

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 Newark, N.J.)
the date aforesaid.)

Philip Mandelbaum
PHILIP MANDELBAUM
A Master in Chancery
of New Jersey

Ann DeLazaro
ANN DeLAZARO

Received and Recorded October 31, 1944
\$2.50

9:26 A. M.
John A. Ernst, Clerk

Otto Kloepper & wife, et als)
To)
Paul Mortensen, et al)

THIS INDENTURE, Made the
day of October, in the year
of our Lord One Thousand
Nine Hundred and Forty-four

BETWEEN OTTO KLOEPFER and ALVINA KLOEPFER, his wife,
residing at #1106 West Street, in the City of Union City, County of Hudson and
State of New Jersey; MINNIE PLUE and CHARLES PLUE, her husband, residing at 121
7th Street, in the Township of North Bergen, County of Hudson and State of New
HELEN FACCIOLA (nee Helen Schoenbein) and ANTHONY FACCIOLA, her husband, residing
#1615 Palisade Avenue, in the City of Union City, in the County of Hudson and
of New Jersey, party of the first part:

AND PAUL MORTENSEN, of 1003 Grand Avenue, in the
Township of North Bergen, County of Hudson and State of New Jersey and MICHAEL
FACCIOLA, of 1316 - 10th Street, in the Township of North Bergen, County of Hudson
and State of New Jersey, as tenants in common, party of the second part;

WITNESSETH, That the said party of the first part
for and in consideration of the sum of One (\$1.00) Dollar and other valuable
consideration, lawful money of the United States of America, to them in hand
and truly paid by the said party of the second part, at or before the sealing
delivery of these presents, the receipt whereof is hereby acknowledged, and the
said party of the first part being therewith fully satisfied, contented and
have given, granted, bargained, 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

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heirs and assigns, forever,

ALL of the following 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,

And known and designated as Lots Numbers twenty-seven (27),
twenty-eight (28), twenty-nine (29), thirty (30) and thirty-one (31) in Block
Number Nineteen (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 Otto Kloepper, Minnie
Plue and Helen Schoenbein by William Rubel of Weehawken, Hudson County, State of
New Jersey, as Trustee, by a certain Trust deed to him as such Trustee, and recorded
in the Office of the County Clerk of the County of Ocean, State of New Jersey,
bearing date September 22nd, 1931, and recorded in the Office of the Clerk of the
County of Ocean on January 9, 1932, in Book 910 of Deeds for said County, page 327,
do.

SUBJECT to any and all restrictions of record.

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,
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 Otto Kloepper, Minnie Plue and Helen Facciola
(nee Helen Schoenbein), for themselves, their heirs, executors and administrators,
do covenant, promise and agree to and with the said party of the second part, 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 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 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)

Morton Isaacs
MORTON ISAACS

(U. S. Stamps)
(55¢)
(10/28/44)

Otto Kloepper (L.S.)
OTTO KLOEPFER

Alvina Kloepper (L.S.)
ALVINA KLOEPFER

Minnie Plue (L.S.)
MINNIE PLUE

Charles Plue (L.S.)
CHARLES PLUE

Helen Facciola (L.S.)
HELEN FACCIOLA

Anthony Facciola (L.S.)
ANTHONY FACCIOLA

STATE OF NEW JERSEY,)
) SS:
 COUNTY OF HUDSON.)

BE IT REMEMBERED, That on this
 28th day of October, in the
 year of our Lord One Thousand

Nine Hundred and Forty-four, before me the subscriber, A Master in Chancery of
 New Jersey, personally appeared OTTO KLOEPFER and ALVINA KLOEPFER, his wife; HELEN
 PLUE and CHARLES PLUE, her husband; HELEN FACCIOLA (nee Helen Schoenbein) and
 ANTHONY FACCIOLA, her husband, 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.

Morton Isaacs
 MORTON ISAACS
 Master in Chancery of New Jersey.

Received and Recorded October 31, 1944

9:26 A. M.

\$2.75

John A. Ernst, Clerk

Compared
 by

John R. Johnson & wife)

To)

John R. Miller & wife, et) al

THIS INDENTURE, made the
 day of _ in the year of our
 Lord One Thousand Nine
 Hundred and _

BETWEEN John R. Johnson and Mildred Johnson, his wife,
 of the _ of Boonton, in the County of Morris and State of New Jersey, hereinafter
 referred to as the Grantor;

AND John R. Miller, and Mary B. Miller, his wife, and
 Shirley J. Truhill, married, of the Township of Union, in the County of Union,
 and State of New Jersey, hereinafter referred to 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 said
 at or before the sealing and delivery of these presents, the receipt whereof is
 hereby acknowledged, and the said grantor being therewith fully satisfied, and
 and paid has given, granted, bargained, sold, aliened, released, enfeoffed, and
 and confirmed, and by these presents does give, grant, bargain, sell, alien,
 enfeoff, convey and confirm unto the said grantee, and to their heirs and assigns
 forever,

ALL those certain lots, tracts or parcels, tracts of
 parcels of land and premises, hereinafter particularly described, situate, lying
 being in the Township of Brick in the County of Ocean and State of New Jersey,
 more particularly described as follows:

BEGINNING AT A MONUMENT LOCATED AT THE INTERSECTION
 westerly line of Bretonian Drive (East) and at the northerly line of Pinehurst

thence (1) along the northerly line of Pinehurst Way, as Magnetic needle points January 1937, North 83° 30' West One Hundred (100) feet to a stake; thence (2) North 6° 30' East Forty (40) feet to a point; thence (3) South 83° 30' East One Hundred (100) feet to a stake in the westerly line of Bretonian Drive (East); thence (4) Along said westerly line of Bretonian Drive (East) South 6° 30' West forty (40) feet to the point and place of Beginning.

The same being known and designated on a map entitled "Plan of Lots, Cape Breton, Brick Township, Ocean County, New Jersey", surveyed January 1937 by J. D. Humphries, C; E.

As lots Thirty-seven (37) and Thirty-eight (38) in Block

BEING THE SAME PREMISES conveyed to the party of the first part by deed of warranty from H. Mc Kay, Inc. dated August 5th, 1943 and recorded in the Ocean County Clerks Office.

Subject to the restrictions of record and to a first mortgage given by H. Mc Kay, Inc. to Miss Josephine L. Park, dated May 15th 1942 and recorded in the Clerk's Office of the County of Ocean New Jersey, which said mortgage was assigned to Mrs. Jean Park Lincoln;

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, their heirs and assigns, to the proper use, benefit and behoof of the said grantee, their heirs and assigns forever.

AND the said grantor John R. Johnson and Mildred Johnson, his wife do for their heirs, executors and administrators covenant and agree to and with the grantee, their heirs and assigns, that they the said John R. Johnson and Mildred Johnson, his wife 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, and 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 disturbances of the said grantor, their heirs 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 manner aforesaid;

AND ALSO that John R. Johnson and Mildred Johnson, his wife will WARRANT, secure, and forever defend the said land and premises unto the said grantee John R. Miller and Mary B. Miller, his wife and Shirley J. Truhill, married in law to the said John R. Johnson, 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.

AND the said grantor, their heirs and assigns 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 their heirs and assigns, 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 their heirs and assigns forever, as shall be reasonably required.

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

Signed, Sealed and Delivered)

in the presence of)

Lillie E. Vincent

WITNESS.

John R. Johnson (L.S.)

JOHN R. JOHNSON,

Mildred Johnson (L.S.)

MILDRED JOHNSON.

STATE OF NEW JERSEY,)

COUNTY OF MORRIS)

SS.:

Hundred and Forty-four, before me, the subscriber, A Notary Public of New Jersey Lillie E. Vincent personally appeared John R. Johnson and Mildred Johnson, his wife, who, I am satisfied, are the grantee mentioned in the within instrument, and 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.

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(L.S.)

()

Lillie E. Vincent

Notary Public of New Jersey
Commission Expires
March 22d - 1949.

Received and Recorded October 31, 1944

\$3.00

9:26 A. M.

John A. Ernst, Clerk

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Rose Oschwald & husband)
 To)
 Emil F. Geile & wife)

THIS INDENTURE, Made the Ninth day
 of October, in the year of our Lord
 One Thousand Nine Hundred and Forty-
 four,

BETWEEN ROSE OSCHWALD and GUSTAVE OSCHWALD, her husband,
 of the Township of Union in the County of Union and State of New Jersey, party of
 the first part:

AND EMIL F. GEILE and EDNA M. GEILE, his wife, of the
 City of Elizabeth, in the County of Union 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 AND OTHER 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, bargained,
 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 that certain tract or parcel of land and premises,
 hereinafter particularly described, situate, lying and being in the Borough of
 Point Pleasant Beach, in the County of Ocean and State of New Jersey:-

Being known and designated as Lot No. 5 and the Easterly
 one-half of Lot No. 6 in Block No. 103 as shown on a map made by R. White Morris,
 A. D. 1919 for J. Edwin Ellor.

Being the same premises conveyed to the said Rose Oschwald
 by Katherine M. Mayberry, widow, by deed recorded in the Ocean County Clerk's
 Office in Book 982 of Deeds for said County, on page 156.

The above described premises are conveyed subject to
 covenants, conditions and restrictions contained in prior deeds of record affecting
 the same, and also subject to the rules and regulations of the Zoning Commission
 of the Borough of Point Pleasant Beach insofar as same may be valid.

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,
 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: except as herein stated.

AND the said ROSE OSCHWALD does for herself, her heirs,
 executors and administrators covenant and agree to and with the said party of the
 second part, their heirs and assigns, that she, the said ROSE OSCHWALD is the true,
 lawful and right owner of all and singular the above described land and premises,

STATE OF NEW JERSEY,)
) SS.
OCEAN COUNTY,)

BE IT REMEMBERED, That on this
13th day of Sept. in the year

of our Lord one thousand nine hundred and forty-five before me, a Notary
Public for New Jersey personally appeared Augustus L. Keil and Rebecca
Clarke Keil, his wife, who, I am satisfied, are the grantors mentioned in
and who executed the within Deed, and I having first made known to them the
contents thereof, they acknowledged that they signed, sealed and delivered
the same as their voluntary act and deed. All of which is hereby certified.

Lester S. Hoft
My Commission expires

()
(SEAL)
()

LESTER S. HOFT
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires May 18, 1950

COMPARED
By BB

Received and Recorded Sept. 25, 1945 11.30 A.M.
\$3.25 John A. Ernst, Clerk

William E. Gant)
To)
Lawrence Gant & Wife)

THIS INDENTURE, Made the eight
day of September, in the year
our Lord One Thousand Nine
Hundred and forty-five

BETWEEN WILLIAM E. GANT (Widower) of the Township of Brick in
the County of Ocean and State of New Jersey party of the First Part;
AND LAWRENCE GANT and CHARLOTTE GANT, his wife of the
Township of Brick in the County of Ocean 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 and other valuable considerations lawful
money of the United States of America, to him in hand well and truly paid by
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 their heirs
and assigns, forever,

ALL the following 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.

Beginning at a stake at the Southeast corner of a tract of land conveyed by the party of the first part to Elmira Riddle; Thence (1) along the Southerly line of said tract and land of Edna McKelvey North seventy-three degrees forty-five minutes West five hundred and ten and nine tenths feet to an iron pipe at the Southwest corner of said McKelvey tract in the Easterly line of Circle Drive; thence (2) along said Easterly line following the arc of a circle deflecting to the right one hundred and seventeen hundredths feet to a stake; Thence (3) South seventy-three degrees forty-five minutes East five hundred and ten and nine tenths feet to a stake in the Easterly line of the tract of which this land is a part; Thence (4) along said Easterly line North eighteen degrees and nine minutes East one hundred feet to the place of beginning.

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, 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 William E. Gant does for himself, his heirs, executors and administrators covenant and agree to and with the said party of the Second Part, their heirs and assigns, that the said William E. Gant 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 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 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 William E. Gant will WARRANT, secure, and forever defend the said land and premises unto the said Lawrence Gant and Charlotte Gant, 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, has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered)
in the presence of)
R. White Morris
(R. White Morris)

William E. Gant (L.S.)
(William E. Gant)

STATE OF NEW JERSEY,) SS.
COUNTY OF OCEAN)

BE IT REMEMBERED, That on this
Eighteenth day of September in

the year of our Lord One Thousand Nine Hundred forty-five, before me the
subscriber, a NOTARY PUBLIC FOR NEW JERSEY personally appeared William E. Gant,
Widower who, I am satisfied, is the grantor mentioned in the within Deed,
and to whom I first made known the contents thereof, and thereupon he
acknowledged that he signed, sealed and delivered the same as his voluntary
act and deed, for the uses and purposes therein expressed.

R. White Morris
(R. White Morris)
Notary Public for New Jersey

COMPARED
By YLB

Received and Recorded Sept. 25, 1945
\$2.75

11.30 A.M.
John A. Ernst, Clerk

Spray Beach Land Company)
To)
Spray Beach Yacht Club)

THIS INDENTURE, Made the 9th day
of Dec. in the year of our Lord
one thousand nine hundred and
forty-four (1944).

BETWEEN SPRAY BEACH LAND COMPANY, a corporation created
existing under and by virtue of the laws of the State of New Jersey, party
of the first part,

AND SPRAY BEACH YACHT CLUB, a corporation created and
existing under and by virtue of the laws of the State of New Jersey, party
of the second part;

WITNESSETH, That the said party of the first part, for
and in consideration of the sum of One Dollar and other good and valuable
consideration lawful money of the United States of America, well and truly
paid by the said party of the second part to the said party of the first part
at and before the sealing and delivery of these presents, the receipt
whereof is hereby acknowledged hath granted, bargained, sold, aliened, enfeoffed,
released, conveyed and confirmed and by these presents doth grant, bargain,
sell, alien, enfeoff, release, convey and confirm, unto the said party of
the second part, its successors and assigns,

ALL THAT parcel of land SITUATE in Spray Beach, Long
Beach Township, Ocean County, New Jersey, adjoining the westerly side of Long
Beach Boulevard, (formerly Bay Avenue), and the easterly side line or boundary

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of the property formerly occupied by the Long Beach Railroad Company and extending from the northerly side of 23rd Street, to the southerly side of 24th Street, more particularly described as follows:

BEGINNING at the northerly corner of 23rd Street and Long Beach Boulevard, (formerly Bay Avenue), and from thence extending (1) northwestwardly along the northeasterly side line of 23rd Street 34 feet to a point in the easterly side line of the property formerly occupied by the Long Beach Railroad now owned by Augustus L. Keil; thence (2) Northeastwardly along the said line of lands of Augustus L. Keil, (formerly Railroad property), 200.15 feet to the intersection of said line with the southwesterly side line of 24th Street; thence (3) southeastwardly along said line of 24th Street 26.17 feet to the westerly corner of said 24th Street and the aforesaid Long Beach Boulevard; thence (4) southwestwardly along the northwesterly side line of Long Beach Boulevard 200 feet to the place of beginning.

BEING a part of the same lands and premises which Augustus L. Keil, et ux, et al, by Deed dated the Twenty-eighth day of February, A.D., 1910 and recorded in the Office of the Clerk of Ocean County at Toms River, New Jersey in Book 353 of Deeds, page 100 etc., granted and conveyed unto the said Spray Beach Land Company, in fee.

UNDER AND SUBJECT to Restrictions of record, if any.

TOGETHER with all and singular the improvements, woods, ways, rights, liberties, privileges, hereditaments and appurtenances to the same belonging or in any wise 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, property, possession, claim and demand whatsoever, both in law and equity, of the said party of the first part, of, in and to the said premises, and every part thereof, with the appurtenances:

TO HAVE AND TO HOLD the said premises above described, with all and singular the hereditaments and appurtenances, unto the said party of the second part, its successors and assigns, to the only proper use, benefit and behoof of the said party of the second part, its successors and assigns forever. UNDER AND SUBJECT, NEVERTHELESS as aforesaid.

AND the said party of the first part for itself, its successors and assigns doth by these presents covenant, grant and agree, to and with the said party of the second part, its successors and assigns, that it the said party of the first part, and its successors and assigns, all and singular the hereditaments and premises above described and granted, or mentioned and intended so to be, with the appurtenances, unto the said party of the second part, its successors and assigns, against it the said party of the first part, and its successors and assigns, and against all and every other person or persons whomsoever lawfully claiming or to claim the same, or any part thereof, shall and will warrant and forever defend.

IN WITNESS WHEREOF, the said party of the first part to presents hath hereunto set its corporate seal and caused these presents to be signed by its proper and duly authorized officers dated the day and year first above written.

Signed, Sealed and Delivered)

in the presence of)

L.S. Hoft

SPRAY BEACH LAND COMPANY,
Augustus L. Keil
Augustus L. Keil, President.
Elmer D. Wilt, Secretary.
ELMER D. WILT, Secretary.

(	)	(	U. S. STAMPS	)	
(	SEAL	)	(	\$1.10	)
(	)	(	9/21/45	)	

STATE OF N.J.)
SS.
OCEAN COUNTY,)

BE IT REMEMBERED, that on this
9th day of Dec. in the year of

our Lord one thousand nine hundred and forty-four, before me a Notary Public for N.J. personally appeared Elmer D. Wilt who being by me duly sworn on his oath saith, that he is the Secretary of Spray Beach Land Company the grantor within named, and that Augustus L. Keil is the President; that deponent knows the common or corporate seal of said grantor and that the seal annexed to the within Deed or conveyance is such common or corporate seal; that the said Deed or Conveyance was signed by the said President and the seal of said grantor affixed thereto in the presence of deponent; that said Deed or Conveyance was signed, sealed and delivered as and for the voluntary act and deed of said grantor for the uses and purposes therein expressed, pursuant to a resolution of the Board of Directors of said grantor; and at the execution thereof this deponent subscribed his name thereto as witness.

Sworn and subscribed the)
day and year aforesaid,)

Elmer D. Wilt, Secretary.
ELMER D. WILT, Secretary.

Lester S. Hoft
LESTER S. HOFT
Notary Public of New Jersey
My Commission expires May 15, 1945

(	)	
(	SEAL	)
(	)	)

Received and Recorded Sept. 25, 1945
\$2.75

11.30 A.M.
John A. Ernst, Clerk

COMPAHED
By BB

O. Seldon Baker & Wife)
To)
Leon Cooperman & Wife)

THIS INDENTURE, Made this 12th
day of September in the year
of our Lord one thousand nine
hundred and forty-five.

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COMPANY.

President.

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Notary Public

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BETWEEN O. SELDON BAKER and PRUDENCIA G. BAKER, his wife,
of the City of Camden in the county of Camden and State of New Jersey of the
first part,

AND LEON COOPERMAN and JOSEPHINE COOPERMAN, his wife, of the
City of Camden in the county of Camden and State of New Jersey of the second
part;

WITNESSETH, that the said party of the first part, in consideration
of the sum of ONE DOLLAR (\$1.00) to _____ duly paid before the delivery hereof,
have remised, released and forever quit-claimed, and by these presents do remise,
release and forever quit-claim to the said party of the second part, and to
their heirs and assigns,

ALL that certain lot, tract or parcel of land and premises
hereinafter particularly described, situate, lying and being in the Borough
of Surf City in the county of Ocean and State of New Jersey.

KNOWN AND DESIGNATED as Lot eighteen (18) in Block sixty-one
(61) as shown and designated upon "Revised Map of the Borough of Surf City, N.J."
adopted October, 1922, and duly filed in the Clerk's office of Ocean County at
Toms River, New Jersey, being fifty (50) feet in frontage on the Southwest side
of North twenty-first Street, distant four hundred (400) feet Northwestwardly
from the Northwest line of Ocean Avenue.

BEING parts of the same premises which the First National Bank
of Toms River, New Jersey, by Indenture bearing date the 25th day of July, 1941,
and recorded in the Clerk's Office of Ocean County, August 21, 1941, in Deed
Book 1100, Page 443, granted and conveyed unto O. Seldon Baker and Leon
Cooperman, in fee.

To have and to hold the above-released property unto the said
Leon Cooperman and Josephine Cooperman, their heirs and assigns, to their and
their own proper use and behalf forever, so that neither we, the said O. Seldon
Baker and Prudencia G. Baker, nor any other person or persons, in our name and
behalf, shall and will claim any estate, right, title, or interest in or to the
said property or to any part thereof, but they and every one of them shall by
these presents be excluded and forever barred.

with the appurtenances, and all the estate, right, title and interest,
of the said party of the first part therein.

TO HAVE AND TO HOLD, the above mentioned and described premises,
with the appurtenances, unto the said party of the second part _____ and assigns
forever.

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

Signed, Sealed and Delivered)

in the presence of)

Emanuel A. Smith

Notary Public of the
State of New Jersey

O. Seldon Baker (L.S.)
O. Seldon Baker

Prudencia G. Baker (L.S.)
Prudencia G. Baker

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DECLARATION OF RESTRICTIONS AND RESTRICTIVE COVENANTS
OF

ATLANTIS INTERNATIONAL CORPORATION

Sections 1, 1A, 4A, 4B, 6 and 7
Little Egg Harbor Township
Ocean County, New Jersey

WHEREAS, Atlantis International Corporation, a New Jersey corporation, P. O. Box 300, Englishtown, Monmouth County, New Jersey is the owner of premises comprising lots shown on filed maps, both specifically set forth in schedule hereto annexed and made a part hereof, located in the township of Little Egg Harbor, Ocean County, New Jersey; and

WHEREAS, Atlantis International Corporation, owner of said premises, desires and agrees that the restrictions and protective covenants herein set forth shall apply to said premises as shown on said maps;

NOW, THEREFORE, in consideration of the agreement of the parties who may hereafter acquire an interest in said premises, and Atlantis International Corporation, agrees that the restrictive covenants hereinafter set forth shall run with the lands shown on said maps and shall be binding on all parties who may hereafter acquire an interest in said premises or any part thereof;

1. 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 single-family dwelling not to exceed two and one-half stories in height and if with a private garage, such garage shall be attached and for not more than two cars.

2. No building shall be erected, placed, or altered on any lot until the construction plans and specifications and a plan showing the location of the structure has been approved by the Architectural Control Committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. No fence or wall shall be erected, placed or altered on any

② 10-5-66

lot nearer to any street than the minimum building setback line unless similarly approved. Approval shall be as hereinafter provided.

3. No clotheslines shall be placed upon premises which may be visible either from the street or from the rear of said premises and where the premises back on the golf course or water ways such clotheslines must be enclosed by a hedge or other protective enclosure to be approved by Architectural Control Committee.

4. No building shall be located on any lot nearer to the front line or nearer to the side street line than the minimum building setback lines shown on the recorded plat.

5. No building shall be located nearer than 10 feet to an interior lot line. No dwelling shall be located on any interior lot nearer than 30 feet to the rear lot line.

6. For the purpose of this covenant, eaves, steps, and open porches shall not be considered as a part of a building, provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.

7. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the flow of drainage channels in the easements, or which may damage or interfere with the installation and maintenance of utilities, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

8. 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.

9. No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

10. No sign of any kind shall be displayed to the public view on any lot except one professional sign if not more than one square foot and signs used by a builder to advertise the property during the construction and sales.

11. No oil drilling, oil development operations, oil refinings, 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 upon or in 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.

12. 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, maintained for any commercial purpose.

13. No lot shall be used or maintained as 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.

14. 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 N.J. State Department of Health. Approval of such systems as installed shall be obtained from such authority.

15. The Architectural Control Committee is composed of Kavork Hovannian, residing at RD 1 Mulberry Lane, Colts Neck, New Jersey, Aaron Kanton, residing at 15 Redwood Road, Martinsville, New Jersey and Lawrence Dombrowski, residing at RD 4, Box 67-A, Farmingdale, New Jersey. A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the Committee, the remaining members shall have full authority to designate a successor. Neither the members of the committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. At any time, the then record

owners of a majority of the lots shall have the power through a duly recorded written instrument to change the membership of the committee or to restore to it any of its powers and duties.

16. The Architectural Control Committee's approval or disapproval as required in these covenants shall be in writing. In the event the committee, or its designated representative, fails to approve or disapprove within 30 days after plans and specifications have been submitted to it, approval will not be required and the related covenants shall be deemed to have been fully complied with; otherwise, all rights and remedies hereunder shall continue.

17. 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 thirty years from the date these covenants are recorded, after which time said covenants shall be automatically extended for a successive period 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.

18. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation, violating or to recover damages.

19. Invalidation of any one of these covenants by judgment or court order shall in no wise effect any of the other provisions which shall remain in full force and effect.

20. No individual sewage-disposal system shall be permitted on any lot.

IN WITNESS WHEREOF, Atlantis International Corporation has caused these presents to be signed by its proper corporate officers, and its corporate seal to be affixed this 15th day of October, 1966.

ATTEST:

E. H. Tontouchi, Secretary

ATLANTIS INTERNATIONAL CORPORATION

By Herbert Norman, President

STATE OF NEW JERSEY)
 ss:
COUNTY OF MONMOUTH)

BE IT REMEMBERED, that on this 4th day of October, One Thousand Nine Hundred and Sixty-six, before me the subscriber, personally appeared Kevork Hovnanian and E. H. Toutounchi, the President and Secretary respectively of ATLANTIS INTERNATIONAL CORPORATION who, I am satisfied, are the persons who have signed the within instrument; and I having first made known to them the contents thereof, they thereupon acknowledged that they signed, sealed with the corporate seal and delivered the said instrument as such officers aforesaid; that the within instrument is the voluntary act and deed of said corporation, made by virtue of authority from its Board of Directors.

Felix Rospond
Felix Rospond
An Attorney at Law of New Jersey

THIS IS NOT A CERTIFIED COPY

SCHEDULE OF LOTS SUBJECT TO ANNEXED RESTRICTIVE COVENANTS

This schedule is an integral part of restrictive covenants imposed by Declaration, annexed hereto, of Atlantis International Corporation, dated October ^{4th}, 1966.

The annexed restrictive covenants are imposed upon the following lots:

Known and designated as SECTION I

Block 1, Lots 1, 2, 3, 4, 5, 6
Block 2, Lot 1
Block 3, Lots 1, 4, 5, 6
Block 6, Lot 1

as shown and laid down on map entitled "Atlantis - Section 1, situated in the Township of Little Egg Harbor, Ocean County, New Jersey" prepared by H. Thomas Carr, Civil Engineer, Surveyor, City Planner, dated June 15, 1962, and filed in the Clerk's Office of Ocean County on August 9, 1962 as Map D-318.

Known and designated as SECTION 1-A

Block 2, Lots 2, 3, 4, 5, 6, 7, 8
Block 3, Lots 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19,
20, 21, 22, 23, 24, 25, 27

as shown and laid down on map entitled "Atlantis-Section 1A, situated in the Township of Little Egg Harbor, Ocean County, New Jersey" prepared by H. Thomas Carr, Civil Engineer, Surveyor, City Planner, dated June 21, 1965, and filed in the Clerk's Office of Ocean County on July 26, 1965, as Map E-331.

Known and designated as SECTION 4-A

Block 1, Lots 1, 29
Block 5, Lots 2, 13, 15
Block 7, Lots 6, 7, 8, 13

as shown and laid down on map entitled "Atlantis - Section 4A, situated in the Township of Little Egg Harbor, Ocean County, New Jersey" prepared by H. Thomas Carr, Civil Engineer, Surveyor, City Planner, dated January 8, 1964, and filed in the Clerk's Office of Ocean County on January 23, 1964 as Map C-99.

Known and designated as SECTION 4-B

Block 4, Lots 25, 27, 26
Block 8, Lots 3, 4, 5, 7, 14, 15, 16, 17
Block 9, Lots 3, 10, 19, 20, 21, 23
Block 10, Lots 10, 17, 19, 3
Block 12, Lots 1

as shown and laid down on map entitled "Atlantis-Section 4B, situated in the Township of Little Egg Harbor, Ocean County, New Jersey" prepared by H. Thomas Carr, Civil Engineer, Surveyor, City Planner, dated January 8, 1964, and filed in the Clerk's Office of Ocean County on January 23, 1964 as Map D-99.