

2011 404

102 - N. J. DEED - BARGAIN and SALE
CORP. TO IND. OR CORP.

ALL-STATE OFFICE SUPPLY CO
49 EDISON PLACE, NEWARK 2, N. J.

This Indenture,

Made the 1st day of May in the year of our Lord
One Thousand Nine Hundred and Sixty-Nine.

Between PARAMUS G. R. KINNEY CO., INC.,

a corporation duly organized and existing under and by virtue of the laws of the State of New Jersey
having its principal office at 221 Park Avenue South,
County of New York and State of New York, party of the first part;

And ALFIE'S FISH & CHIPS INC., a Delaware corporation, duly qualified
to do business in the State of New York, having offices c/o Donald J. Meeker,
Esq., 318 Elm Street, Westfield, New Jersey 07090,

the Union and State of New Jersey in the County of
party of the second part;

Witnesseth, that the said party of the first part, for and in consideration of Forty Thousand
Dollars (\$40,000.00)

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 its successors and assigns, forever,

All those certain
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, as more fully de-
tailed and set forth in Schedule A attached hereto and made part hereof.

Parcel 1 being the same premises acquired by the party of the first part by
deed from Adelaide Realty Corp. dated the 27th of June, 1961, recorded in
the records of Ocean County on the 10th of July, 1961, in Book 2154, Page 342.

Parcel 2 being the same premises acquired by the party of the first part by
deed from Daniel J. Seme and Norma Seme, his wife, and John W. O'Neill and
Mildred O'Neill, his wife, dated the 16th of September, 1963, recorded in
the records of Ocean County on the 7th of October, 1963, in Book 2238,
Page 133.

CONCISE	4.0000
REALTY	404
DATE	6-11-69

SCHEDULE A

Parcel 1

BEGINNING at a concrete monument in the curve connecting the Northwesterly line of N.J.S.H., Route 70, with the Southwesterly line of N.J.S.H., Route 88, at Laurelton Traffic Circle, said monument being distant 11.70 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 117.20 feet to a point therein; thence (2) North 74°-29'-50" West - 89.93 feet to a point; thence (3) South 82°-12'-41" West - 83.25 feet to a point; thence (4) North 16°-02'-46" West - 25.00 feet to a point; thence (5) South 73°-57'-14" West - 160.03 feet to a steel pin set in concrete at the Northeasterly corner of lands formerly of Joseph E. Lewis; thence (6) along the Northeasterly line of said lands formerly of said Joseph E. Lewis, North 59°-52'-40" West - 243.85 feet to an old sandstone corner; thence (7) along the Southeasterly line of "Laurelton Park", North 49°-02'-20" East - 325.12 feet to a concrete monument at the most Easterly corner thereof; thence (8) along the Southwesterly line of lands formerly of Schuyler Hankins, South 52°-27'-50" East - 203.15 feet to a concrete monument; thence (9) still along the Southwesterly line of lands formerly of said Hankins, South 52°-12'-30" East - 146.56 feet to the point and place of beginning.

Excepting therefrom:

BEGINNING at a monument point at the northeast corner of Lot 4 Block 852, Tax Map of Brick Township, Ocean County, N.J. which point is also a Northwest corner of Part of Lot 3 Block 852 Brick Township Tax Map, belonging to John W. O'Neill and Daniel J. Seme and running thence from said beginning point (1) South 43 degrees 13 minutes 20 seconds East 255.11 feet to a point; thence (2) South 72 degrees 44 minutes West 27.80 feet to a point; thence (3) North 43 degrees 13 minutes 20 seconds West 248.03 feet to a point; thence (4) North 58 degrees 16 minutes 50 seconds East 25.51 feet to the point and place of beginning.

The above premises are more particularly described as follows:

BEGINNING at an old monument being in the dividing line between lands formerly of Permillie P. Hankins and Foster L. Hatch, Jr., which said point is also at the end of the second course in a deed from Permillie P. Hankins, widow, to Daniel J. Seme and John W. O'Neill, dated May 10, 1962 and recorded in the Ocean County Clerk's Office in Book 2223 of Deeds at page 51; thence running from said beginning point and between the present dividing line between the parties hereto (1) south 43 degrees 13 minutes 20 seconds East 255.11 feet to a point; thence (2) south 72 degrees 44 minutes West 27.80 feet to a point; thence (3) north 43 degrees 13 minutes 20 seconds West 248.03 feet to a point; thence (4) north 58 degrees 16 minutes 50 seconds east 25.51 feet to the point 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 stand and floodlight erected thereon, to wit:

BEGINNING at a point in the curve connecting the Northwesterly line of N.J.S.H. Route 70, with the Southwesterly line of N.J.S.H. Route 88 at Laurelton Traffic Circle, distant 42.90 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 86.00 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.

SUBJECT also to covenants, conditions, restrictions, rights of way, easements, agreements and reservations of record, if any, unless the same render the title unmarketable or unduly restrict or prohibit the use of the premises for the operation of the purchaser's business.

Parcel 2

BEGINNING at a point in the dividing line between the property of the parties hereto, which said point is distant south 43° 13' 20" East 255.11 feet from an old monument being in the dividing line between lands formerly of Permille P. Hankins and Foster L. Hatch, Jr., which said point being the end of the second course in a deed from Permille P. Hankins, widow, to Daniel J. Seme and John W. O'Neil, dated May 10, 1962 and recorded in the Ocean County Clerk's Office in Book 2223 of Deeds, at page 51, and which said beginning point is also at the end of the first course in a deed executed and delivered by Paramus G. R. Kinney Co. Inc. to Daniel J. Seme and John W. O'Neill on July 3, 1963; and running from said beginning point (1) north 72° 44' east 41.62 feet to a point in the westerly line of State Highway Route #88; thence (2) south 17° 16' east 72.84 feet to a point of curvature on the Laurelton Circle; thence (3) continuing along said highway and following the arc of a circle with a radius of 233.77 feet and curving to the right a distance of 12.16 feet to a point, being the end of the third course in the deed from Permille P. Hankins, widow, to Daniel J. Seme, et al referred to above; thence (4) north 43° 13' 20" west 94.54 feet to the place of Beginning.

The above description is in accordance with a proposed map of Sub-division of property of Paramus G. R. Kinney Co. Inc. and John W. O'Neill and Daniel J. Seme, for parts of Lots 3 and 4 in Block 852 on the Tax Map of the Township of Brick, approved by the Planning Board on January 18, 1963.

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

In Witness Whereof, the said party of the first part has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed and attested by its Assistant Secretary, the day and year first above written.

PARAMUS G. R. KINNEY CO., INC.

By Harold E. Sells
Vice President.

Attest:

Leonard A. Carlson
Assistant Secretary.

York
State of New York
County of New York } ss.:

We it Remembered, that on this 1st day of May, in the year of our Lord One Thousand Nine Hundred and Sixty-Nine, before me, the subscriber, a Notary Public, personally appeared LEONARD A. CARLSON, who, being by me duly sworn on his oath, does depose and make proof to my satisfaction, that he is the Assistant Secretary of the PARAMUS G. R. KINNEY CO., INC., the party mentioned in the within Instrument, that HAROLD E. SELLS is the Vice 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 the seal affixed to said Instrument is such corporate seal and was thereto affixed, and said Instrument signed and delivered by said Vice President, as and for his voluntary act and deed and as and for the voluntary act

and deed of said Corporation, in presence of deponent, who thereupon subscribed his name thereto, the full and actual consideration paid for the transfer of title to the property evidenced by the within deed as such consideration is defined by P.L. 1968, C.49, Section 1(c) as \$40,000.00.

Sworn to and subscribed before me at New York, New York the date aforesaid.

Leonard A. Carlson
Leonard A. Carlson

Carol H. Schwege
Notary Public
Carol H. Schwege
Notary Public
No. 41-002700
Qualified in New York County
Last filed in New York County
Commission Expires March 30, 1972

Deed.

PARANUS G. R. KINNEY CO., INC.

2911
Deed

408

TO

ALFIE'S FISH & CHIPS INC.

Dated, May 1, 1969

This Deed prepared by:

MORTON S. HELLER, ESQ.
11 West 42nd Street
New York, New York 10036

RECORD AND RETURN TO:
MORTON S. HELLER, ESQ.
11 West 42nd Street
New York, New York 10036

11-69. Trust Corp. Inc.
Trust Co.

This Deed, made the 23rd day of March 19 72 ,

Between GILBERT F. EBNER, SR. AND EDITH P. EBNER, his wife

residing at 1715 State Highway Route 88
in the Township of Brick in the County of
Ocean and State of New Jersey herein designated as the Grantors,
And

B & J CRAFTSMEN, INC., a New Jersey Corporation, with

its principal office located at 630 Thiel Road,

~~residing at 1715 State Highway Route 88~~
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 SIXTEEN THOUSAND FIVE
HUNDRED (\$16,500.00) 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 those/ certain lots,
tract or parcel of land and premises, situate, lying and being in the
County of Ocean Township of Brick in the
and State of New Jersey, more particularly described as follows:

DESCRIPTION attached hereto and made a part hereof.

COUNTY OF OCEAN	
CONSIDERATION	16,500.00
DEEDY TRANSFER FEE	16.50
DATE	3-27-72 BY J

RECORDED
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BOOK 3196 PAGE 438
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PROPOSED LOT NO. 27

BEGINNING at a point in the northeasterly line of Princeton Avenue (now West Princeton Avenue) a distance of 450 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 150 feet to a point; thence (2) north 17 degrees 00 minutes west 122.88 feet to a point; thence (3) north 86 degrees 35 minutes west 160.01 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 178.71 feet to the point or place of Beginning.

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

PROPOSED LOT NO. 27A

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.

PROPOSED LOT NO. 27B

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. 27B on a map entitled

Minor Subdivision of Block 842, Lot 27B 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 .

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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.

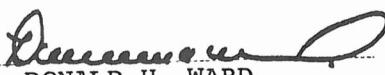
And the Grantors covenant that they have not done or executed, or knowingly suffered to be done or executed, any act, deed or thing whatsoever whereby or by means whereof the premises conveyed herein, or any part thereof, now are or at any time hereafter, will or may be charged or encumbered in any manner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

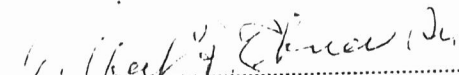
In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

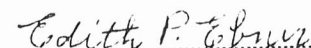
Wherever in this instrument any party shall be designated or referred to by name or general reference, such designation is intended to and shall have the same effect as if the words "heirs, executors, administrators, personal or legal representatives, successors and assigns" had been inserted after each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


DONALD H. WARD

 (L.S.)
GILBERT F. EBNER, SR.

 (L.S.)
EDITH P. EBNER

State of New Jersey, County of Ocean } ss.: Be it Remembered,
that on March 23, 1972, before me, the subscriber, an Attorney-at-
Law, State of New Jersey
personally appeared Gilbert F. Ebner, Sr. and Edith P. Ebner, 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 \$ 16,500.00.

Prepared by: Donald H. Ward, Esq.


DONALD H. WARD, Attorney-at-Law,
State of New Jersey.

This Deed, made the 24th day of March 19 72 ,

Between

LAURELTON REALTY COMPANY, INC.

a corporation existing under and by virtue of the laws of the State of New Jersey

having its principal office at

in the

of

in the County of

and State of

herein designated as the Grantor,

And

PETER MAROUSIS & MALAME MAROUSIS, his wife,

residing or located at 1658 Hoffman Street, Bricktown, New Jersey 08723

~~in the~~

~~in the~~

~~in the~~

~~in the~~

herein designated as the Grantees;

Witnesseth, that the Grantor, for and in consideration of

ELEVEN THOUSAND and no/100 DOLLARS (\$11,000.00)

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

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

Known and designated as Lots 27, 28, 29 and 30 in Block 18 on map of the Laurelton Park Company, made by Ray T. Havens, Engineer & Surveyor, dated March, 1927 and duly filed in the Ocean County Clerk's Office.

Subject to covenants, restrictions and easements of record and the effect of municipal zoning ordinances.

a portion of
Being/the same premises conveyed to the grantor herein by deed from Gustave J. Kieser, widower, dated December 30, 1955 and recorded in the Ocean County Clerk's Office on March 14, 1956 in Deed book 1710 page 18.

COUNTY OF OCEAN	
CONSIDERATION	11,000.00
REALTY TRANSFER FEE	11.00
DATE	4-3-72 BY M.R.

BOOK 3198 PAGE 106
CLERK'S OFFICE

1972 APR 3 PM 3 18

RECORDED
OCEAN COUNTY CLERK'S
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11877

Together with all rights, liberties, privi appertaining; and the thereof, and of every session, property, clai to the premises herein and to Hold all and s the Grantees and to G

And the Grantor or executed, any act, o herein, or any part the any manner or way wi

In all references l gender or the plural or text of the within insti Wherever in this erence, such designati administrators, person and every such design

In Witness Wh proper corporate office

ATTEST:
Lillian K. Lockwo

State of New Jersey that on March

personally appeared

who, being by me du s he is the

that Richard President of said Cor been duly authorized b deponent well knows Instrument is the pro delivered by said tion, in presence of de and that the full and a by the within deed, as

Sworn to and subscrib the date aforesaid.

An Attorney at La

Prepared by: Milton

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And the Grantor covenants that it has 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.

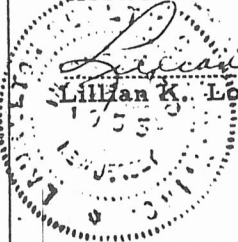
In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

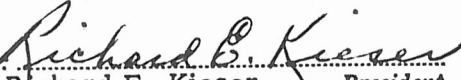
Wherever in this instrument any party shall be designated or referred to by name or general reference, such designation is intended to and shall have the same effect as if the words "heirs, executors, administrators, personal or legal representatives, successors and assigns" had been inserted after each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

In Witness Whereof, the Grantor has caused these presents to be signed and attested by its proper corporate officers and its corporate seal to be hereto affixed the day and year first above written.

ATTEST:

Laurelton Realty Company, Inc.


Lillian K. Lockwood
Secretary

By 
Richard E. Kieser
President

State of New Jersey, County of
that on March 24

Ocean } ss.:
19 72 , before me, the subscriber,

Be it Remembered,

personally appeared

Lillian K. Lockwood

who, being by me duly sworn on her oath, deposes and makes proof to my satisfaction, that she is the Secretary of Laurelton Realty Company, Inc.

the Corporation named in the within Instrument;

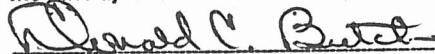
that Richard E. Kieser

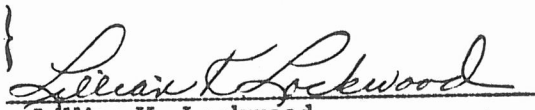
is the

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 her 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 \$ 11,000.00

Sworn to and subscribed before me,
the date aforesaid.


An Attorney at Law of New Jersey


Lillian K. Lockwood

Prepared by: Milton H. Gelzer, Esq.