

This Deed, made the 14th day of May, 1973,

Between GLADYS M. BALL, Widow

residing at 1641 Princeton Avenue
in the Township of Brick in the County of
Ocean and State of New Jersey herein designated as the Grantors,
And SALVATORE SESTA and PEGGY SESTA, his wife

residing or located at 160 Brunswick Street
in the City of Jersey in the County of
Hudson and State of New Jersey herein designated as the Grantees;

Witnesseth, that the Grantors, for and in consideration of TWENTY THOUSAND NINE
HUNDRED and no/100 (\$20,900.00) DOLLARS

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 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:

Known as Lots numbers 37, 38, 39 and 40, Block 13, on the
Map of the Laurelton Park Company, made by Roy T. Havens, Engineer
and Surveyor and dated March 3, 1927.

BEGINNING at the southwesterly corner of the intersection
of Princeton Avenue and Fifth Street and running thence (1) southerly
along the westerly side of Princeton Avenue 150 feet; thence (2)
westerly, parallel with the southerly side of Fifth Street, 100
feet to the southeasterly corner of Lot No. 36; thence (3) northerly
along the easterly line of Lot No. 36 and parallel with Princeton
Avenue, 150 feet to the southerly side of Fifth Street; thence
(4) easterly along the southerly side of Fifth Street, 100 feet to
the point and place of Beginning.

Being the same premises conveyed to the grantor herein
by deed from Grace M. Brauning, dated December 18, 1962 and
recorded on December 27, 1972 in the Ocean County Clerk's Office
in Deed Book 2271, page 419.

Subject to restrictions of record affecting said premises
and to zoning ordinances.

COUNTY OF OCEAN	
CONSIDERATION	20,900.00
REALTY TRANSFER FEE	21.00
DATE	5-22-73 BY [Signature]

020629

RECORDED
OCEAN COUNTY CLERK'S
OFFICE

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BOOK 3304 PAGE 622
OF 20000 DEEDS
[Signature]

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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

Sheldon R. Franklin

Gladys M. Ball
GLADYS M. BALL

(L.S.)

(L.S.)

State of New Jersey, County of Ocean } ss.: We it Remembered,
that on May 14, 1973, before me, the subscriber, SHELDON R.
FRANKLIN, A NEW JERSEY ATTORNEY
personally appeared Gladys M. Ball

who, I am satisfied, is the person named in and who executed the within Instrument, and thereupon she acknowledged that she signed, sealed and delivered the same as her 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 \$ 20,900.00

Prepared by: Sheldon R. Franklin
FRANKLIN AND KECK

Sheldon R. Franklin
SHELDON R. FRANKLIN
NEW JERSEY ATTORNEY

271—N. J. Deed—Bargain and Sale—(Cov. against Grantor
Corporation to Ind. or Corp.
(Chapter 49, Laws of 1968, approved June 3, 1968)

Karkus Press, Law Blank Publishers, Perth Amboy, N. J.
Typ-Eze® Law Forms *Trade Mark Registered

This Deed. made the 27th day of July.

in the year One Thousand Nine Hundred and Seventy-three

Between

B & J CRAFTSMEN, INC.,

a corporation duly organized and existing under and by virtue of the laws of the State of
New Jersey having its principal office in the Township of Brick
County of Ocean and State of New Jersey hereinafter referred to as the Grantor;

And

Harry J. Parliament and Stephanie Parliament, his wife
344 Hoes Lane, Piscataway, New Jersey

hereinafter referred to as the Grantee;

Witnesseth, That the said grantor, for and in consideration of THIRTY-SIX THOUSAND FIVE
HUNDRED AND NO/100 (\$36,500.00).....DOLLARS

lawful money of the United States of America, to it 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
their heirs and assigns, forever,

All
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.

BEGINNING at a point in the northeasterly line of Princeton
Avenue (now West Princeton Avenue) a distance of 250 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 100 feet to a point; thence
(3) south 73 degrees 00 minutes west 147.00 feet to a point in the
northeasterly line of Princeton Avenue (now West Princeton Avenue);
thence
(4) south 17 degrees 00 minutes east along the same 100 feet to the
point or place of Beginning.

BEING known and designated as Lot No. 27 B on a map entitled
Minor Subdivision of Block 842, Lot 27 B made by Charles C. Widdis
and dated January 6, 1972. The foregoing premises were approved as
a minor subdivision by the Brick Township Planning Board on
January 26, 1972.

SAID Minor Subdivision was filed in the Ocean County Clerk's
Office on March 24, 1972 in Case # D-641.

Being the same premises conveyed to the grantor herein by part
of deed from Gilbert F. Ebner, Sr., and Edith P. Ebner, his wife,
dated March 23, 1972, and recorded in the Ocean County Clerk's
Office on March 27, 1972, in Deed Book 3196, Page 438.

SUBJECT to conditions, covenants, restrictions and easements of
record, if any.

COUNTY OF OCEAN	
CONSIDERATION	36,500.00
REALTY TRANSFER FEE	36.50
DATE	8-1-73 BY C. J.

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Attest:

RAYMOND

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, their heirs and assigns, to the only proper use, benefit and behoof of the said grantee, their heirs and assigns forever.

And the said grantor

for itself, its successors and assigns, does covenant, promise and agree to and with the said grantee.

their heirs and assigns, that it has 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 grantor hath caused its corporate seal to be hereto affixed and attested by its Secretary, and these presents to be signed by its President the day and year first above written.

B & J CRAFTSMEN, INC.

By James R. Bechtle
JAMES R. BECHTLE President.

Attest:

Raymond M. Power
RAYMOND M. POWER Secretary.

Secretary.

d to as the Grantee:

THOUSAND FIVE
.....DOLLARS

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hereby acknowledged,
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and assigns, forever.

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and easements of

State of New Jersey.

County of Monmouth

ss.:

We it Remembered, that on this 27th day of July 1973, before me, the subscriber, A Notary Public of New Jersey

personally appeared RAYMOND M. POWER

who, being by me duly sworn on his oath, deposes and makes proof to my satisfaction, that he is the Secretary of B & J CRAFTSMEN, INC., the Corporation named in the within Instrument;

that JAMES R. BECHTLE

President of said Corporation; that the execution, as well as the making of this Instrument, has been duly authorized by a proper resolution of the Board of Directors of the said Corporation; that deponent well knows the corporate seal of said Corporation; and that the seal affixed to said Instrument is the proper corporate seal and was thereto affixed and said Instrument signed and delivered by said

President as and for the voluntary act and deed of said Corporation, in presence of deponent, who thereupon subscribed his name thereto as attesting witness, 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 \$ 36,500.00

Sworn to and subscribed before me, the date aforesaid.

Richard J. Fay
RICHARD J. FAY
AN ATTORNEY AT LAW OF NEW JERSEY
Prepared by: Richard J. Fay, Esq. JERSEY

Raymond M. Power
RAYMOND M. POWER

Deed

B & J CRAFTSMEN, INC.

— TO —

HARRY J. PARLIAMENT, et ux.

DATED July 27, 1973.

Received in the Office of the County of N. J.,

on the day of

A.D., 19, at

noon and Recorded in Book

of DEEDS for said

County, on page

RECORDED
OCEAN COUNTY CLERK'S
OFFICE

'73 AUG 1 PM 1 09

BOOK 3324 PAGE 416
OF
Elizabeth K. Budge

Photostated
Micro-filmed
Indexed

This Deed

Between

VYTA

residing at 405
in the Town
Ocean

And

JOSE

residing or located
in the Town
Essex

Witnesseth,

TWENTY-EIGHT

lawful money of the
Grantees, at or before
dated, and the Grantee
convey unto the Grantee

All that

Town
County of Ocean

BEING known as a
map entitled
the Ocean County

BEGINNING at
being distant
line of Bismarck
on a course S

1) South 84 degrees
Wellington Avenue

2) North 5 degrees

3) North 84 degrees

4) South 5 degrees
of BEGINNING

THE above described
Triangle Enclosed

BEING the same as
Frederick E.
Popovitch and
Elizabeth Be
Benninger, his
County Clerk

This Indenture,

Made the 26th day of February, , in the year of our Lord
One Thousand Nine Hundred and Seventy-One
Between ALFIE'S FISH & CHIPS, INC., a

corporation of the State of Delaware, duly qualified to do business in the
State of New Jersey, having offices c/o David J. Meeker, Esq., 318
Elm Street, Westfield, New Jersey, party of the first part
And LAURELTON PLAZA, INC., a New Jersey Corporation, having
its principal place of business at 1743 Highway 88, Township of Brick, County
of Ocean, and State of New Jersey,

COUNTY OF OCEAN	
CONSIDERATION	\$55,000.00
TRANSFER FEE	\$5.50
TOTAL	\$55,005.50

party of the second part:
Witnesseth, That the said party of the first part, for and in consideration of the sum of
FIFTY-FIVE THOUSAND and no/100 (\$55,000.00) Dollars-----

lawful money of the United States of America,

to it in hand well and truly paid by the said party of
the second part, at or before the sealing and delivery of these presents, the receipt whereof is hereby
acknowledged, and the said party of the first part 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 party of
the second part, and to and assigns, forever, All that certain
tract or parcel of land and premises, hereinafter particular-
ly described, situate, lying and being in the Township of Brick,
in the County of Ocean and State of New Jersey.

See attached Addendum

BEING the same premises conveyed to grantor herein from Paramus
G. R. Kinney Co., Inc. by Deed Book 2911-404 dated May 1, 1969 and recorded
June 4, 1969. And by corrective Deed between the same parties dated
February 26 , 1971 and recorded just prior to this Deed.

ADDENDUM TO DEED ALFIE'S FISH & CHIPS, INC. TO LAURELTON PLAZA, INC. dated February 25, 1971.

LAND and premises situate in the Township of Brick, County of Ocean and the State of New Jersey:

BEGINNING at a point in the ^{Southwesterly} ~~Northwesterly~~ line of New Jersey State Highway Route 88, said beginning point being a point of tangency which point marks the Northwesterly terminus of the curve connecting the said line of Route 88 with the ^{North-} ~~South-~~ westerly line of New Jersey State Highway Route 70; thence (1) North 26 degrees 19 minutes 50 seconds West along said line of Route 88 the tangent distance of 72.84 feet to a point; thence (2) South 63 degrees 40 minutes 10 seconds West 69.42 feet to a point; thence (3) North 52 degrees 27 minutes 50 seconds West 248.53 feet to a point for a corner; thence (4) South 49 degrees 02 minutes 20 seconds West 299.13 feet to a point; thence (5) South 59 degrees 52 minutes 40 seconds East 243.85 feet to a point; thence (6) North 73 degrees 57 minutes 14 seconds East 160.03 feet to a point; thence (7) South 16 degrees 02 minutes 46 seconds East 25 feet to a point; thence (8) North 82 degrees 12 minutes 44 seconds East 83.25 feet to a point; thence (9) South 74 degrees 29 minutes 50 seconds East 89.93 feet to a point in the aforesaid line of Route 70; thence (10) Northwestwardly along said line of Route 70 as the same curves to the left on a radius of 233.77 feet an arc distance of 128.86 feet to the point and place of beginning.

SUBJECT to a non-exclusive easement reserved in Seller for ingress and egress in, to and over the following described premises, with the right to enter upon the same for the purpose of maintaining, repairing, replacing or removing the existing curbs, concrete floodlight erected thereon, to wit:

BEGINNING at a point in the curve connecting the Northwesterly line of New Jersey State Highway Route 70, with the Southwesterly line of New Jersey State Highway Route 88 at Laurelton Traffic Circle, distant 42.88 feet, measured along said curve, from the Northwesterly end thereof, and runs from said beginning by New Jersey Grid Bearing (1) Southerly along said curve, curving to the right on a radius of 233.77 feet, a distance of 85.98 feet to a point therein; thence (2) North 74 degrees 29 minutes 50 seconds West 89.93 feet to a point; thence (3) South 82 degrees 12 minutes 44 seconds West 83.25 feet to a point; thence (4) North 16 degrees 02 minutes 46 seconds West 25.00 feet to a point; thence (5) North 73 degrees 57 minutes 14 seconds East 175.00 feet to the point and place of beginning.

tpk/ *lv*

Together with all of grantor's right, title and interest in and to a certain easement recorded in Book 2912 of Deeds for Ocean County, page 15, etc., dated May 29, 1969 and recorded June 4, 1969.

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 party of the first part, 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 party of the second part, and assigns, to the only proper use, benefit and behoof of the said party of the second part, and assigns forever:

And the said party of the first part for itself and its successors, does covenant, promise and agree to and with the said party of the second part, and assigns, that it has 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 party of the first part hath caused its corporate Seal to be hereto affixed and attested by its Secretary and these presents to be signed by its President, the day and year first above written.

ALFIE'S FISH & CHIPS, INC.

by Carl B. Zucker
CARL B. ZUCKER, President

Attest Leo A. Kissner
LEO A. KISSNER, Secretary

TEXAS
State of ~~Texas~~ } ss.:
County of Harris

Be it remembered, That on this 18 day of February, Nineteen hundred and Seventy-One before me the subscriber, a Notary Public of Texas personally appeared LEO A. KISSNER who being by me duly sworn on his oath, says that he is the Secretary of ALFIE'S FISH & CHIPS, INC., a Delaware Corporation, the Grantor named in the foregoing Instrument; that he well knows the corporate seal of said corporation; that the seal affixed to said Instrument is the corporate seal of said corporation; that the said seal was so affixed and the said Instrument signed and delivered by CARL B. ZUCKER

who was at the date thereof the President of said corporation, in the presence of this deponent, and said President, at the same time acknowledged that he signed, sealed and delivered the same as his voluntary act and deed, and as the voluntary act and deed of said corporation, by virtue of authority from its Board of Directors, and that deponent, at the same time, subscribed his name to said Instrument as an attesting witness to the execution thereof.

Sworn and Subscribed before me
at the date aforesaid

This Deed Prepared by:
DAVID J. MEEKER, ESQ.

DOROTHY L. WILLIAMS
Notary Public in and for Harris County, Texas
My Commission Expires June 1, 1971
Bonded By Alexander Lovett, Lawyers Surety Corp.

BOOK 3104 PAGE 356

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Indexed

RECORDED
OCEAN COUNTY CLERK'S
OFFICE

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BOOK 3104 PAGE 356
OF Deeds CLERK
Edmund A. [Signature]

Deed.

ALFIE'S FISH & CHIPS, INC., a
Delaware corporation

TO

Date, February 19 71

Retained in the Office of
the County of on
the day of A.D.
19 at o'clock, in the noon
and Recorded in Book of DEEDS
for said County, on page

Record and Return to:
Joseph N. Dempsey
1408 Grand Avenue
Asbury Park, N. J. 07712

[Redacted signature block]

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