

David Frankel & wife )  
To )  
Jack Todres, et al )

THIS INDENTURE, Made the Twenty sixth  
day of May, in the year of our Lord One  
Thousand Nine Hundred and Forty eight

BETWEEN DAVID FRANKEL and BELLA FRANKEL, his wife, of the  
Township of Brick in the County of Ocean and State of New Jersey party of the first  
part:

AND JACK TODRES and DAVID GOLDFARB, both residing at 687  
Bradford Street in the Borough of Brooklyn, in the County of Kings and State of New  
York, party of the second part;

WITNESSETH, That the said party of the first part, for and in  
consideration of the sum of One dollar (\$1) and other good and valuable consideration  
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, have given, granted, bar-  
gained, sold, aliened, released, enfeoffed, conveyed and confirmed, and by these  
presents do\_ 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 those certain lots, tracts or parcels 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

FIRST TRACT:

Lying on the easterly side of the State Highway Route #35  
(formerly State Highway Route No. 4).

BEGINNING at a stake in the Easterly side of State Highway  
Route #35 distant 845.28 feet Southerly from an iron pipe in the Easterly line of  
said Highway at the point of curvature of the long reverse curve extending northerly  
therefrom and said point being the Northwesterly corner of lands now or formerly  
belonging to Eli Epstein; said point being also the beginning point of the Epstein  
property, and running from said beginning point (1) at right angles to the said  
State Highway Route #35 North 74 degrees 47 minutes East along the Northerly Boundary  
of the said Eli Epstein's property 1063.03 feet to a stake in the easterly line of  
the second tract described in the deed from the Laurelton Farms Inc. to Samuel  
Kaufman dated April 8, 1930 and recorded in book 856 of Deeds in the Ocean County  
Clerk's Office on page 117 &c said point being the northeasterly corner of lands  
now or formerly owned by Eli Epstein; thence (2) North 18 degrees 51 minutes West  
along the Easterly line of the second tract hereinabove referred to 282.50 feet  
to a point, it being the southeasterly corner of lands now or formerly owned by  
A. Schur; thence (3) South 74 degrees, 47 minutes West along the southerly line  
of lands now or formerly belonging to A. Schur, 1063.44 feet to a stake in the  
easterly side of State Highway Route #35; thence (4) along the same South 15  
degrees, 13 minutes East 282.50 feet to the point or place of BEGINNING.

CONTAINING six acres more or less.

Being the same premises conveyed to Max Wolfson and Esther  
Wolfson, his wife, by deed from Samuel Kaufman and Lotty Kaufman, his wife, and  
recorded in the Ocean County Clerk's Office in Book 1029 of deeds at page 232.

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27, 1951  
Clerk

## SECOND TRACT:

BEING part of 137.73 acres described as tract #5 in a deed Allaire Water and Land Company to Arthur Brisbane, dated March 1, 1907 and recorded in the Ocean County Clerk's Office in Book 306 of Deeds at page 103.

BEGINNING at a stone at the second and southeast corner of #1 in a deed from Laurelton Farms Inc. to Samuel Kaufman, dated April 8, 193 recorded in the Ocean County Clerk's Office in book 856 page 117 and running (1) along the Easterly line of tracts of land 2 in said Deed North 14 degree minutes 53 seconds West 1401.10 feet to a stake in the northerly line of said acres; thence (2) along the same South 84 degrees 52 minutes 23 seconds East feet more or less to the center line of an unnamed road; thence again from the beginning (3) North 69 degrees no minutes 50 seconds East 1235 feet more or less to the center line of the aforesaid road; thence (4) Northwesterly along the said line, more or less to the end of the second course.

CONTAINING 26 acres, more or less.

BEING a part of the property conveyed to Henry Bonhag and Sarah Bonhag by Seward Brisbane and Sarah Brisbane McCrary as Executors of the Last Will and Testament of Arthur Brisbane, deceased, and Phoebe C. Brisbane and recorded in the Ocean County Clerk's Office in Book 1088 of Deeds, page 75.

EXCEPTING from the above tract a parcel of approximately 22 acres sold by Max Wolfson and Esther Wolfson, his wife, to Herman Hymann which is recorded in the Ocean County Clerk's Office. The acreage included within the above tract is approximately 22 acres.

BEING the same premises as were conveyed to the parties in the first part hereto by deed of Jacob Opolion, et ux, which deed bears date April 1, 1947 and which deed was recorded in the Ocean County Clerk's Office on April 1, 1947 in book 1251 of deeds for said county on page 156.

THIS CONVEYANCE is made, given and accepted subject to the following mortgages, which the purchasers herein assume and agree to pay:

Mortgage from Jacob Opolion, et ux to Federal Land Bank of Springfield, bearing date February 4, 1947, which was originally in the principal sum of \$7100.00, which mortgage was recorded on February 4, 1947 in the Ocean County Clerk's Office, as instrument #1244 and upon which mortgage there is presently due the principal sum of \$6922.50, together with interest from January 1st, 1948.

Mortgage made by Jacob Opolion, et ux to Land Bank Commission, bearing date February 4, 1947 in the principal sum of \$1100.00 which mortgage was recorded on February 4, 1947 in the Ocean County Clerk's Office as instrument #1245 and upon which mortgage there is presently due the principal sum of \$1045.00 with interest from January 1, 1948.

THIS CONVEYANCE is made, given and accepted subject to the money mortgage made by the purchasers herein to the sellers herein, which bears even date herewith and which mortgage is in the principal sum of \$8000.00 which mortgage is to be recorded simultaneously herewith.

TOGETHER with all and singular the houses, buildings, improvements, waters, profits, privileges, and advantages, with the appurtenances to the same, whether now existing or in anywise appertaining:

ALSO, all the estate, right, title, interest, property

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

AND the said DAVID FRANKEL and BELLA FRANKEL, his wife, do for themselves, their heirs, executors and administrators covenant and agree to and with the said party of the second part, their heirs and assigns, that they the said DAVID FRANKEL and BELLA FRANKEL, his wife, are the true, lawful and right owners of all and singular the above described land and premises, and of every part and parcel thereof, with the appurtenances thereunto belonging; and that the said land and premises, or any part thereof, at the time of the sealing and delivery of these presents, are not encumbered by any mortgage, judgment, or limitation, or by any encumbrance whatsoever, by which the title of the said party of the second part, hereby made or intended to be made, for the above described land and premises, can or may be changed, charged, altered or defeated in any way whatsoever:

AND ALSO that the said party of the first part now have good right, full power and lawful authority, to grant, bargain, sell and convey the said land and premises in manner aforesaid;

AND ALSO, that DAVID FRANKEL and BELLA FRANKEL, his wife, will WARRANT, secure, and forever defend the said land and premises unto the said JACK TODRES and DAVID GOLDFARB, their heirs and assigns, forever, against the lawful claims and demands of all and every person or persons, freely and clearly freed and discharged of and from all manner of encumbrance whatsoever.

IN WITNESS WHEREOF, the said party of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered )

in the Presence of )

Lewis D. Busch  
LEWIS D. BUSCH

David Frankel  
DAVID FRANKEL L.S.

Bella Frankel  
BELLA FRANKEL L.S.

( U. S. Stamps )

( \$14.30 )

( Cancelled )

STATE OF NEW JERSEY, )  
COUNTY OF MIDDLESEX ) SS:

BE IT REMEMBERED, That on this Twenty  
sixth day of May in the year of our Lord  
One Thousand Nine Hundred and forty eight

before me the subscriber, A MASTER IN CHANCERY OF NEW JERSEY, personally appeared DAVID FRANKEL and BELLA FRANKEL, his wife, who, I am satisfied, are the grantors mentioned in the within Instrument, to whom I first made known the contents thereof, and thereupon they acknowledged that, they signed, sealed and delivered the same as their voluntary act and deed, for the uses and purposes therein expressed.

Lewis D. Busch  
LEWIS D. BUSCH

A MASTER IN CHANCERY OF NEW JERSEY

Received and Recorded May 28, 1948

9:34 A. M.  
John A. Ernst, Clerk



BOOK 1926 PAGE 227

This Indenture, made the 16<sup>th</sup> day of September,

in the year One Thousand Nine Hundred and Fifty-Eight

Between JOHN W. FALKINBURG and SALLY FALKINBURG, his wife

residing at Manasquan Riverfront  
in the borough of Point Pleasant in the County of  
Ocean and State of New Jersey hereinafter referred to as the Grantor;

And RIVERLAND DEVELOPMENT CO.,

hereinafter referred to as the Grantee:

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

ONE (\$1.00) DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATIONS

lawful money of the United States of America, to grantor 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 assigns, forever,

All those certain lots,

tracts or parcels of land and premises, hereinafter particularly described, situate, lying and being in the Township of Brick in the County of Ocean State of New Jersey.

BEING known and designated as lots 11 to 23, inclusive in Block 1; Lots 1 to 19 inclusive in Block 2; lots 1 to 12 inclusive in Block 3; Lots 7 to 36 inclusive in Block 4; Lots 1 to 4 inclusive and Lots 11 to 25 inclusive in Block 5, as shown on map entitled "River Land Development, Subdivision Map - of the J. W. Falkinburg Property, Brick Township, Ocean County, N. J., dated September 29, 1953, Cornelius Carl Evans, Surveyor", and filed January 7, 1955 as Map B-374 in the Clerk's Office of Ocean County.

BEING a part of the same premises conveyed to John W. Falkinburg and Sally Falkinburg, his wife, by two deeds, one from Frank L. Humphrey and Mary Veronica Humphrey, his wife, dated September 29, 1953, recorded October 1, 1953 in Book 1514 of Deeds, Page 248, in the Ocean County Clerk's Office and the other from Andrew Rappoli and Marie Ann Rappoli, his wife, dated January 19, 1957, recorded February 6, 1957 in Book 1792 of Deeds, Page 104, in the Ocean County Clerk's Office.



Together with all and singular the houses, buildings, trees, ways, waters, profits, privileges and advantages, with appurtenances to the same belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and the profits thereof, and of every part and parcel thereof:

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, RIVERLAND DEVELOPMENT CO. to the proper use, benefit and behoof of the said grantee.

ITS SUCCESSORS and assigns forever.  
And the said grantors, JOHN W. FALKINBURG and SALLY FALKINBURG, his wife,

covenants and agrees to and with the grantee, that the said grantors, JOHN W. FALKINBURG and SALLY FALKINBURG, his wife

the true, lawful and right owner of all and singular the above described land and premises, and of every part and parcel thereof, with the appurtenances thereunto belonging; and that the said land and premises, or any part thereof, at the time of the sealing and delivery of these presents, are not encumbered by any mortgage, judgment, or limitation, or by any encumbrance whatsoever, by which the title of the said grantee, hereby made or intended to be made, for the above described land and premises, can or may be changed, charged, altered or defeated in any way whatsoever;

And Also that the said grantee 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, without any let, suit, trouble, molestation, eviction or disturbances of the said grantor, or assigns, or of any other person or persons lawfully claiming or to claim the same.

And Also that the said grantor now has good right, full power and lawful authority, to grant, bargain, sell and convey the said land and premises in the manner aforesaid;

And Also that the said grantor will Warrant, secure, and forever defend the said land and premises unto the said grantee forever, against the lawful claims and demands of all and every person or persons, freely and clearly freed and discharged of and from all manner of encumbrance whatsoever.

And the said grantor shall and will at any time or times hereafter, upon the reasonable request, and at the proper cost and charges in the law, of the said grantee, make, do, and execute, or cause or procure to be made, done and executed, all and every such further or other lawful and reasonable acts, conveyances and assurances in the law for the better and more effectually vesting the premises hereby intended to be granted to the grantee forever, as shall be reasonably required.

The neuter gender when used herein shall include all persons and corporations, and words used in singular shall include words in the plural where the text of the instrument so requires.

All the covenants, provisions and conditions herein contained, shall be deemed to be covenants running with the land and shall be for the benefit of and shall bind the grantor, grantee, and their respective heirs, executors, administrators, successors and assigns.

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

Signed, Sealed and Delivered)

in the presence of

STANLEY J. BEATH



State of New Jersey,

County of OCEAN



JOHN W. FALKINBURG

SALLY FALKINBURG



Be it Remembered, that on this 16<sup>th</sup> day of September, in the year of our Lord, One thousand nine hundred and Fifty-Eight, before me the subscriber, a n Attorney at Law of New Jersey personally appeared JOHN W. FALKINBURG and SALLY FALKINBURG, his wife,

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

STANLEY J. BEATH  
An Attorney at Law of New Jersey

Read.

JOHN W. FALKENBURG, et ux

TO

RIVELAND DEVELOPMENT CO.

DATED September 16, 1958

RECORDED  
OCEAN COUNTY CLERK'S  
OFFICE

1958 SEP 23 AM 11 43

BOOK 1926 OF *Clubs*  
PAGE 229  
CLERK

Blair and Blair  
Point Pleasant Beach  
New Jersey

Photostated  
Micro-filmed  
Indexed  
Abstracted



BOOK 3422 PAGE 485  
19 74 ,

This Deed, made the 31st day of October,

Between JOHN F. TITTEL and JESSIE M. TITTEL, his wife,

|                     |                |
|---------------------|----------------|
| COUNTY OF OCEAN     |                |
| CONSIDERATION       | 32,500.00      |
| REALTY TRANSFER FEE | 32.50          |
| DATE                | 11-4-74 BY JMC |

residing at 1663 Fairwood Lane,  
in the Township of Brick,  
Ocean and State of New Jersey, herein designated as the Grantors,  
And WILLIAM DE PEPPE and VERA DE PEPPE, his wife,

residing at 1 Aida Court,  
in the Borough of Lodi,  
Bergen and State of New Jersey, herein designated as the Grantees;

Witnesseth, that the Grantors, for and in consideration of

-----THIRTY TWO THOUSAND FIVE HUNDRED DOLLARS (\$32,500.00)-----

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 acknowledged, and the Grantors being therewith fully satisfied, do by these presents grant, bargain, sell and convey unto the Grantees forever,

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

Being known and designated as Lots 7 and 8 in Block 1170-A-1 as shown on a map entitled "Laurel Acres, Brick Township, Ocean County, New Jersey", June 27, 1956 and filed in the Ocean County Clerk's Office on July 2, 1957 as Map D-67.

The above premises are also known as Lots 7 and 8 in Block 1170-1 on the current tax map of Brick Township.

Being the same premises conveyed to the Grantors herein by deed of Walter Trenkle and Helen V. Trenkle, his wife, dated May 14, 1958 and recorded October 6, 1958 in Deed Book 1929, page 384.

Walter Trenkle & Helen V. Trenkle  
324 E. Broad St.  
Mountain Side, N.J. 07092



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.

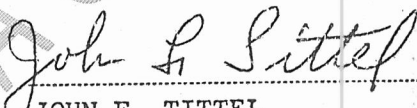
In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

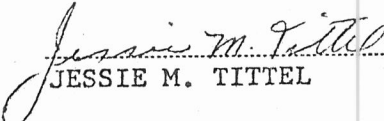
Wherever in this instrument any party shall be designated or referred to by name or general reference, such designation is intended to and shall have the same effect as if the words "heirs, executors, administrators, personal or legal representatives, successors and assigns" had been inserted after each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

  
ROBERT J. RIDDLE

  
JOHN F. TITTEL

  
JESSIE M. TITTEL

Deed

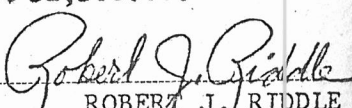
JOHN F. TITTEL and JESSIE M.  
TITTEL, his wife,

State of New Jersey, County of OCEAN. } ss.: Be it Remembered,  
that on October 31, 19 74, before me, the subscriber,  
An Attorney at Law of New Jersey,  
personally appeared JOHN F. TITTEL and JESSIE M. TITTEL, his wife,

who, I am satisfied, are the person s named in and who executed the within Instrument,  
and thereupon they acknowledged that they signed, sealed and delivered the same as their  
voluntary act and deed, for the uses and purposes therein expressed, and that the full and actual con-  
sideration 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 \$ 32,500.00.

Prepared by:

ROBERT J. RIDDLE, ESQ.

  
ROBERT J. RIDDLE  
ATTORNEY AT LAW OF NEW JERSEY

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BOOK 3422 PAGE 487  
OF 600000  
Edna J. B. B. B.

JOHN F. TITTEL and JESSIE M.  
TITTEL, his wife,

TO

WILLIAM DE PEPPE and VERA  
DE PEPPE, his wife,

Dated October 31, 1974.

*R + R*  
BERNARD A. KANNEN, ESQ.  
500 BRICK BOULEVARD  
BRICK TOWN, NEW JERSEY 08723

*900 Chg. Kannen*

WILLIAM DE PEPPE  
VERA DE PEPPE

THIS IS NOT A CERTIFIED COPY