

Laurelton Farms, Inc.)

To

Samuel Kaufman)

This Indenture, Made the 8th day
of April in the year One Thousand
Nine Hundred and Thirty.

BETWEEN Laurelton Farms, Inc. a New Jersey corporation having its principal office at Laurelton, Ocean County, New Jersey, party of the first part.

AND Samuel Kaufman, of Toms River, New Jersey,
party of the second part.

WITNESSETH, That the said party of the first part, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration in lawful money of the United States of America, to it in hand paid by the said party of the second part, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, and the said party of the first part being therewith fully satisfied, contented and paid, has given, granted, bargained, sold, aliened, released, enfeoffed, conveyed and confirmed, and by these presents does give, grant, bargain, sell, alien, release, enfeoff, convey and confirm unto the said party of the second part, and to his heirs and assigns forever.

ALL those 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, with the buildings
and improvements thereon, containing about ninety (90) acres more or less, to
wit:

TRACT I: BEGINNING at a point in the highway leading from Burrsville to Lakewood, the same being the Southwesterly corner of a certain plot of land conveyed by Caroline M. G. Patterson to Howard C. Morecraft by deed recorded in Book 406 of Deeds, P. 52, and running, thence (1) North 71° 18' east, 16 chains 41 links, thence (2) North 18° 19' west, 14 chains and 36 links, thence (3) South 71° 18' west, 16 chains and 41 links to the midale of said highway, thence (4) South 18° 19' east, along the middle of said highway, 14 chains and 36 links to the place of beginning.

TRACT II: BEGINNING in the center of said highway at the northwesterly corner of said Tract I running, thence (1) North $71^{\circ} 18'$ east, along said Tract I, 16 chains and 41 links, thence (2) North $18^{\circ} 51'$ west, 7 chains, thence (3) North $89^{\circ} 16'$ west, 1 chains and 89 links, thence (4) North $19^{\circ} 54'$ west, 6 chains and 25 links, thence (5) South $88^{\circ} 9'$ west, 5 chains and 50 links, thence (6) North 20° west, 3 chains and 75 links, thence (7) South 88° west, 10 chains to the center of said highway, thence south along the center of said highway about 22 chains and 72 links to the place of beginning.

TRACT III: BEGINNING in the Center of said highway at the north westerly corner of Tract II, thence (1) North 88° east, along Tract II, 10 chains, thence (2) South 20° east, still along Tract II, 3 chains and 75 links, thence (3) North 88° 9' east, and part of the way along Tract II, 17

chains and 20 links, thence (4) North 21° west, 11 chains and 10 links, thence north 3° 19' east, 25 feet to the southerly line of the right of way of the Trenton, Lakewood & Seacoast Railway, thence (5) Along said southerly line, north 82° west, 1008 feet to the center of Lanes Mills Road, thence, still along said southerly line, north 82° west, 820 feet to the center of the highway leading from Burrville to Squankum, and thence along the center line of said last mentioned highway south 18° east, about 9 chains, 75 links to the place of beginning.

TRACT IV:- BEGINNING four chains and thirty-eight links on a course north eighty-eight degrees west from a stone at the southeast and second corner of a tract of land conveyed to David Pettit deceased by John C. Woolley and wife, March 26th, 1853; thence (1) South 88° east, 4 chains and 38 links; thence (2) North 15° 12' west 65 links to the middle of the road from Burrville to Squankum; thence (3) Along said road North 14° 51' west 6 chains and 40 links to the southerly line of a tract of land conveyed by John F. McLagan to Lauretta Farms by deed recorded in Book 453 of Deeds, page 88, and thence further along said road and across said last mentioned tract about 2 chains and 60 links to the southerly line of the right of way of the Trenton, Lakewood & Seacoast Railway, thence (4) Along said southerly line North 82° west, about 1070 feet to the northeasterly line of the State Highway, Route No. 4 running from Lakewood to Point Pleasant, and (5) Along the Northeasterly line of said State Highway in a southeasterly direction to the place of beginning.

TRACT V: -The triangular tract of land lying to the south of Tract IV and to the west of the northerly portion of Tract II, bounded on the southwest by said state highway, on the east by said highway leading from Burrville to Squankum, and on the north by the roadway connecting said two highways.

TOGETHER with all right, title, and interest in and to the highways and roadway aforesaid in front of the premises hereby conveyed.

SUBJECT, However, to a purchase money mortgage bearing even date herewith, given by the party of the second part to the party of the first part to secure payment of the sum of \$14,500.00 with interest as in said mortgage provided, which said mortgage is given, to secure part of the purchase price hereof, and SUBJECT also to the rights of the public in all streets, avenues, roads, streams, drains, ditches or other bodies of water running through or adjoining the said premises, and SUBJECT to State and Municipal Laws respecting uses, locations and construction of buildings upon and use of said Premises, and to encroachments, fences, if any, and to the rights, if any, of the Trenton, Lakewood & Seacoast Railway, and to variations in courses and distances, the intention of this instrument being to convey all the premises owned by the party of the first part, situated in said Township of Brick and lying to the east and northeast of the said State Highway Route No. 4.

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;

property, claim and of, in and to the said described land and in second part, his heirs of the said party of

itself and its successors second part, his heirs the true, lawful and and premises, and of unto belonging; and the time of the seal any mortgage, judgment the title of the said made, for the above altered or defeated

now has good right, convey the said land

will Warrant, secure said party of the said claims and demands and discharged of all said.

part hath caused its Secretary and these year first above written
ATTEST:

Ray Spalding
Secretary

State of New York
County of New York

scribe, a Notary Public satisfaction that he in the foregoing Incorporation; that the

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said southerly
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6 chains and
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further along
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Railway, thence
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Tract II, bounded
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to encroachment
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this instrument
part, situated in
said State High

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, his heirs and assigns forever.

AND the said party of the first part does for
itself and its successors, covenant and agree to and with the said party of the
second part, his 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 there-
unto 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; except as aforesaid.

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, his 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, except as afore-
said.

IN WITNESS WHEREOF, the said party of the first
part hath caused its corporate Seal to be hereto affixed and attested by its
Secretary and these presents to be signed by its Vice President, the day and
year first above written.

ATTEST: () Laurelton Farms, Inc.
Ray Spalding (L. S.) BY;
Secretary () Howard C. Morecraft
Vice President.

State of New York)
SS:
County of New York)

Be it Remembered, that on this
8th day of April, Nineteen Hundred
and thirty, before me, the sub-

scriber, a Notary Public personally appeared Ray Spalding and made proof to my
satisfaction that he is the Secretary of Laurelton Farms, Inc. the Grantor named
in the foregoing Instrument, that he well knows the corporate seal of said cor-
poration; that the seal affixed to said Instrument is the corporate seal of said

203-A—N. J. Warranty Deed—General
Indiv. and/or Corp. API
(Chapter 49, Laws of 1963, approved June 3, 1963)

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Typ-Set Law Forms Trade Mark Reg.

This Indenture, made the 15th day of July
in the year One Thousand Nine Hundred and Sixty-Nine.

Between EMMA L. GRANO and RALPH GRANO, her husband,

whose post office address is 1603 West Princeton Avenue,
in the Township of Brick in the County of
Ocean and State of New Jersey hereinafter referred to as the Grantor;

And FRANCIS P. DIEHL and PHYLLIS DIEHL, his wife,

whose post office address is 88 Pearsall Avenue, Jersey City, New Jersey
hereinafter referred to as the Grantee;

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

EIGHTEEN THOUSAND AND 00/100-----\$18,000.00----- DOLLARS

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
their heirs and assigns, forever,

All those certain lots,

tract s or parcel s 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 ;

KNOWN and designated as Lots Numbers 25, 26, 27 and 28 in Block
Number 21 on Map of Laurelton Park, made by Roy Theodore Havens and
duly filed in the Ocean County Clerk's Office on September 25, 1929
in File #A-328.

BEGINNING at a point in the westerly side of Princeton Avenue
distant southerly therein one hundred fifty feet from the southwest
corner of Princeton Avenue and Seventh Street and running thence (1)
Westerly at right angles to Princeton Avenue one hundred fifty feet;
thence (2) Southerly parallel with Princeton Avenue one hundred feet;
thence (3) Easterly at right angles to Princeton Avenue one hundred
fifty feet to the westerly line of Princeton Avenue; thence (4)
Northerly along said westerly line of Princeton Avenue one hundred
feet to the place of Beginning.

BEING the same premises conveyed to August W. Leimer and Emma L.
Leimer, his wife, by deed from Laurelton Park Company, a New Jersey
corporation, dated June 13, 1949 and recorded in the Ocean County
Clerk's Office on June 12, 1950 in Deed Book 1365, page 155.
The said August W. Leimer died a resident of Ocean County on
September 20, 1956 intestate, leaving him surviving his wife, Emma L.
Leimer. The said Emma L. Leimer has since remarried on June 2, 1962
to Ralph Grano.

SUBJECT to covenants, conditions and restrictions of record.

COUNTY OF OCEAN	
CONSIDERATION	18,000.00
REALTY TRANSFER FEE	18.00
DATE	7-12-69 BY 12

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 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 is

covenants and agrees to and with the grantees, that the said grantor is are

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.

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 seal the day and year first above written.

Signed, Sealed and Delivered

in the presence of

Richard W. Sim
RICHARD W. SIM

Emma L. Grano
EMMA L. GRANO

Ralph Grano
RALPH GRANO

Attest:

This Deed prepared by RICHARD W. SIM, Attorney.

State of New Jersey,

County of Ocean

ss.:

Be it Remembered, that on this 15th day of July, in the year of Our Lord One Thousand Nine Hundred and Sixty-Nine, before me, the subscriber, A Master of the Superior Court of New Jersey personally appeared EMMA L. GRANO and RALPH GRANO, her husband,

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 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, or such consideration is defined in P.L. 1968, c. 49, Sec. 1 (c), is \$ 18,000.00.

Richard W. Sim
RICHARD W. SIM, A MASTER OF THE
SUPERIOR COURT OF NEW JERSEY

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, being by me duly sworn on
that is the

oath, doth depose and make proof to my satisfaction,
of the

the

named in the within instrument;
is the

that
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 Instru-
ment is such corporate seal and was thereto affixed, and said Instrument signed and delivered
by said President, as and for voluntary act and deed and as and for the voluntary
act and deed of said corporation, in presence of deponent, who thereupon subscribed name
thereto as attesting witness, and that the full and actual consideration paid or to be paid for the
transfer of title to realty evidenced by the within deed, as such consideration is defined in P.L.
1968, c. 49, Sec. 1 (c), is \$

Sworn to and subscribed before me,

at

the date aforesaid.

Photostatic
100-111-1017
100-111-1017

Deed

EMMA L. GRANO and
RALPH GRANO, her husband.

TO

FRANCIS P. DIEHL, et ux.

DATED: July 15th 1969.

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ROGERS, SIM, SINN, GUNNING & SERPENTELLI
COUNSELLORS AT LAW
720 BRICK BOULEVARD
BRICK TOWN, N. J. 08723

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