

This Indenture, made the 5TH day of AUGUST

in the year One Thousand Nine Hundred and SIXTY-ONE

Between RIVERLAND DEVELOPMENT CO.,
A NEW JERSEY CORPORATION
POST OFFICE BOX 342,
BRICK TOWN, NEW JERSEY

party of the first part, hereinafter known as the grantor:

And

WILLIAM J. LEEN & RITA LEEN, HIS WIFE,
370 CENTRAL AVENUE
JERSEY CITY, HUDSON COUNTY, NEW JERSEY.

party of the second part, hereinafter known as the grantee:

Witnesseth, That in consideration of THE SUM OF ONE (\$1.00) DOLLAR
AND OTHER GOOD AND VALUABLE CONSIDERATION

the said grantor does grant, bargain, sell and convey, unto the said grantee

THEIR HEIRS ----- and assigns, forever,
tract or parcel

7500
All OF THE FOLLOWING
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. AND KNOWN AND DESIGNATED

AS:

LOT NO. 32-33-34-35 AND 36, BLOCK No. 20 IN SUB-DIVISION "CM"
ANNEX, AS LAID DOWN ON A CERTAIN MAP ENTITLED CEDARWOOD PARK,
AND FILED IN THE OFFICE OF THE CLERK OF THE COUNTY OF OCEAN,
AT TONS RIVER, NEW JERSEY.

BEING THE SAME PREMISES AS CONVEYED TO THE GRANTORS HEREIN
BY VIRTUE OF A CERTAIN DEED OF CHARLES STUTESMAN AND LYDIA
STUTESMAN, HIS WIFE, DATED FEBRUARY 28TH., 1961 AND RECORDED
IN THE OCEAN COUNTY CLERK'S OFFICE AT TONS RIVER, NEW JERSEY
ON MARCH 6, 1961 IN BOOK 2128 OF DEEDS, PAGE 303.

To Have and to Hold said premises with the appurtenances, unto the said grantee
THEIR HEIRS -- and assigns, forever.

And the said grantor does covenant:

1. That the title to said premises is vested in fee simple absolute in the said grantor.
2. That grantor has the right and authority to convey the said premises to the said grantee.
3. That the grantee shall have peaceable and quiet possession of the said premises free from all encumbrances.
4. That the same are now free and clear of all encumbrances whatsoever, except
NO EXCEPTIONS
6. That the grantor will execute such further assurances and conveyances of the said land as may be reasonably required.
6. That the grantor will WARRANT and DEFEND the premises hereby conveyed against all persons lawfully claiming the same.

In Witness Whereof, THE SAID GRANTOR CAUSED THESE PRESENTS TO BE
SIGNED BY ITS PROPER CORPORATE OFFICERS AND CAUSED ITS PROPER
CORPORATE SEAL TO BE HERETO AFFIXED, THE DAY AND YEAR FIRST
ABOVE WRITTEN.

Signed Sealed and Delivered
in the presence of

RIVERLAND DEVELOPMENT CO.

Ralph R. Zarra
RALPH R. ZARRA, PRESIDENT

Attest:

Frances F. Zarra
FRANCES F. ZARRA, SECRETARY

State of New Jersey,
County of

ss.:

Be it Remembered, that on this
in the year of our Lord One Thousand Nine Hundred and
the subscriber,
personally appeared

day of

, before me,

who, I am satisfied, the mentioned in the within instrument,
and thereupon acknowledged that
signed, sealed and delivered the same as act and deed, for the
uses and purposes therein expressed.

NOTARY PUBLIC

State of New Jersey, }
County of OCEAN ss.:

We it Remembered, that on this 5th day of August, 1961, in the year of our Lord, One thousand nine hundred and SIXTY-ONE, before me, the subscriber, A NOTARY PUBLIC OF THE STATE OF NEW JERSEY personally appeared FRANCES F. ZARRA,

who, being by me duly sworn on HER oath, doth depose and make proof to my satisfaction, that SHE is the SECRETARY of the RIVERLAND DEVELOPMENT CO.,

the GRANTOR named in the within instrument; that RALPH R. ZARRA 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 the seal affixed to said Instrument is such corporate seal and was thereto affixed, and said Instrument signed and delivered by said 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 hereto as witness.

Sworn to and subscribed before me, at BRICK TOWNSHIP, NEW JERSEY, the date aforesaid.



ROCKWELL J. FRANKLIN,
NOTARY PUBLIC OF N. J.
My Commission Expires June 20, 1962

Frances F. Zarra
FRANCES F. ZARRA, SECRETARY

13916

Deed

RIVERLAND DEVELOPMENT CO.,
(A NEW JERSEY CORPORATION)

TO

WILLIAM J. LEEN ET UX.

DATED AUGUST 5, 1961

RECORDED
OCEAN COUNTY CLERK'S
OFFICE

1961 AUG 9 AM 11 07

BOOK 2162 PAGE 241
OF Edward K. Burge, CLERK

Ret. Wm. J. Leen
370 Central Ave.
Jersey City, N.J.
4-17

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Indexed

Abstracted

NOTARY PUBLIC

This Deed, made the 11th day of December 1972 ,

Between ATTILIO BELLOTTI and BRUNA BELLOTTI, his wife,

COUNTY OF OCEAN
CONSIDERATION \$1000.00
REALTY TRANSFER FEE \$3.00
DATE 1-3-73 BY N.Y.

November

residing at 7422 Third Avenue,
in the Township of North Bergen, in the County of
Hudson and State of New Jersey, herein designated as the Grantors,
And ANDREW P. NITTOSO and RUTH E. NITTOSO, his wife,

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l of which is

residing or located at 1420 Van Luren Avenue, Brick Township
in the of in the County of
and State of herein designated as the Grantees;

Witnesseth, that the Grantors, for and in consideration of the sum of Thirty-one
Thousand and 00/100 Dollars (\$31,000.00)

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 those certain tract s or parcels 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:

TRACT ONE:

PARCEL A

BEGINNING at the intersection of the South side of Fort Street
(formerly 6th St.) with the East side of West Princeton Avenue; thence
(1) along the South side of Fort Street (formerly 6th St.) North 75°
02' 00" East a distance of 94.00 feet to a point; thence (2) South 14°
58' 00" East a distance of 75.00 feet to a point; thence (3) South 75°
02' 00" West a distance of 94.00 feet to a point in the East side of
West Princeton Avenue; thence (4) along the East side of West Princeton
Avenue a distance of 75.00 feet to the aforesaid intersection of West
Princeton Avenue and Fort Street the point and place of BEGINNING.

PARCEL B

BEGINNING at a point on the East side of West Princeton Avenue distant
Southerly 75.00 feet from the intersection of the East side of West
Princeton Avenue with the South side of Fort Street thence running
(1) North 75° 02' 00" East a distance of 94.00 feet to a point; thence
(2) South 14° 58' 00" East a distance of 75.00 feet to a point; thence
(3) South 75° 02' 00" West a distance of 94.00 feet to a point on the
East side of West Princeton Avenue; thence (4) Northerly along the
East side of West Princeton Avenue North 14° 58' 00" West a distance
of 75.00 feet to the point and place of BEGINNING.

PARCEL C

BEGINNING at a point on the South side of Fort Street (formerly 6th St.)
distance on a course of North 75° 02' 00" East 94.00 feet from the
intersection of the South side of Fort Street (formerly 6th St.) with
the East side of West Princeton Avenue, thence running (1) along the
South side of Fort Street (formerly 6th St.) North 75° 02' 00" East
56.00 feet to a point; thence (2) South 14° 58' 00" East 150.00 feet
to a point; thence (3) South 75° 02' 00" West 56.00 feet to a point;
thence (4) North 14° 58' 00" West 150.00 feet to a point on the South
side of Fort Street (formerly 6th St.) the point and place of BEGINNING.

THE above 3 parcels are known and designated as Parcels A-B-C as shown
on map entitled "Final Plan of Minor Subdivision of Lots 15 thru 20
Block 827 situate in the Township of Brick Ocean County, N. J.", pre-
pared by Lynch, Palumbo and Carmody, C. E. L. P./June 1, 1972 as Map
No. H=56.

L. S., dated January 21, 1972 and duly filed in the
Ocean County Clerk's Office on

Prepared by:
Stephen J. Boyle, Esq.
6107 Long Beach Blvd.
Brant Beach, N. J. 08008

TRACT TWO:

BEGINNING at the point of intersection of the South side of Port Street (formerly 6th St.) with the West side of Ocean Avenue (N. J. S. H. Rt. 88) thence running (1) along the West side of Ocean Avenue (N. J. S. Rt. 88) South 14° 58' 00" East 100.00 feet to a point; thence (2) South 75° 02' 00" West 150.00 feet to a point; thence (3) North 14° 58' 00" West 100.00 feet to a point on the South side of Port Street (formerly 6th St.), thence (4) along the South side of Port Street (formerly 6th St.) North 75° 02' 00" East 150.00 feet to the aforesaid intersection of Port Street (formerly 6th St.) with the West side of Ocean Avenue (N. J. S. H. Rt. 88) the point and place of BEGINNING.

THE above tract is known and designated as Lots 37, 38, 39 and 40 in Block 18 as shown on a map entitled Laurelton Park situated in Laurelton, Ocean County, N. J., dated March 4, 1927 and filed in the Ocean County Clerk's Office on September 5, 1929 as Map No. A-328.

All of the above descriptions are drawn in accordance with a survey prepared by Lynch, Palumbo & Carmody, C. E. & L. S., dated July 18, 1972.

It is the intention of the grantors herein to convey the entire premises as contained in the following three deeds into them:

Deed from Antoinette Buono, widow, dated August 21, 1962 and recorded in the Ocean County Clerk's Office on September 7, 1962, in Deed Book 2246, Page 419.

Deed from Gustave J. Kieser, Widower, dated May 2, 1956 and recorded in the Ocean County Clerk's Office on May 15, 1956, in Deed Book 1724, Page 232.

Deed from Florence Friedenreich, unmarried, dated October 3, 1966 and recorded in the Ocean County Clerk's Office on October 6, 1966, in Deed Book 2631, Page 315.

SUBJECT to easements and restrictions of record, municipal zoning ordinances and such state of facts as an accurate survey might disclose.

Together with all rights, liberties, privileges, appertaining; and the thereof, and of every session, property, claim to the premises herein and to Hold all and the Grantees and to

And the Grantee or executed, any act, herein, or any part thereof in any manner or way

In all references gender or the plural text of the within in Wherever in this reference, such designated administrators, persons and every such design

In Witness Whereof first above written.

Signed, Sealed and in the presence

Emma B. Hu
Emma B. Hu

State of New Jersey that on Dec of New Jersey personally appeared

who, I am satisfied, and thereupon their act and consideration paid or to consideration is defined

Prepared by:
ROBERT W. BAZZ

of Port Street
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3) North 140 58
rt Street
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t disclose.

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

Attilio Bellotti (L.S.)
Attilio Bellotti

Emma B. Hugin
Emma B. Hugin

Bruna Bellotti (L.S.)
Bruna Bellotti

State of New Jersey, County of Hudson } ss.: Be it Remembered,
that on December 11, 1972, before me, the subscriber, a Notary Public
of New Jersey,
personally appeared ATTILIO BELLOTTI and BRUNA BELLOTTI, 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 \$ 31,000.00.

Prepared by:
ROBERT W. BAZZANI, Esq.

Emma B. Hugin
EMMA B. HUGIN
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Mar. 8, 1975

BOOK 3269 PAGE 138

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Deed

ATTILIO BELLOTTI and BRUNA
BELLOTTI, his wife,

TO

ANDREW P. NITTOSO and
RUTH E. NITTOSO, his wife.

Dated December 11, 1972

STANLEY TURNBACH & WHITE

000184

RECORDED
OCEAN COUNTY CLERK'S
OFFICE

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BOOK 3269 PAGE 135
OF 135
CLERK
Edwin A. King

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BOOK 3332 PAGE 772

This Indenture,

Made the 27 day of August, in the year of our Lord
One Thousand Nine Hundred and Seventy-three

Between Lucille G. Grifo, widow
residing at 11724 E. 206th Street

in the County of Lakewood
and State of California party of the first part; by her atty in Fact, Irene
R. Cook

And Richard Englert and Valarie Englert, his wife

residing at 1809 Bergenline Ave.

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

Witnesseth, That the said party of the first part, for and in consideration of
Twenty-Thousand Five Hundred Dollars and no cents ---(\$20,500.00)-----

lawful money of the United States of America, to them 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 do es give, grant, bargain, sell, alien, release, enfeoff, convey and confirm unto the said
party of the second part, and to their heirs
and assigns, forever.

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

Known and designated as Lot numbers 4, 5, 6 Block 30 in subdivision
C. (Annex) as laid down on a certain map entitled Cedarwood Park and Filed
in the Ocean County Clerk's Office at Toms River, N.J. on April 7, 1942 in
Case Map B-315.

Being the same premises conveyed to Nicholas Grifo and Lucille G. Grifo
his wife by deed of Lucille G. Grifo, nee Lucille Nacion and Nicholas
Grifo, her hysband dated July 31, 1958 recorded in Deed Book 1745 page
348 in the Ocean County Clerk's Office. The said Nicholas Grifo died April
14, 1971.

Subject to easements conditions, covenants and restrictions of record
and to municipal rules, ordinances and regulations.

COUNTY OF OCEAN	
CONSIDERATION	20,500.00
REALTY TRANSFER FEE	20.50
DATE	9-4-'73 BY C.W.

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Together with all and singular the tenements, hereditaments and appurtenances thereunto be-
longing, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents,
issues and profits thereof.

of our Lord

And also, all the estate, right, title, interest, property, possession, claim and demand whatso-
ever, as well in law as in equity, of the said party of the first part, of, in and to the above described
premises, and every part and parcel thereof, with the appurtenances.

To have and to hold all and singular, the above mentioned and described premises, together
with the appurtenances, unto the said party of the second part, their heirs
and assigns, to their own proper use, benefit and behoof forever.

Fact, Irene
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And the said grantor
for her heirs assigns do covenant and agree, to and with the said
party of the second part, their heirs and assigns, that the said
grantor at the time of the seal-
ing and delivery of these presents, she lawfully seized in her own right of a good, absolute,
and indefeasible estate of inheritance in fee simple, of and in all and singular the above granted bar-
gained and described premises, with the appurtenances
and has good right, full power and lawful authority to grant, bar-
gain, sell and convey the same in manner and form aforesaid.

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And that the said party of the second part, their heirs
and assigns, shall and may at all times hereafter, peaceably and quietly have, hold, use, occupy, possess
and enjoy the above granted premises, and every part and parcel thereof, with the appurtenances, with-
out any let, suit, trouble, molestation, eviction or disturbance of the said party of the first part,
her heirs assigns, or of any other person or persons lawfully claiming or to
claim the same.

And that the same now are free, clear, discharged and unencumbered of and from all, former and
other grants, titles, charges, estates, judgments, taxes, assessments and incumbrances of what nature
and kind whatsoever, except as aforesaid.

And that the said party of the first part, and her heirs assigns
and all and every other person or persons whomsoever, lawfully or equitably deriving any estate, right, title
or interest, of, in or to the hereinbefore granted premises, by, from, under or in trust for
them, shall and will at any time or times hereafter, upon the reasonable request, and at the proper costs
and charges in the law, of the said party of the second part, their heirs
and assigns, make, do and execute, or cause or procure to be made, done or executed, all and every such
further and other lawful and reasonable acts, conveyances and assurances in the law for the better and
more effectually vesting and confirming the premises hereby intended to be granted, in and to the said
party of the second part, their heirs and assigns forever, as
by the said party of the second part, their heirs or assigns,
or
counsel learned in the law, shall be reasonably advised or required.

And the said grantor, her heirs assigns the above
described and hereby granted and released premises, and every part and parcel thereof, with the ap-
purtenances, unto the said party of the second part, their heirs
and assigns, against the said party of the first part, and her heirs
or assigns, and against all and every person or persons whomsoever, lawfully claiming or to
claim the same shall and will Warrant and by these presents forever Defend.

In witness whereof, the said Irene R. Cook has, by virtue of a letter of
attorney given to him by the said Lucille G. Grifo and dated the 10th
day of November, and duly acknowledged and recorded in the office of the
Register of Deeds and Mortgages of the Count of Ocean even dated herewith,
hereunto set the hand and seal of her principal, the said Lucille G. Grifo.

In Witness Whereof, the party of the first part has set her hand and
seal or caused these presents to be signed by its proper corporate officers and caused its proper cor-
porate seal to be hereunto affixed, the day and year first above written.

Signed, Sealed and Delivered

in the Presence of

Samuel M. Morris, Atty at law
State of New Jersey

Lucille G. Grifo
Lucille G. Grifo by her
Atty in Fact, Irene R. Cook

BOOK 3332 PAGE 774

State of new Jersey
County of Ocean ss.

Be it remembered that on this 27 day of August, 1973, before me the subscriber, an Attorney at Law in the State of New Jersey, personally appeared Irene R. Cook who I am satisfied is the person named in and who executed the within conveyance, in behalf of, and as the attorney in fact of, Lucille G. Grifo, and she did thereupon acknowledged to me that she signed, sealed and delivered the same as her act and deed and as the act and deed of her principal, the said Lucille G. Grifo, by virtue of a power of attorney executed by said Lucille G. Grifo, bearing date the tenth day of November 1973, and recorded the Office of the Clerk of the County of Ocean, State of New Jersey, even dated herewith, for the uses and purposes therein expressed.

~~SAMUEL M. MORRIS, Atty of Law~~
~~State of New Jersey~~

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 PL 1968 c. 49 section 1(c), is \$20,500.00.

Deed prepared by :
Samuel M. Morris, Atty at law.
670 Mantoloking Road
Brick Town, New Jersey

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OCEAN COUNTY CLERK'S

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Dated,

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Received in the
the County of
on the day of
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Recorded in Book
said County, on page

REC. & RET to
Samuel M. Morris, Esq.
P.O. Box 606
Breton Woods, N.J.
My file 2308

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STATE OF NEW JERSEY, } ss.:
COUNTY OF

BE IT REMEMBERED, that on this
before me, the subscriber, a
personally appeared

who, I am satisfied, the grantor mentioned in the within Deed, and thereupon acknowledged that signed, sealed and delivered the same as act and deed, for the uses and purposes therein expressed.

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 \$ _____.