

This Indenture,

made the 11th

2579 PAGE 209

day of April in the year One Thousand Nine Hundred and ~~Forty~~ Sixty-Six

Between

LAKE RIVIERA, INC.

a corporation organized under the laws of the State of New Jersey, having its principal office in the City of Newark, in the County of Essex and State of New Jersey, party of the first part, hereinafter known as the GRANTOR;

And VICTOR AMBROSINI and VINCENTINE AMBROSINI, his wife

residing at 607 Elizabeth Avenue, of the City of Elizabeth
in the County of Union and State of New Jersey
party of the second part, hereinafter known as the GRANTEE:

Witnesseth, That in consideration of the sum of One Dollar (\$1.00) lawful money of the United States of America, and other good and valuable considerations, the said Grantor does grant, bargain, sell and convey, unto the said Grantee & their 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 Lot Number -----21-----
in Block -----31----- on a map entitled "Map No. 3 of Lake Riviera, Brick Township, Ocean County, New Jersey," made by Bernard Chambers & Associates, licensed land surveyors, Irvington, N. J., dated September 1954, and filed in the Clerk's Office of the County of Ocean on October 20, 1954 in Case B-344.

This conveyance includes the privilege in favor of the Grantee to use the Recreational Area, as shown on the Revised map of Lake Riviera, Inc. for the purpose of bathing and other recreational purposes, provided that this privilege shall be effective only during such time as the Grantee shall be members in good standing of the Lake Riviera Club, and shall abide by the By-Laws, rules and regulations of said Club.

This conveyance is made subject to the following restrictions:

The Grantee does hereby declare, promise, covenant and agree for itself, its successors and assigns, that the following restrictions and protective covenants shall, and the same are hereby deemed to apply to, affect and be binding upon the premises aforesaid:

- a. All lots in the tract shall be known and described as residential lots.
- b. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling not to exceed two and one-half stories in height and a private garage for not more than two cars.
- c. No dwelling shall be permitted on any lot at a cost of less than \$5,500, based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one story open porches and garages, shall not be less than 550 square feet for a one story dwelling, nor less than 400 square feet for a dwelling of more than one story.
- d. No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building setback lines shown on the recorded plat. In any event, the main foundation walls of any building shall not be located nearer than 25 feet to any street lines, nor nearer than 10 feet to any interior lot lines, nor farther than 45 feet from the front lot line on interior lots, except that an attached garage or other permitted accessory building shall not be located nearer than 5 feet to the interior lot line. Detached garages or other permitted accessory buildings shall not be located nearer than 75 feet to the front lot line on interior lots. For the purposes of this covenant, eaves, steps and open porches shall not be considered as a part of a building, provided that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.

- c. No dwelling shall be erected or placed on any lot having a width of less than 75 feet at the minimum building set back line, nor shall any dwelling be erected to place on any lot having an area of less than 10,000 square feet, except that this covenant shall not apply to any of the said lots as shown on said map which do not meet the above requirements.
- f. Easements for the installation and maintenance of utilities and drainage facilities are reserved as may be shown on the said map, and over the rear five feet of each lot.
- g. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
- h. No structure of a temporary character, trailer, basement, tent, garage, shack, barn, or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.
- i. No signs of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by the builder to advertise the property during the construction and sales period.
- j. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted on any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.
- k. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred or maintained for commercial purposes.
- l. No lot shall be used or maintained for a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
- m. No individual water supply system shall be permitted on any lot unless such system is located, constructed and equipped in accordance with the requirements, standards and recommendations of state public health authority. Approval of such system as installed shall be obtained from such authority.
- n. No individual sewage disposal system shall be permitted on any lot unless such system is designed, located and constructed in accordance with the requirements, standards and recommendations of the state public health authority. Approval of such system as installed shall be obtained from such authority.
- o. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines, or in the case of rounded property corners, from the intersection of the street property lines extended. The same sight line limitations shall apply to any lot within 10 feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.
- p. No fence, wall, hedge or mass planting shall be permitted to extend nearer to any street or main building than the minimum building setback lines, except that nothing shall prevent the erection of a necessary retaining wall, the top of which does not extend more than two feet above the finished grade at the back of the said wall; in any event, any fence, wall, hedge or mass planting shall not exceed three feet six inches in height.
- q. No building shall be placed nor shall any material or refuse be placed or stored on any lot within 20 feet of the property line of any park or edge of any open water course, except that clean fill may be placed nearer provided that the natural water course is not altered or blocked by such fill.
- r. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of 25 years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 10 years unless an instrument signed by a majority of the then owners of the lots has been recorded agreeing to change said covenants in whole or in part.
- s. Enforcement of these covenants shall be by proceedings at law or equity against any person or persons violating or attempting to violate any covenant either to restrain the violation or to recover damages.
- t. Invalidity of any of these covenants by judgment or court order shall in no wise affect any of the other provisions herein, which shall remain in full force and effect.

The foregoing restrictive covenants shall apply only to said Map of Lake Riviera, Brick Township, Ocean County, New Jersey, made by Bernard Chambers & Associates, Irvington, N. J., licensed land surveyors, dated September 1954 and filed in the Clerk's Office of the County of Ocean on October 20, 1954 in Case B-344.

The Grantor, its successors and assigns, reserves the sole right to grant franchises and consents for the location of any public utility in and over any of the streets of said tract, including the right to lay water and gas mains and conduits for transmitting electric power and telephone and for all other purposes in, on and under said streets.

This conveyance is also made subject to restrictive covenants, easements and utility grants of record, if any, and the effect of local zoning ordinances and municipal rules and regulations.

2579 REC-201

To Have and to Hold, said premises with the appurtenances, unto the said Grantee ■ heirs and assigns, forever.

And the said Lake Riviera, Inc., for itself, its successors and assigns, 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, except as aforesaid.
4. That the same are now free and clear of all encumbrances whatsoever, except as aforesaid.
5. 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 Lake Riviera, Inc., has caused its corporate seal to be hereunto affixed and attested by its Secretary and these presents to be signed by its President, the day and year first above written.

LAKE RIVIERA, INC.
By Theodore Smith
THEODORE SMITH President.

ATTEST:
Monte Smith
MONTE SMITH Secretary.



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

We it Remembered, that on this 11th day of April in the year of our Lord, One Thousand Nine Hundred and Sixty-Six, before me, the subscriber, a Notary Public of the State of New Jersey personally appeared Monte Smith who, being by me duly sworn on his oath, doth depose and make proof to my satisfaction, that he is the Secretary of LAKE RIVIERA, INC., the Grantor named in the within instrument; that Theodore Smith 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 his name thereto as witness.

Sworn to and subscribed before me the date aforesaid.

Monte Smith
Notary Public of New Jersey
My Commission expires July 18, 1968

Monte Smith
MONTE SMITH

RECORDED
OCEAN COUNTY CLERK'S
OFFICE

1966 APR 25 AM 11 23

BOOK 257 PAGE 399
OF - *Edward A. [illegible]* CLERK

Photostated
Micro-filmed
Indexed

Deed.

LAKE RIVIERA, INC.

a Corporation of the State of New Jersey

TO

VICTOR AMBROSINI & VINCENTINE
AMBROSINI, his wife

DATED APR 11 11, 1966.

Recorded in the Clerk's Office of the County of
Ocean, Toms River, N. J., on the

day of A.D. 19

at o'clock, in the

noon and Recorded in Book

of DEEDS for said County, on page

Return To: Mr. & Mrs. V. Ambrosini

607 Elizabeth Avenue

Elizabeth, New Jersey

10 Ely Louis [illegible]

DEED

BOOK 3225 PAGE 395

RECORDED
OCEAN COUNTY CLERK'S
OFFICE

'72 JUL 17 PM 2 09

BOOK 3225 PAGE 395
OF DEEDS
CLERK
Edmund K. Fudge

ELWOOD W. STOCKER,
Single

TO

RITA L. STOCKER,
Single

↑ For use of Recording Officer ↑

↓ RECORD AND RETURN TO: ↓

Samuel S. Galanti

Aug. 8. 72

For use of Recording Officer ↑

THIS DEED made the 6th day of July in the year 19: 72

BETWEEN Elwood W. Stocker, Single

hereinafter referred to as the Grantor, of
709 Sycamore Drive, Cedarbridge Manor, Brick Town, N.J.
and

RITA L. STOCKER, Single

hereinafter referred to as the Grantee, whose post office address is or is about to be:

1587 West Princeton Avenue, Brick Town, New Jersey

WITNESSETH: That in consideration of the sum of

(set forth dollar amount in words and figures)

FIVE THOUSAND THREE HUNDRED - - - - - (\$5,300.00) - - - - - DOLLARS

the Grantor, do esgrant and convey to the Grantee all the following described lands located in:

the Township of Brick, County of Ocean and State of New Jersey:

BEING commonly known and designated as Lots 12, 13, 14 and 15 in Block
on Map of Laurelton Park Company, made by Roy T. Havens, Engineer
and Surveyor, dated March 4, 1927 and duly filed in the Ocean County
Clerk's Office.

BEGINNING at a monument set in the westerly line of Princeton Avenue
and beginning point being 200 feet northerly from the northwest inter-
section of Seventh Street and Princeton Avenue, thence running
(1) South 75 degrees 02 minutes west 83.86 feet to a stake; thence
(2) North 1 degree 6 minutes west 103 feet to a stake; thence
(3) North 75 degrees 02 minutes east 59.17 feet to a stake; thence
(4) South 14 degrees 58 minutes east 100 feet to the point and place of
BEGINNING.

This description is in accordance with a survey made by H. Wallace
and, P.E. & L.S., #6213, 7 Beachwood Boulevard, Beachwood, New Jersey,
dated November 17, 1957.

This property is conveyed subject to restrictions and easements of
record, if any, zoning ordinances, municipal and state regulations, and
such facts as an accurate survey may disclose.

BEING the same premises conveyed to Elwood W. Stocker and Rita L.
Stocker, his wife, from Lewis B. Kent and Lillian E. Kent, his wife, by
dated October 25, 1961 and recorded in the Ocean County Clerk's
Office on October 27, 1961 in Book 2180 of Deeds, Page 60.

The said marriage between Elwood Stocker and Rita L. Stocker was terminated
by Judgment of Annulment, dated February 24, 1972.

COUNTY OF OCEAN

CONSIDERATION \$ 300.00

REALTY TRANSFER FEE \$ 55

DATE 7-17-72 BY M. H.

Record and return to:

JAMES O. EASTMEAD

COUNSELLOR AT LAW

807 SUMMIT AVENUE

07087

Form 100, Inc.

Print form wty deed (Ind. to Ind. or Corp.)

BOOK 3225 PAGE 396

THIS AGREEMENT, M
and Nine Hundred and
THE FIRST NATI
died of trust with FR

JOSEPH C. BAR
Borough of W
New Jersey
WITNESSETH, That the L

ALL THAT CERTAIN
No. 19-W (Nineteen
plan of Ocean Beach,
County, New Jersey,
Monmouth, N. J., date
N. J. on June 1

FOR THE TERM of Tw
of our Lord One Thous
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receipt of the first year
and construed to be
from any charges, assess

AND the said Tenant do
and upon the condi
the written approval of
any summer season to
approval of the Landlord), n
place for private reside
the said Tenant further agr
harmless from any
of others growing out o

AND the Tenant coven
for public purposes
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XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX

TENANT will not enc
ment nor do anythi
for any other reason wh

AND, further, the
erection within six
to the Landlord, or
of any cottage or bu
such loss or damage
months thereof and f
Contract.

The Grantor. Covenant. that:

1. He has been lawfully seized of said land.
2. He has the right to convey the said land to the Grantee.
3. The Grantee shall have quiet possession of the said land free from all encumbrances.
4. The Grantor will warrant generally the property hereby conveyed and will execute such further assurances of the said land as may be requisite.

IN WITNESS WHEREOF, the Grantor. has hereunto set his hand and seal the day and year first above written.

SIGNED, SEALED AND DELIVERED

in the presence of

Elwood W. Stocker
ELWOOD W. STOCKER (L.S.)

[Signature]

STATE OF NEW JERSEY

COUNTY OF Ocean

ss:

BE IT REMEMBERED, that on this 6th day of July in the year 1972

officer authorized to take acknowledgments, personally appeared ELWOOD W. STOCKER

who I am satisfied he the grantor in the foregoing Deed, and thereupon he acknowledged that he executed the same 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 \$5,300.00.

[Signature]
Stamp or type name and title of officer taking acknowledgment
ELLEN BRADDOCK
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Nov. 30, 1976

This DEED was prepared by:
Blair & Blair, Esqs.
201 Arnold Avenue
Point Pleasant Beach
New Jersey 08742

Record and
Return to:
LAW OFFICES
SAMUEL L. EPSTEIN
PROFESSIONAL BUILDING
700 MATTISON AVENUE
ASBURY PARK, N. J. 07706

This Deed, made the 1st day of March

in the year One Thousand Nine Hundred and Seventy-three

Between CHARLES FRAZEE and GERALD FRAZEE, Partners,
Trading as Frazee Brothers

of the Borough of Manasquan in the County of
Monmouth and State of New Jersey
whose post office address is 2391 Cherry Street
party of the first part, hereinafter known as the grantor;

And STANLEY J. WEAVER and THERESA S. WEAVER, his wife

of the Borough of Point Pleasant in the County of
Ocean and State of New Jersey
whose post office address is 813 Sinclair Road
party of the second part, hereinafter known as the grantees:

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

TWENTY-SIX THOUSAND SEVEN HUNDRED and 00/100 (\$26,700.00)-----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 their heirs and assigns, forever,

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

BEGINNING at a point in the easterly line of land conveyed by
F. Chester Bradley to Joseph D. Phillips, dated October 26th, 1926
recorded October 28th, 1926 in Book 717 of Deeds, page 483 of Ocean
County, distant 98.46 feet northerly from a monument in the
northerly line of Trenton Avenue, said monument being distant
easterly 202.86 feet from a monument in the northerly line of
Trenton Avenue located in the southwesterly corner of lands now or
formerly belonging to Joseph D. Phillips; thence easterly at right
angles to the easterly line aforesaid 92.45 feet to the westerly
line of a right of way herein designated as Sinclair Road; thence
northerly along the same 50 feet; thence westerly and parallel with
the first course 92.45 feet to the aforesaid easterly line conveyed
by Bradley to Phillips and thence southerly along the same 50 feet
to the point and place of Beginning.

BEING the same premises conveyed to the grantors herein by deed
from Howard G. Reinecker and Barbara A. Reinecker, his wife, dated
October 20, 1972 and recorded in the Ocean County Clerk's Office on
October 31, 1972 in Deed Book 3253 Page 677 and by corrective deed
dated November 16, 1972 and recorded in the said County Clerk's
Office on December 11, 1972 in Deed Book 3263 Page 744.

COUNTY OF OCEAN	
CONSIDERATION.	\$6,700.00
REALTY TRANSFER FEE.	27.00
DATE.	3-6-73 BY Cw

PAULINE KOZLOSKI, WIDOW

DEED

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 s

for themselves, their heirs, executors, administrators, successors and assigns do covenant, promise and agree to and with the said grantee, 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 grantor s have hereunto set their hands and seal s the day and year first above written.

Signed, Sealed and Delivered

In the Presence of

WILLIAM E. BOYES

CHARLES FRAZEE

GERALD FRAZEE

Partners, Trading as Frazee Brothers

State of New Jersey,
County of Ocean

ss.:

Be it Remembered, that on this 1st day of March in the year of Our Lord One Thousand Nine Hundred and Seventy-three, before me the subscriber, an Attorney at Law of the State of New Jersey personally appeared

CHARLES FRAZEE and GERALD FRAZEE, Partners, Trading As Frazee Brothers

who, I am satisfied, are the grantors mentioned in the within Instrument and thereupon they acknowledged that they 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 \$26,700.00.

This Deed prepared by Jack F. Sinn, Esq.
W 73/47-S

WILLIAM E. BOYES, Attorney at Law
State of New Jersey

Sim, Sinn, Gunning, Serpentelli & Fitzsimmons
A Professional Corporation
Trenton and Cincinnati Avenues
Trenton, New Jersey, 08611

009570

RECORDED
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OFFICE

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BOOK 3284 PAGE 647
OF 1000
Edmund A. Frazee

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Microfilm
Indexed

RECEIVED

CHARLES FRAZEE and GERALD FRAZEE,
Partners, Trading As Frazee
Brothers

70

STANLEY J. WEAVER and THERESA S.
WEAVER, his wife

DATED: March 1st 1973

Sim, Sinn, Gunning, Serpentelli & Fitzsimmons
A Professional Corporation
77000 and Chippendale Avenues

3, buildings, trees, ways, waters, profits, privileges,
same belonging or in anywise appertaining:

property, claim and demand whatsoever, of the
to every part and parcel thereof.

ar the above described land and premises, with the
r heirs and assigns
e said grantee,
eir heirs and assigns, forever

executors, administrators, successors and assigns
h the said grantee,
assigns, that they have not made, in
s, thing or things, whatsoever whereby or by means
mises, or any part or parcel thereof, now are, or
l, charged or encumbered, in any manner or

s have hereunto set their hands
27.

Charles Frazee
CHARLES FRAZEE
Gerald Frazee
GERALD FRAZEE
Partners, Trading as Frazee Brothers

1st day of March
Hundred and Seventy-three, before
f the State of New Jersey
E, Partners, Trading As Frazee

s mentioned in the within Instrument
acknowledged that they
their act and deed, for
the full and actual consideration paid or to be paid
the within deed, as such consideration is defined
10.

William E. Boyes
WILLIAM E. BOYES, Attorney at Law
State of New Jersey

WILLIAM E. BOYES, Attorney at Law
State of New Jersey