

This Indenture,

Made the 30 day of March, in the year of our Lord
One Thousand Nine Hundred and forty-three

Between **WALTER H. RUSSELL and EVELYN RUSSELL, his wife**
residing at Forge Pond Road

the Township of Brick
Ocean and State of New Jersey in the County of

And **HAROLD'S ICES, INC.,**
115 1/2 Chicago Avenue

the Borough of Point Pleasant Beach 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**
(\$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
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 its successors and assigns, forever,

All those certain
tract 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, more particu-

larly described as follows:

KNOWN and designated as Lots Numbers 29 and 30 in Block Number
14 on Map of Property of Laurelton Park, Brick Township, Ocean County,
New Jersey, made by Roy T. Havens and duly filed in the Ocean County
Clerk's Office.

BEGINNING at a point in the westerly line of State Highway
Route #4, distant northerly therein 200 feet from the northwest corner
of said State Highway and Fourth Street, and running thence (1)
Westerly at right angles to said State Highway Route #4, 150 feet to a
point; thence (2) northerly, parallel with said State Highway Route 4
50 feet to a point; thence (3) easterly, at right angles to said State
Highway Route #4, 150 feet to the westerly line of said Highway; thence
(4) southerly, along the said westerly line of said State Highway Route
#4, 50 feet to the place of beginning.

BEING the same premises conveyed to Walter H. Russell and
Evelyn Russell, his wife by deed dated August 19, 1958 from Daniel
Manno (also known as Dan Manno), and Victoria Manno, his wife,
recorded in the Ocean County Clerk's Office on August 26, 1958 in
Book 1919 of Deeds at page 325 &c.

SUBJECT to covenants and restrictions of record.

The said State Highway Route #4, referred to above, is now
known as Route #68.

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;

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, its successors and assigns, to its own proper use, benefit and behoof forever.

And the said Party of the First Part

for themselves, their heirs and assigns, do covenant, grant and agree to and with the said party of the second part, its successors and assigns, that the said Party of the First Part

at the time of the sealing and delivery of these presents, are lawfully seized in inheritance in fee simple, of and in all and singular the above granted, bargained and described premises, with the appurtenances of a good, absolute, and indefeasible estate of and he ve good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid; and that the same are free and clear of all encumbrances, except NONE

And that the said Party of the First Part

will Warrant and Forbear Defend the premises hereby conveyed against all persons lawfully claiming the same.

In Witness Whereof, the said party of the first part have hereunto set their hands and seals the date first hereinabove mentioned.

Walter H. Russell L.S.
WALTER H. RUSSELL

Evelyn Russell L.S.
EVELYN RUSSELL

Richard A. Grossman
RICHARD A. GROSSEMAN
AN ATTORNEY AT LAW OF NEW JERSEY

State of New Jersey, } ss.:
County of MONMOUTH
We It Remembered, that on this 30 day of MARCH, before me,
the subscriber, AM ATTORNEY AT LAW OF NEW JERSEY
personally appeared WALTER H. RUSSELL and EVELYN RUSSELL, his wife
who, I am satisfied, are the person 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.

State of New Jersey, } ss.:
County of
We It Remembered, that on this
in the year of our Lord One Thousand Nine Hundred and
the subscriber,
personally appeared
who, being by me duly sworn on his oath, does depose and make proof to my satisfaction, that he
is the
Secretary of 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 known 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.

Deed.

WALTER H. RUSSELL, and
EVELYN RUSSELL, his wife

BAROLD'S ICES, INC.

Dated, MARCH 30th, 1963

LAW OFFICES OF
RICHARD A. GROSSMAN
515-CLIFTON AVENUE
LATERWOOD, NEW JERSEY

R.R.
James A. DuPlessis Jr., Esq.
Hwy. 71 & Borrie Ave.
450 Brielle, N. J.

DEED CLERK'S
OFFICE

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BOOK 3289 PAGE 449
OF
DEEDS
CLERK
L. W. K. R. R.

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This Deed, made the 18th day of August 1969,

Between ^{W.}
SAMUEL/DULING and MARION DULING, his wife,

residing at 1679 West Princeton Avenue
in the Township of Brick in the County of
Ocean and State of New Jersey herein designated as the Grantors,
And
CHARLES L. LANGLEY and BERTHA LANGLEY, his wife,

about to reside
~~residing at~~ 1679 West Princeton Avenue
in the Township of Brick in the County of
Ocean and State of New Jersey herein designated as the Grantees;

Witnesseth, that the Grantors, for and in consideration of
THIRTEEN THOUSAND FOUR HUNDRED AND 00/100 (\$13,400.00) DOLLARS

lawful money of the United States of America, to the Grantors in hand well and truly paid by the
Grantees, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowl-
edged, and the Grantors being therewith fully satisfied, do by these presents grant, bargain, sell and
convey unto the Grantees forever,

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

BEGINNING at a point in the westerly sideline of West Princeton Avenue, which point is distant 150.00 feet measured along said sideline on a course North 14° 58' West from the northwest inter-section of the westerly sideline of West Princeton Avenue and the northerly sideline of Laurelton Street (formerly Third Street) and running from said beginning (1) South 75° 02' West 150.00 feet to a point; thence (2) North 14° 58' West 100.00 feet to a point; thence (3) North 75° 02' East 150.00 feet to a point in the westerly sideline of West Princeton Avenue; thence (4) along said sideline South 14° 58' East 100.00 feet to the point and place of BEGINNING.

THE above description is in accordance with a survey by C. W. Glassen, L. S. dated August 4, 1969.

ALSO known as Lots 18, 19, 20 and 21, Block 9. on map of "Laurelton Park, Laurelton, Ocean County, New Jersey" made by Roy Theodore Havens, P.E. & L.S. dated March 4, 1927.

^{W.}
BEING the same premises conveyed to Samuel/Duling by deed from Laurelton Park Company, a New Jersey Corporation, dated May 29, 1952 and recorded March 1, 1955 in the Ocean County Clerk's Office in Book 1618, Page 324.

SUBJECT to easements, restrictions and conditions of record.

COUNTY OF OCEAN	
CONSIDERATION	13,400.00
REALTY TRANSFER FEE	13.50
DATE	8-25-69 BY J. J.

Together with all and singular the buildings, improvements, ways, woods, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances to the same belonging or in anywise appertaining; and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and of every part and parcel thereof; And also all the estate, right, title, interest, use, possession, property, claim and demand whatsoever, of the Grantors both in law and in equity, of, in and to the premises herein described, and every part and parcel thereof, with the appurtenances. To Have and to Hold all and singular, the premises herein described, together with the appurtenances, unto the Grantees and to Grantees' proper use and benefit forever.

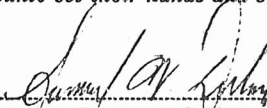
And the Grantors covenant that they have not done or executed, or knowingly suffered to be done or executed, any act, deed or thing whatsoever whereby or by means whereof the premises conveyed herein, or any part thereof, now are or at any time hereafter, will or may be charged or encumbered in any manner or way whatsoever.

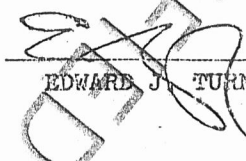
In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

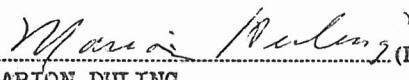
Wherever in this instrument any party shall be designated or referred to by name or general reference, such designation is intended to and shall have the same effect as if the words "heirs, executors, administrators, personal or legal representatives, successors and assigns" had been inserted after each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

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

Signed, Sealed and Delivered
in the presence of

 (L.S.)
SAMUEL W. DULING


EDWARD J. TURNBACH

 (L.S.)
MARION DULING

State of New Jersey, County of Ocean } ss.: Be it Remembered,
that on August 18, 19 69 , before me, the subscriber, an Attorney
at Law of New Jersey
personally appeared

SAMUEL W. DULING AND MARION DULING, his wife,

who, I am satisfied, are the persons named in and who executed 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, as such consideration is defined in P.L. 1968, c. 49, Sec. 1 (c), is \$ 13,400.00.

Prepared by:
EDWARD J. TURNBACH, ESQ.


EDWARD J. TURNBACH
Attorney at Law of New Jersey

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SAMUEL W. DULING and MARION
DULING, his wife,

TO

CHARLES L. LANGLEY and BERTHA
LANGLEY, his wife,

Dated August 18,

19 69

Kannen, Starkey, Turnbach & White
COUNSELLORS AT LAW
P. O. BOX 178
BRICK TOWN
NEW JERSEY 08722

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THIS IS NOT A CERTIFIED COPY

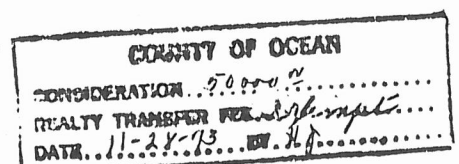
This indenture made the 6 day of November, 1973,
between Helen E. Webber, guardian of Johanna H. Webber,
a minor of the Township of Brick, County of Ocean and
State of New Jersey, party of the first part; and Modern
Acceptance Corp., of Roselle, County of Union, party
of the second part.

Witnesseth, whereas the party of the first part
by virtue of the judgment of the Ocean County Court,
Probate Division, entered on September 28, 1973, did
receive authorization to sell the lands hereinafter
described in Schedule A annexed hereto and made a
part hereof to Alan Turteltaub for the sum of \$50,000
and did report the proposed sale to the said court,
which by its order made September 28, 1973, confirmed
this sale and directed the party of the first part to
execute a good and sufficient conveyance in law to the
party of the second part for the same.

Now this indenture witnesseth, that the party of
the first part, guardian as aforesaid, in consideration
of the said sum of \$50,000 to her paid by the party of
the second part, the receipt whereof is hereby acknow-
ledged, does grant, bargain, sell and convey unto the
party of the second part, his heirs and assigns, all
that certain tract of land hereinafter particularly
described in Schedule A situate in the Township of
Brick, County of Ocean, State of New Jersey.

To Have and to Hold unto the party of the second
part, his heirs and assigns, to the only proper use of
the party of the second part, his heirs and assigns
forever.

In Witness Whereof, the party of the first part



ls, waters, watercourses,
belonging or in anywise
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by name or general ref-
words "heirs, executors,
been inserted after each

seals the day and year

..... (L.S.)

..... (L.S.)

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Be it Remembered,

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wife;

the within Instrument,
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it the full and actual con-
the within deed, as such

Atty at Law
w Jersey

as guardian as aforesaid has set her hand and seal the day and year first above written.

Sworn and subscribed before me this

6 day of NOVEMBER 1973

Signed, Sealed and Delivered in the presence of:



Charles F. Russell

NOTARY PUBLIC OF NEW JERSEY
My Commission Expires October 8, 1975

Helen E. Webber
Helen E. Webber
Guardian of Johanna H. Webber

Prepared by Robert L. Mulligan, Esquire

8—N. J. ACKNOWLEDGMENT, IND.
(DEEDS ONLY)

ALL-STATE OFFICE SUPPLY CO.
49 EDISON PLACE, NEWARK, N. J. 07102

State of New Jersey

County of OCEAN

ss.:

We It Remembered, that on this 6TH day of November 19 73, before me, the subscriber, a Notary Public of New Jersey,

personally appeared HELEN E. WEBBER, Guardian of JOHANNA H. WEBBER, a minor,

who, I am satisfied, is the person named in and who executed the within Instrument, and thereupon she acknowledged that she signed, sealed and delivered the same as her act and deed, for the uses and purposes therein expressed, and that the full and actual consideration paid or to be paid for the transfer of title to realty evidenced by the within deed, as such consideration is defined in P.L. 1968, c. 49, Sec. 1 (c), is \$50,000.00.

Charles F. Russell

A Notary Public of New Jersey
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires October 8, 1975

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

FIRST TRACT: KNOWN on the Map of the Laurelton Park Company, made by Roy T. Havens, Engineer and Surveyor, March 3, 1927, as Lots 14 and 15 in Block 7.

BEGINNING at a point in the westerly line of the New Jersey State Highway Route #4, distant 275 feet southerly from a concrete monument standing at the intersection formed by the westerly line of said State Highway #4 and the southerly line of Third Street and running thence (1) Westerly along the southerly line of Lot #16 in said block, 150 feet to the northeasterly corner of lot #2 in said block; thence (2) southerly along the rear of lots #1 and #2 in said block, 60.83 feet; thence (3) easterly and parallel with Third Street 150 feet to the westerly line of the New Jersey State Highway Route #4, thence (4) northerly along the said westerly line of New Jersey State Highway #4, 60.83 feet to the place of BEGINNING. Subject to conditions and restrictions in prior deeds of record.

BEING the same premises conveyed to Catherine E. Wardell by the Laurelton Park Company by deed dated April 22, 1933 and recorded in Book 1067 of Deeds for Ocean County, page 292 &c.

SECOND TRACT: All that certain lot, tract or parcel of land and premises hereinafter particularly described, situate in the Township of Brick in the County of Ocean and State of New Jersey.

Title was vested in the parties of the first part as heirs-at-law of John T. Webber who died on January 4, 1966 seized of premises hereinafter described under deed from Frank T. Wardell and Lydia Wardell, his wife Twining A. Wardell and Mary Wardell, his wife, Charles H. Wardell and Thelma J. Wardell, his wife, Willis D. Wardell and Catherine E. Wardell his wife, and Mary E. Gross and Harold O. Gross, her husband, dated July 16, 1948, recorded July 29, 1948 in Book 1301, page 180,

* Beginning at a large cedar tree standing on the westerly side of the Public Highway leading from Burrsville to Lakewood and at the southeasterly corner of land devised to Charles H. Wardell by the last will and testament of Samuel Wardell, deceased, duly proved and recorded in the Surrogates Office of the County of Ocean, and running thence as the magnetic needle now points, (1) North 17 degrees West 100 feet along the westerly side of said road to a stake; thence (2) South 73 degrees West 271.06 feet to the northerly line of land devised to Lydia A. Wardell, now Reynolds by said last will and testament of Samuel Wardell, deceased; thence (3) South 86 degrees 45 minute East 288.92 feet to the BEGINNING.

Being also described as follows:

BEING more particularly described in accordance with a survey made G. Albert Platt, dated November 4, 1955, as follows:

BEGINNING at a point in the westerly right of way line of New Jersey State Highway Route 4, distant along the same South 17 degrees 0 minute East 275 feet from its intersection with the southerly line of Third Street and running thence (1) along said Westerly right of way line of New Jersey State Highway Route 4 south 17 degrees 0 minutes East, 16.83 feet to a point; thence (2) North 86 degrees 45 minutes West 288.92 feet to a point; thence (3) North 73 degrees 0 minutes East 121.06 feet to a point; then (4) North 17 degrees 0 minutes West 60.83 feet to a point; thence (5) North 73 degrees 0 minutes East 150.00 feet to the point and place of BEGINNING.

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Webber
abber
E Johanna H.

ITE OFFICE SUPPLY CO.
E, NEWARK, N. J. 07102

73 , before me,

WEBBER, a minor,

within Instrument,

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full and actual con-

thin deed, as such

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OF 10000
Edw. J. Dwyer

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COLE, GEANEY & YAMNER
A PROFESSIONAL CORPORATION
COUNSELLORS AT LAW
140 MARKET STREET
PATERSON, N. J. 07505

Dated: November 6, 1973

HELEN E. WEBBER, GUARDIAN
OF JOHANNA H. WEBBER, and
STATE OF NEW JERSEY, and
MODERN ACCEPTANCE CORP.

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Between
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