fully satisfied, contented and paid, has
given, granted, bargained, sold, aliened, released, enfeoffed, conveyed and confirmed, and by these
presents does give, grant, bargain, sell, alien, release, enfeoff, convey and confirm unto the said
grantee, and to his heirs and assigns, forever,

All that certain lot
tract or parcel of land and premises, hereinafter particularly described, situate, lying and being
in the Township of Brick
in the County of Ocean and State of New Jersey.

BEING known and designated as Lots 11 and 12 in Block 10 on map
of Laurelton Park Co., Laurelton, Ocean County, N.J., made by
Roy Theodore Havens, dated March 4, 1927, and recorded in the Ocean
County Clerk's Office on September 25, 1929, in Map File A-328.

The foregoing premises are further described as follows:

BEGINNING at a point in the northeasterly line of West Princeton
Avenue, distant 250 feet northwestwardly, from a concrete monument,
standing at the intersection formed by the northwesterly line of
Laurelton Street, formerly Third Street, with the northeasterly line
of West Princeton Avenue and running; thence
(1) North 14 degrees 58 minutes 00 seconds West, along the northeast-
erly line of West Princeton Avenue, a distance of 50 feet; thence
(2) North 75 degrees 02 minutes 00 seconds East, parallel with
Laurelton Street, formerly known as Third Street, distant 150 feet to
a point; thence
(3) South 14 degrees 58 minutes 00 seconds East, a distance of 50
feet to a point; thence
(4) South 75 degrees 02 minutes 00 seconds West, parallel with Laurelton
Street, formerly known as Third Street, a distance of 150 feet to the
place of BEGINNING.

BEING the same premises conveyed to the grantors by deed from
Alvina Miezeitis, widow, dated October 30, 1969 and recorded in the
Ocean County Clerk's Office on November 5, 1969, in Deed Book 2964,
page 147.

COUNTY OF OCEAN
CONSIDERATION \$35,600.00
REALTY TRANSFER FEE \$36.00
DATE 7-7-75 BY M.C.

Together with all and singular the houses, buildings, trees, ways, waters, profits, privileges, and advantages, with the appurtenances to the same belonging or in anywise appertaining:

Also all the estate, right, title, interest, property, claim and demand whatsoever, of the said grantor, of, in and to the same, and of, in and to every part and parcel thereof.

To Have and to Hold all and singular the above described land and premises, with the appurtenances, unto the said grantee, his ~~heirs~~ heirs and assigns, to the only proper use, benefit and behoof of the said grantee, his heirs and assigns, forever,

And the said grantor

for themselves, their heirs, executors, administrators, successors and assigns, do covenant, promise and agree to and with the said grantee, his heirs and assigns, that they have not made, done, committed, executed or suffered any act or acts, thing or things, whatsoever whereby or by means whereof the above mentioned and described premises, or any part or parcel thereof, now are, or at any time hereafter shall or may be impeached, charged or encumbered, in any manner or way whatsoever.

In Witness Whereof the said grantors have hereunto set their hands and seal S the day and year first above written.

Signed, Sealed and Delivered
In the Presence of

Alfreds Nikmanis
ALFREDS NIKMANIS

Olga Nikmanis
OLGA NIKMANIS

Richard W. Sim

State of New Jersey,
County of OCEAN

} ss.:

Be it Remembered, that on this 20th day of June, in the year of Our Lord One Thousand Nine Hundred and Seventy-five, before me, the subscriber, an Attorney at Law of New Jersey, personally appeared ALFREDS NIKMANIS and OLGA NIKMANIS, his wife

who, I am satisfied, are the grantors mentioned in the within Instrument, and thereupon they acknowledged that they signed, sealed and delivered the same as their act and deed, for the uses and purposes therein expressed, and that the full and actual consideration paid or to be paid for the transfer of title to realty evidenced by the within deed, as such consideration is defined in P.L. 1968, c. 49, Sec. 1 (c), is \$ 35,600.

Richard W. Sim

This Deed prepared by
RICHARD W. SIM, ATTY.

RICHARD W. SIM
AN ATTORNEY AT LAW OF THE
STATE OF NEW JERSEY

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N 75/191 B

RECORDED
OCEAN COUNTY CLERK'S
OFFICE

JUL 7 12 09 PM '75

Book 3461 Page 605
Edwards & Burt

DEED

ALFREDS NIKMANIS, et ux

TO

WILLIAM J. GROEL, single

DATED: JUNE 20th 1975

*Ray Gregory H Jones Esq.
Rt 9 - Station Rd.
Brynelle, N.J.
08721*

Sim, Sinn, Gunning, Serpentelli & Fitzsimmons
A Professional Corporation
720 Brick Boulevard - P. O. Box 190
Brick Town, New Jersey 08723

good

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Micro-filmed
Indexed

BOOK 3485 PAGE 275

This Deed, made the 4th day of November 1975 ,

Between RONALD PARLIAMENT and BETTY ANN PARLIAMENT, his wife,

residing at 1716 W. Princeton Avenue,
in the Township of Brick in the County of
Ocean and State of New Jersey herein designated as the Grantors,
And HENRY BROEMMER and ANNE BROEMMER, his wife,

residing or located at 1716 W. Princeton Avenue,
in the Township of Brick in the County of
Ocean and State of New Jersey herein designated as the Grantees;

Witnesseth, that the Grantors, for and in consideration of FORTY THOUSAND DOLLARS
AND 00/100 (\$40,000.00)-----

lawful money of the United States of America, to the Grantors in hand well and truly paid by the
Grantees, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowl-
edged, and the Grantors being therewith fully satisfied, do by these presents grant, bargain, sell and
convey unto the Grantees forever,

All that / certain lot,
tract or parcel of land and premises, situate, lying and being in the
Township of Brick in the
County of Ocean and State of New Jersey, more particularly described as follows:

BEGINNING at a point in the Northeasterly line of Princeton
Avenue (now West Princeton Avenue) a distance of 350 feet on a
course of North 17 degrees 00 minutes West from the point of
intersection of the Northeasterly line of Princeton Avenue with the
Northerly line of First Street and extending thence (1) North 73
degrees 00 minutes East 147.00 feet to a point; thence (2) North
17 degrees 00 minutes West 25 feet to a point; thence (3) North 73
degrees 00 minutes East 3 feet to a point; thence (4) North 17
degrees 00 minutes West 75 feet to a point; thence (5) South 73
degrees 00 minutes West 150 feet to a point in the Northeasterly
line of Princeton Avenue (now West Princeton Avenue); thence (6)
South 17 degrees 00 minutes East along the same 100 feet to a
point or place of beginning.

BEING known and designated as Lot No. 27A on a map entitled
Minor Subdivision of Block 842, Lot 27A made by Charles C. Widdis
and dated January 6, 1972.

EXCEPTING thereout and therefrom 5 feet dedicated to Ocean
County for future road widening purposes.

BEING the same premises conveyed to Ronald Parliament and
Betty Ann Parliament, his wife, by Deed dated April 3, 1973, from
B & J Craftsman, Inc., a New Jersey corporation, recorded in the
Ocean County Clerk's Office April 5, 1973, in Deed Book 3292 page
282.

COUNTY OF OCEAN	
CONSIDERATION	40,000.00
REALTY TRANSFER FEE	140.00
DATE	11-2-75 BY [Signature]

Together with all and singular the buildings, improvements, ways, woods, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances to the same belonging or in anywise appertaining; and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and of every part and parcel thereof; And also all the estate, right, title, interest, use, possession, property, claim and demand whatsoever, of the Grantors both in law and in equity, of, in and to the premises herein described, and every part and parcel thereof, with the appurtenances. To Have and to Hold all and singular, the premises herein described, together with the appurtenances, unto the Grantees and to Grantees' proper use and benefit forever.

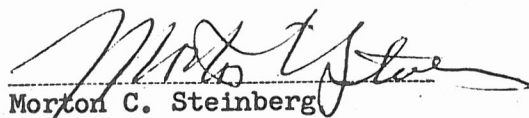
And the Grantors covenant that they have not done or executed, or knowingly suffered to be done or executed, any act, deed or thing whatsoever whereby or by means whereof the premises conveyed herein, or any part thereof, now are or at any time hereafter, will or may be charged or encumbered in any manner or way whatsoever.

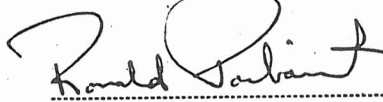
In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

Wherever in this instrument any party shall be designated or referred to by name or general reference, such designation is intended to and shall have the same effect as if the words "heirs, executors, administrators, personal or legal representatives, successors and assigns" had been inserted after each and every such designation.

In Witness Whereof, the Grantors have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered
in the presence of


Morton C. Steinberg

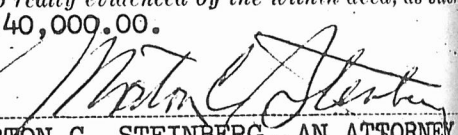

RONALD PARLIAMENT (L.S.)


BETTY ANN PARLIAMENT (L.S.)

State of New Jersey, County of OCEAN } ss.: Be it Remembered,
that on November 4, 1975, before me, the subscriber,
AN ATTORNEY AT LAW OF THE STATE OF NEW JERSEY
personally appeared RONALD PARLIAMENT and BETTY ANN PARLIAMENT, his wife,

who, I am satisfied, are the persons named in and who executed the within Instrument, and thereupon they acknowledged that they signed, sealed and delivered the same as their act and deed, for the uses and purposes therein expressed, and that the full and actual consideration paid or to be paid for the transfer of title to realty evidenced by the within deed, as such consideration is defined in P.L. 1968, c. 49, Sec. 1 (c), is \$40,000.00.

Prepared by: Morton C. Steinberg, Esq.


MORTON C. STEINBERG, AN ATTORNEY
AT LAW OF THE STATE OF NEW JERSEY

Deed

031764

RECORDED
OCEAN COUNTY CLERK'S
OFFICE

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Deed

RONALD PARLIAMENT and BETTY
ANN PARLIAMENT, his wife,

TO

HENRY BROEMMER and ANNE
BROEMMER, his wife.

Dated NOVEMBER 4, 1975.

Record and Return to:
STEINBERG, STEELE & LUCAS
COUNSELLORS AT LAW
1121 MADISON AVENUE
LAKEWOOD, NEW JERSEY

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[Signature]
AN ATTORNEY
F NEW JERSEY

031764

RECORDED
OCEAN COUNTY CLERK'S
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BOOK 3485 PAGE 275
OFFICE OF THE CLERK
Edward K. Baur

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BOOK 3500 PAGE 632

This Deed, made the 15th day of January 1976 ,

Between

WILLIAM J. GROEL, Singleman

residing at 1676 West Princeton Avenue
in the Township of Brick in the County of
Ocean and State of New Jersey herein designated as the Grantors,
And

WILLIAM J. GROEL and CAROLYN A. GROEL, his wife,

residing or located at 1676 West Princeton Avenue
in the Township of Brick in the County of
Ocean and State of New Jersey herein designated as the Grantees;

Witnesseth, that the Grantors, for and in consideration of -----
One (\$1.00) Dollar, Love, Affection and other good and valuable
consideration-----

lawful money of the United States of America, to the Grantors in hand well and truly paid by the
Grantees, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowl-
edged, and the Grantors being therewith fully satisfied, do by these presents grant, bargain, sell and
convey unto the Grantees forever,
certain

All that/ tract or parcel of land and premises, situate, lying and being in the
Township of Brick in the
County of Ocean and State of New Jersey, more particularly described as follows:

BEING known and designated as Lots 11 and 12 in Block 10 on map
of Laurelton Park Co., Laurelton, Ocean County, N.J., made by
Roy Theodore Havens, dated March 4, 1927, and recorded in the Ocean
County Clerk's Office on September 25, 1929, in Map File A-328.

The foregoing premises are further described as follows:

BEGINNING at a point in the northeasterly line of West Princeton
Avenue, distant 250 feet northwestwardly, from a concrete monument,
standing at the intersection formed by the northwesterly line of
Laurelton Street, formerly Third Street, with the northeasterly line
of West Princeton Avenue and running; thence (1) North 14 degrees
58 minutes 00 seconds West, along the northeasterly line of West
Princeton Avenue, a distance of 50 feet; thence (2) North 75 degrees
02 minutes 00 seconds East, parallel with Laurelton Street, formerly
known as Third Street, distant 150 feet to a point; thence (3) South
14 degrees 58 minutes 00 seconds East, a distance of 50 feet to a
point; thence (4) South 75 degrees 02 minutes 00 seconds West, parallel
with Laurelton Street, formerly known as Third Street, a distance of
150 feet to the place of BEGINNING.

BEING the same premises conveyed to the Grantor herein by Deed from
Alfred Nikmanis and Olga Nikmanis, his wife, dated June 20, 1975
and recorded in the Ocean County Clerk's Office on July 7, 1975
in Deed Book 3461 at Page 605.

BEING more commonly known as 1676 West Princeton Avenue, Bricktown,
New Jersey.

This instrument is intended to create a tenancy by the entireties.

COUNTY OF OCEAN
CONSIDERATION. / 1.00
REALTY TRANSFER FEE. / exempt
DATE 1-20-76 BY MC

5 BY ALL-STATE LEGAL SUPPLY CO.
STREET, MOUNTAINSIDE, N.J. 07092

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Y OF OCEAN
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STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION OR EXEMPTION
(c. 49, P.L. 1968)
or
PARTIAL EXEMPTION
(c. 176, P.L. 1975)

BOOK 3500 PAGE 633

To Be Recorded With Deed Pursuant to c. 49, P.L. 1968 (N.J.S.A. 46:15-5 et seq.)

STATE OF NEW JERSEY COUNTY OF OCEAN	FOR RECORDER'S USE ONLY Consideration \$ 1.00 Realty Transfer Fee \$ exempt Date 1-20-76 By MC *Use symbol "C" to indicate that fee is exclusively for county use.
--	--

(1) PARTY OR LEGAL REPRESENTATIVE (See Instruction #3)
William J. Groel being duly sworn
according to law upon his oath deposes and says that he is the
Grantor
(State whether Grantor, Grantee or Legal Representative; if Legal Representative, specify in what capacity)
in the deed between
William J. Groel, Singleman, 1676 W. Princeton Ave., Bricktown, N.J.
(Name and Address of Grantor)
William J. Groel & Carolyn A. Groel, H/W, 1676 W. Princeton Ave., Bricktown,
(Name and Address of Grantee)
dated January 15, 1976 and annexed hereto.

(2) OFFICER OF CORPORATE GRANTOR OR CORPORATE GRANTEE (See Instruction #4)
Deponent states that he is the
(Title of Corporate Officer)
of
(Name of Corporate Grantor or Grantee), and that he is fully
acquainted with the business of said corporation and knows the actual and full consideration paid or to be paid
for the transfer of title to the premises described in the deed annexed hereto.

(3) OFFICER OF TITLE COMPANY OR LENDING INSTITUTION (See Instruction #5)
Deponent states that he is the
(Title)
of
(Name of Title Company or Lending Institution) participating in
the deed transaction herein described and that he knows the actual and full consideration paid or to be paid for the
transfer of title to the premises described in the deed annexed hereto.

(4) CONSIDERATION (See Instruction #6)
Deponent states that, with respect to deed hereto annexed, the actual amount of money and the monetary
value of any other thing of value constituting the entire compensation paid or to be paid for the transfer of title to
the lands, tenements or other realty, including the remaining amount of any prior mortgage to which the transfer is
subject or which is to be assumed and agreed to be paid by the grantee and any other lien or encumbrance thereon
not paid, satisfied or removed in connection with the transfer of title is \$ less than \$100.00.

(5) LOCATION OF PROPERTY
Deponent states that the real property transferred by the deed annexed hereto is located in
Block 10, Lots 11 and 12, Township of Brick
(Taxing District(s))
and Ocean County
(County(s))

(6) EXEMPTION FROM FEE (Complete only if exemption from fee or any part thereof is claimed.)
CHECK APPROPRIATE BLOCK BELOW.
Deponent claims that this deed transaction was exempt from the realty transfer fee imposed by c. 49, P.L.
1968 ☒ (See instruction #7) or is exempt from the increased fee imposed by c. 176, P.L. 1975 ☐ (See instruc-
tion #8) for the following reason(s)
consideration is less than \$100.00.

Deponent makes affidavit to induce the County Clerk or Register of Deeds to record the deed and accept
the fee submitted herewith in accordance with the provisions of c. 49, P.L. 1968.

Subscribed and sworn to before me
this 15th day of January, 1976
William J. Groel
1676 W. Princeton Ave., Bricktown, NJ
Address of Deponent

FOR OFFICIAL USE ONLY	
This space for use of County Clerk or Register of Deeds.	
Instrument Number 2712	County Ocean
Deed Number	Book 3500 Page 632
Deed Dated 1-15-76	Date Recorded 1-20-76

IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HEREOF.

This form is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered
or amended without the approval of the Director.

ORIGINAL - White copy to be retained by County.

DUPLICATE - Yellow copy to be forwarded by County to Division of Taxation, pursuant to N.J.A.C. 18:16-8.12.

Together with all and singular the buildings, improvements, ways, woods, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances to the same belonging or in anywise appertaining; and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and of every part and parcel thereof; And also all the estate, right, title, interest, use, possession, property, claim and demand whatsoever, of the Grantors both in law and in equity, of, in and to the premises herein described, and every part and parcel thereof, with the appurtenances. To Have and to Hold all and singular, the premises herein described, together with the appurtenances, unto the Grantees and to Grantees' proper use and benefit forever.

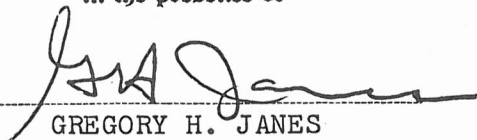
And the Grantors covenant that they have not done or executed, or knowingly suffered to be done or executed, any act, deed or thing whatsoever whereby or by means whereof the premises conveyed herein, or any part thereof, now are or at any time hereafter, will or may be charged or encumbered in any manner or way whatsoever.

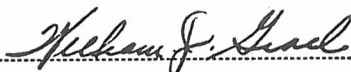
In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

Wherever in this instrument any party shall be designated or referred to by name or general reference, such designation is intended to and shall have the same effect as if the words "heirs, executors, administrators, personal or legal representatives, successors and assigns" had been inserted after each and every such designation.

In Witness Whereof, the Grantors have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delibered
in the presence of


GREGORY H. JANES

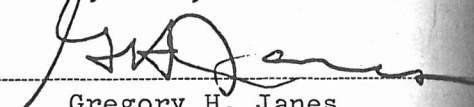
 (L.S.)
WILLIAM J. GROEL

____ (L.S.)

State of New Jersey, County of OCEAN } ss.: Be it Remembered,
that on January 15, 19 76 , before me, the subscriber, An Attorney at
Law of New Jersey
personally appeared William J. Groel

who, I am satisfied, is the person named in and who executed the within Instrument, and thereupon he acknowledged that he signed, sealed and delivered the same as his act and deed, for the uses and purposes therein expressed, and that the full and actual consideration paid or to be paid for the transfer of title to realty evidenced by the within deed, as such consideration is defined in P.L. 1968, c. 49, Sec. 1 (c), is \$1.00, love, affection and other good and valuable consideration.

Prepared by:
GREGORY H. JANES, ESQ.


Gregory H. Janes
An Attorney at Law of New Jersey

RECORDED
OCEAN COUNTY CLERK'S
OFFICE

JAN 20 2 08 PM '76

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Deed

WILLIAM J. GROEL, Singleman

TO

WILLIAM J. GROEL and CAROLYN A. GROEL, H/W

Dated January 15, 19 76

RECORD AND RETURN TO:

GREGORY H. JAMES, ESQUIRE
6 Station Road
Bayville, NJ 08721

RECORDED
OCEAN COUNTY CLERK'S
OFFICE

JAN 20 2 08 PM '76

Book 3500 Page 632
Of Records Clerk
Edward H. Bulger

1000 Cash