

This Indenture,

LIBER 1492 PAGE 331

Made the 4th day of June, in the year of our Lord
One Thousand Nine Hundred and Fifty-three,
Between JOSEPH DI BLASI, Single,
of Mantoleking Road, Cedarwood Park,

~~xxxx~~ of Ocean ~~xx~~ in the County
party of the first part, and State of New Jersey,
And CONO MOLLICO and MARY MOLLICO, his wife, of #420
Street, in the City of Hoboken, in the 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 One Dol-
lar (\$1.00) - - - - -

lawful money of the United States of America, and other good and valuable
consideration, to him 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
herby acknowledged, and the said party of the first part being therewith fully satisfied, contented and
paid, ha e given, granted, bargained, sold, aliened, released, enfeoffed, conveyed and confirmed, and
by these presents do e 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 cer-
tain lot, tract, ~~xxxx~~ or parcel of land and premises, hereinafter particularly
described, situate, lying and being in the Township of Brick, Osbornville,
in the County of Ocean and State of New Jersey, and known
and described as Lots Nos. 1, 2, 3, 4, 5, 6, 7, 11, 12, 13 and the
portion of Lot No. 14, all in Block No. 20, Sub-division C-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 Toms River,
New Jersey, and in so far as Lot No. 14 is concerned, beginning at a
point marking the line of said Lots No. 13 and Lot No. 14 on said
map of Cedarwood Park, and running a distance of 15 feet in an
easterly direction along the South boundary of Midvale Avenue, thence
at right angles to the Southerly boundary of Midvale Avenue for a
distance of 75 feet; thence easterly at right angles to this line
for a distance of 5 feet to the east line of Lot No. 14, and fol-
lowing along this line for a distance of 25 feet to the corner of
Lots Nos. 14 and 15, as laid down on a certain map entitled Prop-
erty of Joseph W. Keefe and Alice Keefe, his wife, dated October 5,
1951, and not filed in the Office of the Clerk of Ocean County,
Toms River, New Jersey.

Being the same premises conveyed by Joseph W. Keefe and Alice
Keefe, his wife, to the party of the first part, by deed dated Octo-
ber 5, 1951, and recorded October 16, 1951, in the Ocean County
Clerk's Office in Book 1420 of Deeds, page 157.

Together with all and singular the tenements, hereditaments and appurtenances therunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

And also, all the estate, right, title, interest, property, possession, claim and demand whatsoever, 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 premises, together with the appurtenances, unto the said party of the second part, **their heirs** and assigns, to **the**ir own proper use, benefit and behoof forever.

And the said Joseph Di Blasi, **for himself, his heirs, executors and administrators as es** covenant, grant and agree to and with the said party of the second part **their heirs** and assigns, that the said Joseph Di Blasi

at the time of the sealing and delivery of these presents, **was** lawfully seized in **his own right** of a good, absolute, and indefeasible estate of inheritance in fee simple, of and in all and singular the above granted, bargained and described premises, with the appurtenances and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid.

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, without any let, suit, trouble, molestation, eviction or disturbance of the said party of the first part, **his** heirs or 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 unincumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and incumbrances of what nature and kind soever

And also, that the said party of the first part, and **his** heirs, and all and every other person or persons whomsoever, lawfully or equitably deriving any estate, right, title or interest of, in or to the hereinafore granted premises, by, from, or in trust for **him or 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 **their** counsel learned in the law, shall be reasonably advised or required

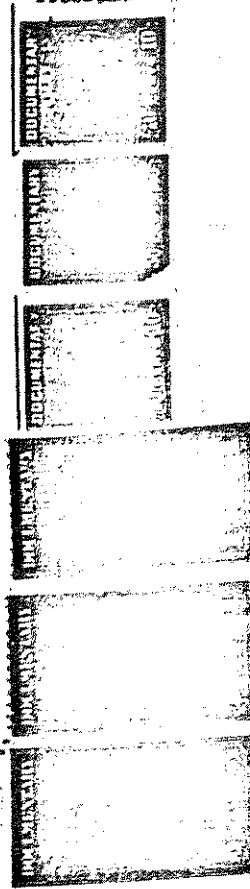
And the said Joseph Di Blasi **his** heirs, the above described and hereby granted and released premises, and every part and parcel thereof, with the appurtenances, unto the said party of the second part **their heirs** and assigns, against the said party of the first part, and **his** heirs ~~and~~ 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 party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered }
in the Presence of

Roger R. Sciorso
Roger R. Sciorso

Joseph Di Blasi
Joseph Di Blasi



State of New Jersey,
County of HUDSON } ss:

Be it Remembered, That on this 4th day of June, before me the year of our Lord One Thousand Nine Hundred and Fifty-three, the subscriber, an Attorney at Law of New Jersey,

personally appeared JOSEPH DI BLASI, Single

who, I am satisfied, is the grantor mentioned in the within Instrument, to whom I first made known the contents thereof, and thereupon he signed, sealed and delivered the same as his acknowledged that voluntary act and deed, for the uses and purposes therein expressed.

Roger R. Sciorso
Roger R. Sciorso,
AN ATTORNEY AT LAW OF NEW JERSEY.

Deed.
JOSEPH DI BLASI, Single,
TO
COMO MOLICO and MARY
MOLICO, his wife

Dated, June 4th, 1953.

Recorded in the
Office of
the County of
the day of
19 at
and Recorded in Book
for said County, on page
RECORD AND RETURN TO:
BRAND & SCIORSO
84 Washington Street
Hoboken, New Jersey

Alvina B. Matic

CLERK

PAGE

1953 JUN 5 AM 11 08

RECORDED
OCEAN COUNTY CLERK'S
OFFICE

423

1889 1492 PAGE 334

This Indenture, made the 2nd day of January

in the year One Thousand Nine Hundred and fifty-three

Between STANLEY JORDAN and ADELIN JORDAN, his wife
of Princeton Avenue, Metedeconk,

of the Township of Brick in the County of Ocean and State of New Jersey party of the first part, hereinafter known as the grantor

And PHILIP H. JORDAN and NANCY D. JORDAN, his wife
of Midstreams, Metedeconk,

of the Township of Brick in the County of Ocean and State of New Jersey party of the second part, hereinafter known as the grantee

Witnesseth, That the said grantor, for and in consideration of One Dollar (\$1.00) and other good and valuable consideration lawful money of the United States of America, to them in hand well and truly paid by the grantee, at or before the sealing and delivery of these presents, the receipt whereof is acknowledged, and the said grantor being therewith fully satisfied, contented and paid, has granted, bargained, sold, aliened, released, conveyed and confirmed, and by these presents does give, grant, bargain, sell, alien, release, convey and confirm unto the said grantee and to their heirs

All that lot

tract or parcel of land and premises, hereinafter particularly described, situate, lying and in the Township of Brick in the County of Ocean and State of New Jersey, designated as Lot No. 10, in Block J, as shown on map entitled "Tentative Layout, Section 2, Midstreams, Brick Township, Ocean County, New Jersey, dated November 7th, 1944, by H. O. Uhden.

BEGINNING at a point in the westerly line of Fisherman Place at the northeast corner of Lot No. 11, which point is distant three hundred and thirty feet North ten degrees East from a point of curve at the northwest corner of Fisherman Place and Harbor Road and running thence (1) North ten degrees East along the westerly line of Fisherman Place sixty-two and five hundred and forty-eight thousandths feet to a point or curve; thence (2) North westerly following the arc of a circle curving to the left with a radius of twenty feet, a distance of twenty-seven and nine hundred and fifteen thousandths feet to a point of reverse curve in the southerly line of Harbor Road; thence (3) Westerly along said southerly line following the arc of a circle curving to the right with a radius of six hundred and fifty feet, a distance of sixty-nine and seven hundred and forty-four thousandths feet to the northeast corner of Lot No. 1; thence (4) South twenty-six degrees ten minutes and twenty-nine seconds West along the easterly line of Lot No. 1, fifty-five and nine hundred and forty-six thousandths feet to a point at the northeast corner of Lot No. 2; thence (5) South ten degrees West along the easterly line of Lot No. 2, forty-four and three hundred and sixteen thousandths feet to a point at the northwest corner of Lot No. 11; thence (6) South eighty degrees East along the northerly line of Lot No. 11, one hundred feet to the place of beginning.

SUBJECT to the following covenants, conditions and restrictions

There shall be erected on the within described premises, no building other than one dwelling house and appropriate garage. Said garage shall be attached to and made a part of such dwelling. No dwelling shall be erected on any portion of said premises nearer than thirty feet to the line of the street on which said premises face nor nearer than five feet to the side lines of said premises. The words "dwelling house" shall be interpreted to mean the body of the house, porch, veranda, bay window or attached garage but not to include eaves or entrance steps not enclosed

1954

not covered by a roof. No portion of the within described premises shall at any time be used for business purposes of any kind or nature nor shall there be kept on any portion of said premises any goats, pigs, chickens or live stock of any sort nor shall any fences except evergreen, privet or rustic or artistic fences be erected on any portion of said premises.

For a period of twenty years from the date hereof, plans and specifications for any dwelling house and garage to be erected on the within described premises must be submitted to and approved in writing by Stanley Jordan or his heirs and assigns and during the same period of time all sanitary systems for the disposal of sewage and the location of all wells shall be approved in writing, before installation, by Stanley Jordan or his heirs and assigns. The exterior of any building to be erected on the within described premises must be finished within six months of the date when the construction of same shall commence and the plot must be graded so as to conceal the foundation.

These restrictions shall be considered real covenants running with the land and shall be binding upon the said parties of the second part or their heirs and assigns.

The within conveyance is made without consideration running from the grantees to the grantors.

NOT A CERTIFIED COPY

RECORDED IN BOOK 1492 PAGE 335
 INDEXED IN BOOK 1492 PAGE 335
 THE COUNTY CLERK OF THE COUNTY OF LOS ANGELES
 JAN 10 1904

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 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 appurtenances, unto the said grantees, their heirs and assigns, to the proper use, benefit and behoof of the said grantees, their heirs and assigns forever.

And the said grantor

heirs, executors and administrators, do covenant, promise and agree to and with the grantee, their heirs 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 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 grantors have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered

in the presence of

Gladys M. Revolt
Gladys M. Revolt

Stanley Jordan
Stanley Jordan

Adeline Jordan
Adeline Jordan

State of New Jersey,
County of Ocean

ss: }

Be it Remembered, that on this 2nd day of January in the year of our Lord One Thousand Nine Hundred and fifty-three, before the subscriber, a Notary of the State of New Jersey personally appeared

STANLEY JORDAN and ADELINE JORDAN, his wife

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

Received and Recorded
June 5, 1953 11:23 A. M.

Sylvester B. Mathis
Clerk

Gladys M. Revolt
Gladys M. Revolt
NOTARY PUBLIC OF N. J.
My Commission Expires Dec. 15, 1954

This Indenture,

Made the 12th day of September, in the year of our Lord
One Thousand Nine Hundred and Fifty-three.

Between

TOWNSHIP OF BRICK, IN THE COUNTY OF OCEAN,
a municipal corporation of the State of
New Jersey.

Witnessed
with XXXX
XXXXXX

XXXXXXXXXX
and XXXXXXXX

XXXXXXXXXX in the County
XXXXXXXXXX of the second part.

And

MICHAEL WALDY and ANN WALDY, his wife,

the Township of North Bergen in the County
of New Jersey party of the second part.

Witnesseth, that the said party of the first part, for and in consideration of ONE (\$1.00)
DOLLAR and other good and valuable considerations.

valuable 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
aid, has given, granted, bargained, sold, aliened, released, conveyed and confirmed, and
these presents does give, grant, bargain, sell, alien, release, convey and confirm unto the
said party of the second part, and to his heirs

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

Known and designated as Lot 15, Block 9, Subdivision B, on
map entitled "Cedarwood Park", which said map is on file in the
Ocean County Clerk's Office, at Toms River, New Jersey.

Being a part of the premises described in a Final Judgment
entered in the New Jersey Superior Court on the 14th day of August
1953, as a result of In Rem tax foreclosure proceedings instituted by
the party of the first part against said lands.

By Ordinance passed on first reading August 19, 1953 and duly
adopted on Final Hearing September 2, 1953, after publication as
prescribed by law, in the Ocean County Leader and Asbury Park Press
newspapers circulating in the Township of Brick, the party of the
first part was authorized to sell the above premises, inter alia, on
September 12, 1953 at public auction to the highest bidder which sale
was conducted, the party of the second part being the highest bidder
therefor.

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

his heirs

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed by the Chairman of the Township Committee and attested by the Township Clerk and the municipal seal affixed hereto.

TOWNSHIP OF BRICK, IN THE
COUNTY OF OCEAN,
a municipal corporation
of the State of New Jersey

By: *William E. Johnson*
LOUIS ROCHOW
Chairman of the
Township Committee

ATTEST:

William E. Johnson
WILLIAM E. JOHNSON
Township Clerk

STATE OF NEW JERSEY)

COUNTY OF OCEAN) SS.:

BE IT REMEMBERED, that on this 15th day of February, 1953, before me, the subscriber, an Attorney at Law of New Jersey, personally appeared WILLIAM E. JOHNSON, who, being by me, duly sworn on his oath, doth depose and make proof to my satisfaction, that he is the CLERK of the TOWNSHIP OF BRICK, IN THE COUNTY OF OCEAN, a municipal corporation of the State of New Jersey, the Grantor named in the within instrument; that LOUIS ROCHOW is the CHAIRMAN of said municipal corporation; that the execution as well as the making of this instrument, has been duly authorized by a proper Resolution of said municipal corporation; that deponent well knows the corporate seal of said municipal corporation; and the seal affixed to said instrument is such corporate seal and was thereto affixed and said instrument signed and delivered by said Chairman, as and for his voluntary act and deed and as and for the voluntary act and deed of said municipal corporation, in presence of deponent, who thereupon subscribed his name thereto as witness.

Sworn to and Subscribed
before me this 14 day
of February, 1953.

John Lloyd Olson
JOHN LLOYD OLSON
An Attorney at Law
of New Jersey

William E. Johnson
WILLIAM E. JOHNSON
Township Clerk

Received and Recorded Dec. 7, 1953
3:08 PM

Sylvester B. Mathis, Clerk

This Indenture,

made the 13TH

BOOK 1908 PAGE 41

day of APRIL in the year One Thousand Nine Hundred and FIFTY-EIGHT

Between

JOHN R. NEIDHARDT, WIDOWER,
1053 STATE HIGHWAY #5,
PALISADES, NEW JERSEY

party of the first part, hereinafter known as the grantor;
And

GEORGE R. HURLER, SINGLE
663 FULTON STREET,
ELIZABETH, 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

GEORGE R. HURLER,

ALL OF THE FOLLOWING LOTS,
of land and premises, hereinafter particularly described, situate, lying and being in the

TOWNSHIP of BRICK

HIS HEIRS

and assigns, forever,
tract or parcel

in the County of OCEAN
and State of New Jersey, AND KNOWN AND DESIGNATED

AS :

LOT NO. 13- 14-15,

BLOCK 19

IN SUB- DIVISION C (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 TOMS RIVER,
NEW JERSEY.

BEING THE SAME PREMISES CONVEYED TO JOHN R. & LORETTA NEIDHARDT, H/W
FROM WILLIAM RUBEL BY DEED DATED DECEMBER 1ST., 1931 AND RECORDED
IN THE OCEAN COUNTY CLERKS OFFICE AT TOMS RIVER, NEW JERSEY ON JUNE
17, 1932 IN BOOK 922 OF DEEDS, PAGE 152. THE SAID LORETTA NEIDHARDT
DEPARTED THIS LIFE ON DECEMBER 11, 1936. A RESIDENT OF BERGEN
COUNTY.

SUBJECT TO EXISTING RESTRICTIONS OF RECORD, IF ANY.

To Have and to Hold said premises with the appurtenances, unto the said grantees and assigns, forever.
HIS HEIRS

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
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 PARTY OF THE FIRST PART HAS HEREUNTO SET HIS HAND AND SEAL THE DAY AND YEAR ABOVE WRITTEN.

Signed Sealed and Delivered
in the presence of

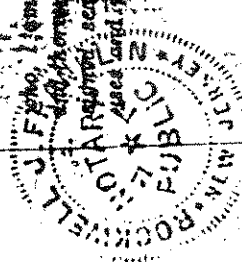
Attest:

Rockwell J. Franklin

John R. Neidhardt
JOHN R. NEIDHARDT,

State of New Jersey,
County of OCEAN

Be it Remembered, that on this 13TH day of APRIL in the year of our Lord One Thousand Nine Hundred and FIFTY-EIGHT the subscriber, A NOTARY PUBLIC OF THE STATE OF NEW JERSEY personally appeared JOHN R. NEIDHARDT, WIDOWER, before me,



I, the undersigned, being a Notary Public duly qualified and sworn to, do hereby certify that the foregoing instrument was duly executed and delivered by the said grantor in my presence and in the presence of the said witnesses, and that the same is a true and correct copy of the original as the same appears from the records of my office.

mentioned in the within instrument. HE acknowledged that HE VOLUNTARY act and deed, for the

Rockwell J. Franklin
ROCKWELL J. FRANKLIN,
NOTARY PUBLIC OF N.J.
My Commission Expires June 28, 1960

State of New Jersey,

County of _____

Be it Remembered, that on this _____ day of _____, before me, the subscriber, personally appeared _____

who being by me duly sworn on his oath, doth depose and make proof to my satisfaction, that _____ is the _____ of the _____ named in the within instrument.

that _____ 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,

at _____

the date aforesaid.

Debn.

JOHN R. NEIDHARDT,

WIDOWER

TO

GEORGE R. HURLER, SINGLE,

DATED APRIL 13, 1958.

RECORDED
OCEAN COUNTY
CLERK'S OFFICE

1958 JUL 14 AM 10:49

BOOK _____ PAGE _____

OF _____

FRANKLIN AGENCY
Real Estate - Insurance
P. O. Laurelhon, N. J.

450

16340 BOOK 1908 PAGE 44

12525

This Indenture Made the twenty seventh day of June
in the year of our Lord One Thousand Nine Hundred and

Between

BARNEGAT PINES REALTY CO., INC.,

a corporation organized and existing under the laws of the State of Delaware, duly authorized to transact business in the State of New Jersey, with its principal office in the City of Newark, County of Essex, and State of New Jersey, party of the first part;

And
BERNARD KEATING AND MARGARET KEATING, his wife
101 Baird Avenue

of the Borough of Mount Ephraim in the County
of Camden and State of New Jersey

party of the second part.

Witnesseth That the said party of the first part, for and in consideration of One Dollar, lawful money of the United States of America, and other good and valuable considerations, 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, conveyed and confirmed, and by these presents does give, grant, bargain, sell, assign, release, convey, 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 Lacey, in the County of Ocean and State of New Jersey:

Being known and designated as

Lots Nos. twenty nine (29) and thirty (30) in

Block No. one thousand one hundred fifty eight (1,158)

on a certain map entitled "MAP OF HOLIDAY PARK ESTATES property of the Barnegat Pines Realty Co., Inc. situated in Lacey Township, Ocean County, New Jersey,

which said map is filed in the office of the Clerk of Ocean County.

The above premises are conveyed expressly subject to the following covenants and restrictions:

- (A) That there shall not be erected upon any portion of the said premises any building or buildings except a detached dwelling, and the necessary outbuildings, for the use and occupancy of not more than two families; it being expressly understood and agreed however, that lots on Lacey Road, Atlantic City Highway or Route No. 4, State Yacht Haven Area east of the Atlantic City Highway, and any and all other sections of Forked River which have and may be known and designated as established business sections can be used for business purposes; that any dwelling erected on any corner lots shall cost not less than \$2000.00, and any dwelling erected on any other lot shall cost not less than \$1500.00; that no building of any description shall be erected at any time on a lot or lots less than forty feet front; that there shall not be erected upon any portion of the said premises any building with any part of the foundation within twenty-five feet of the front line of the street, avenue, or boulevard, upon which the said premises face; that no building or buildings shall be erected on any part of the said premises unless plans for the said building or buildings are submitted to the party of the first part, and its written approval secured; that there shall not be installed in any part of the said premises, or in any building or buildings erected thereon, any plumbing or sewer disposal systems except such as shall conform with all rules and regulations of the local Board of Health, and shall be approved by the party of the first part, in writing, prior to the installation thereof; that there shall not be manufactured on any portion of the premises hereby conveyed, excepting on lots as hereinabove set forth any goods or merchandise of any kind, or description; that all buildings erected on said premises shall be artistic in design and substantial in construction, the object of these restrictions and covenants being to secure uniformity of improvements, and the health, beauty and value of the locality.
- (B) The right to lay and operate telephone, telegraph, sewer, trolley, electric and gas systems, and other similar improvements on the boulevard, streets, roads and avenues on which the said premises face, and adjacent thereto, is hereby reserved by and to the party of the first part, and its successors and assigns; it being understood and agreed that there shall be no assessment on the above described premises for any improvements now in process, or hereafter to be undertaken by the party of the first part, its successors and assigns.
- (C) The covenants herein contained are to be construed as covenants running with the land.

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, 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 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 party of the first part does for itself and its successors covenant and grant to and with the said party of the second part, their heirs and assigns that the said party of the first part is 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 thereto 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 has good right, full power and lawful authority to grant, bargain, sell and convey the said land and premises in manner aforesaid.

AND ALSO, that the said party of the first part will WARRANT, secure, and forever defend the said land and premises unto the said party of the second part, 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 party of the first part, hereto has caused these presents to be executed by its duly authorized officers, and its corporate seal to be hereto affixed.

BARNEGAT PINES REALTY CO., INC.

ISABELLE R. KELLY, Asst. Secretary.

RUSSELL F. GRAHAM, President.

STATE OF NEW JERSEY }
COUNTY OF ESSEX } ss.

BOOK 1908 PAGE 45

BE IT REMEMBERED, That on this twenty seventh day of June
Neyar of our Lord One Thousand Nine Hundred fifty eight
County Public of New Jersey, personally appeared ISABELLE R. KELLY, Asst. Secretary of the
Barnegat Pines Realty Co., Inc., a corporation, who being by me duly sworn, doth depose and make proof to my
satisfaction, that he well knows the corporate seal of the Barnegat Pines Realty Co., Inc., a corporation, the grantor
named in the within Indenture; that the seal thereto affixed is the proper corporate seal of the said company; that
same was so affixed thereto and the said deed signed and delivered by RUSSELL F. GRAHAM, who
at the date, and execution thereof, the President of said company, in the presence of the said depo-
nent, as the deponent act and deed of the said company, and that the said deponent thereupon signed the same as
acting witness.

and subscribed before me
the day and year aforesaid.

NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Sept. 30, 1962

ISABELLE R. KELLY
ISABELLE R. KELLY



BARNEGAT PINES REALTY CO., Inc.

TO
BERNARD KEATING AND MARGARET
KEATING, his wife
101 Baird Avenue
Mt. Ephraim, N.J.

Dated, June 27th, 1958

Witnessed in the
Office of
day of
at
clock
noon, and Recorded in Book
of DEEDS for said County, on

in the
Page

BARNEGAT PINES REALTY CO., Inc.
871 BROAD STREET
NEWARK 2, N. J.

JUL 14 AM 10.49

Deed

THIS AGREEMENT, Made the Tenth day of July in the year of our Lord One Thousand Nine Hundred and Fifty Eight Between EDWARD J. PATNAUDE AND MARJORIE L. PATNAUDE, his wife, of the Borough of Brielle, County of Monmouth, State of New Jersey, Party of the First Part, Landlord,

AND John Karamaraki and Olga Karamaraki, his wife of the City of Newark and the State of New Jersey Party of the Second Part, Tenant.

WITNESSETH, That the Landlord hath let and by these presents doth grant, demise and let unto said Tenant,

ALL THAT CERTAIN LOT OR TRACT of vacant land, known and designated as Lot # 15 Section # 13 (East Penguin Way), situate in Dover Township, Ocean County, New Jersey, mapped and surveyed by William S. Logan, Jr., Civil Engineer and Surveyor, Manasquan, New Jersey, dated June 6, 1952

FOR THE TERM of Forty Years from the Tenth day of July in the year of our Lord One Thousand Nine Hundred and Fifty Eight to be paid yearly, in advance, at the annual or yearly rent or sum of Two Hundred Seventy Five Dollars (\$275.) the receipt of the first year's rent to be separately acknowledged when paid.

AND the said Tenant doth hereby covenant and agree to and with the Landlord to pay said rent in the proportions and upon the conditions aforesaid, and not to assign this Lease without first obtaining the written approval of the Landlord, nor use or permit any portion thereof to be used for any purpose other than as a place for private residence; and also, at the expiration of said term, to yield up and surrender possession thereof. The said Tenant further agrees to faithfully abide by the restrictions attached hereto.

IT IS FURTHER EXPRESSLY AGREED between the parties hereto that if any year's rent shall become due and unpaid, and shall remain unpaid and in arrears for the space of Thirty days after the same shall become due; or if the Tenant shall at any time hereafter wilfully violate the restrictions, a copy of which is hereunto attached, or if said Tenant shall fail to pay the taxes assessed against the premises, or if the Tenant shall break any of the covenants or agreements above set forth to be observed by him, then in either of said events, the Landlord, at his option, without notice and without any demand for said rent, may forthwith declare this Lease null and said term ended, and may re-enter and repossess said premises and remove all persons therefrom, or proceed by action for the recovery of the possession thereof, or otherwise however.

IT IS FURTHER UNDERSTOOD AND AGREED by and between the parties hereto that said Tenant shall not remove any buildings or improvements from the aforesaid leased land during the term of this lease or any renewal thereof without the written consent of the Landlord.

IN FURTHER CONSIDERATION OF THE PREMISES, the Landlord hereby grants to the Tenant the right and option of renewing this lease for a term of Forty Years to commence at the end of the term hereinbefore mentioned, at a rental to be determined by the Landlord, payable upon the same terms and subject to all the other terms and conditions of this Lease, provided the Tenant shall give to the Landlord at least three months before the expiration of term hereby granted Notice in writing of his determination to renew; shall accompany said notice by a payment of one year's rental in advance for the renewed term; and provided further that the Tenant shall have no right to renew this Lease so long as or at any time when he shall be in default in the payment of any rental that has become due and remains in arrears.

AND the said Landlord covenants and agrees to and with the said Tenant that on paying the said rental and performing the other conditions hereinbefore mentioned the Tenant shall and may peaceably and quietly have, hold and enjoy the demised premises for the term aforesaid.

IT IS MUTUALLY AGREED by and between the parties hereto that wherever "Tenant" and/or "Landlord" is mentioned herein it shall effectively apply to the heirs, executors, administrators, successors, or assigns of either or both said Landlord and/or Tenant.