

This Indenture,

Made the 26th day of March, in the year of our Lord
One Thousand Nine Hundred and Fifty-Eight

Between LEWIS B. KENT and LILLIAN KENT, his wife,

residing at #150 South Harrison Street,
in the City of East Orange in the County
of Essex and State of New Jersey party of the first part;

And

HARDEN HOMES, INC., a corporation of New Jersey,

of the City of Newark in the County
of Essex 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 (\$1.00)
Dollar - 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 that certain
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:

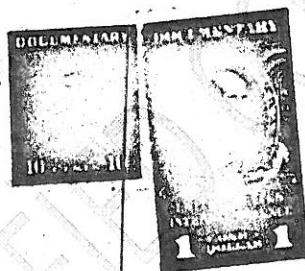
BEING known and designated as Lots #1 and #2, in Block #22, on map
known as property of "Laurelton Park Company" made by Roy Theodore
Havens, Surveyor, dated March 3, 1927 and duly filed in the Ocean
County Clerk's Office.

BEING the same property conveyed to Lewis B. Kent by Deed from
Henry A. Dahl and Anne M. Dahl, his wife, dated November 15, 1957
and recorded November 22, 1957 in Book 1860 of deeds, page 10 in the
Office of the County Clerk of Ocean County.

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, 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:



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

Lewis B. Kent (L.S.)
LEWIS B. KENT

Signed, Sealed and Delivered
in the Presence of

Arnold R. Kent
ARNOLD R. KENT

Lillian Kent (L.S.)
LILLIAN KENT

State of New Jersey, } ss:
County of ESSEX

Be it Remembered, that on this 16 day of March
in the year of our Lord One Thousand Nine Hundred and Fifty-Eight, before me,
the subscriber, A Master of the Superior Court of New Jersey
personally appeared Lewis B. Kent and Lillian Kent, his wife

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

Arnold R. Kent
ARNOLD R. KENT, A Master of the
Superior Court of New Jersey

RECORDED
OCEAN COUNTY
CLERK'S OFFICE

MAR APR 11 AM 10:30

BOOK _____ PAGE _____

Edward A. Dineen
CLERK

Deed.

LEWIS B. KENT and LILLIAN
KENT, his wife

TO

HARDEN HOMES, INC., a corpora-
tion of New Jersey.

Dated, March 26, 1958.

ARNOLD R. KENT
Counselor at Law
1060 Broad St.
Newark 2, N.J.

450

BOOK 1886 PAGE 34

This Indenture,

Made the second day of August, in the year of our Lord
One Thousand Nine Hundred and Forty-Eight

Between CHARLES H. READE and LEONARD J. READE, continuing part-
ners doing business under the style or firm name of The Reade
Company,

of the Borough of Lakehurst in the County
of Ocean and State of New Jersey
party of the first part:

And READE MANUFACTURING COMPANY, INC., a corporation of the State
of New Jersey, of 135 Hoboken Avenue, in the City of Jersey City,
Hudson County, 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 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, conveyed and confirmed, and
by these presents do give, grant bargain, sell, alien, release, convey and confirm unto the
said party of the second part, and to its successors and assigns, forever, All that
certain tract or parcel of land and premises, hereinafter particularly
described, situate, lying and being in the Township of Manchester,
in the County of Ocean and State of New Jersey.

BEGINNING at a point on the west side of and adjoining lands of
the Central Railroad of New Jersey, distant 28 chains and 36 links
northeasterly from the northeast corner of land formerly of Freder-
ick W. Coggill containing one hundred thirteen (113) acres more or
less, and running thence from said point of beginning (1) N 40 de-
grees W to the easterly line of the road from Lakehurst to Lakewood,
thence (2) northeastwardly along that line to the northerly line of
the whole tract of which this is a part, thence (3) S 40 degrees E
to the westerly line of said Railroad Company's land, fifty (50) feet
at right angles to and from the center line of said railroad, thence
(4) South 57 degrees west 39 chains and 14 links; thence (5) south
47 degrees west 2 chains and 19 links to the place of Beginning, said
courses being as the magnetic needle pointed in 1863.

BEING the same lands and premises which were conveyed by Raymond Z.
Fahs and Emelie Virginia Fahs, his wife, to Charles H. Reade,
Leonard J. Reade and Earle P. Turner as co-partners trading as The
Reade Company by Deed dated March 16th, 1946 and recorded in the
Ocean County Clerk's Office on March 21st, 1946 in Book 1195 of Deeds
for said County on page 484.

The said Earle P. Turner retired as a partner from said partnership,
and sold, assigned and transferred all of his right, title and inter-
est therein in said partnership to the said Charles H. Reade and
Leonard J. Reade, on or about October 30th, 1946, ever since which
time the said Charles H. Reade and Leonard J. Reade continued to con-
duct the said partnership business as the sole continuing partners
thereof.

BEING also the same lands and premises which are mentioned and described in that certain Deed made by the said Earle R. Turner, retiring partner of the co-partnership business conducted under the firm name of The Reade Company, to the said Charles H. Reade and Leonard J. Reade, continuing partners of the co-partnership business conducted under the firm name of The Reade Company. The said Deed is dated October 30th, 1946 and was recorded in the Ocean County Clerk's Office in Book 1235 of Deeds for said County on page 182.

Subject to the rights or easements if any, heretofore granted to any Public Utility Company to erect and maintain poles, wires &c. along the line of the property adjoining the road from Lakehurst to Lakewood and also the rights of the public in the roadbed of said highway.

The Argosy

1944 221 11 17

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, 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:

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

Mari A. Savarin
MARIE A. SAVARINE

Charles H. Reade (L.S.)
CHARLES H. READE

Leonard J. Reade (L.S.)
LEONARD J. READE

Both as co-partners of THE READE COMPANY



State of New Jersey }
County of Hudson

Be it Remembered, That on this 24 day of April in the year of our Lord One Thousand Nine Hundred and Fifty Eight before me the subscriber, A Notary Public of the State of New Jersey

personally appeared CHARLES H. READE and LEONARD J. READE continuing partners doing business under the style or firm name of The Reade Company

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 use and purpose therein expressed.

Marco E. Cirigliano
A Notary Public of New Jersey
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires May 10, 1961

MARCO E. CIRIGLIANO

RECORDED
OCEAN COUNTY

BOOK 2178 PAGE 142

This Indenture, made the 11th day of October

in the year One Thousand Nine Hundred and Sixty-One

Between MICHAEL ZENNARIO, Widower,
ELAINE ZENNARIO, Single,
CAROLE ZENNARIO, Single,
MICHAEL ZENNARIO, Jr. and ELIZABETH ZENNARIO, his wife,

all residing at 1737 W. Princeton Avenue,

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

And
WERNER A. SCHAAL and GERTRUD SCHAAL, his wife,

residing at Lawrence Avenue,

of the Township of Farmingdale in the County of
Monmouth 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 said
grantee, at or before the sealing and delivery of these presents, the receipt whereof is hereby
acknowledged, and the said grantor being therewith fully satisfied, contented and paid, has
given, granted, bargained, sold, aliened, released, enfeoffed, conveyed and confirmed, and by these
presents does give, grant, bargain, sell, alien, release, enfeoff, convey and confirm unto the said
grantee, and 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 Township of Brick
in the County of Ocean and State of New Jersey;

BEGINNING at a monument in the southeast corner of Princeton
Avenue and First Street and thence running southerly along First
Street (1) South 73 degrees 00 minutes west 75 feet to a point, thence
(2) South 17 degrees 00 minutes east 150 feet to a point, thence (3)
North 73 degrees 00 minutes east 75 feet to a point, thence (4) North
17 degrees 00 minutes west 150 feet to the point and place of Be-
ginning.

THIS description is in accordance with a survey made by G.
Albert Platt, P.E. & L. S., #3382, dated 1958.

BEING known as Lots 23, 24, and 25 in Block No. 1 on map known
as "Amended Map of Laurelton Park, Waterfront Section, Brick Township,
Ocean County," made by Andrew Handso, Civil Engineer & Surveyor,
Point Pleasant, N.J., dated February, 1947 and filed in the Ocean
County Clerk's Office on May 13, 1947.

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

And the said grantor s

for themselves, their heirs, executors, administrators, successors and assigns, do covenant, promise and agree to and with the said grantees, 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 grantor s have hereunto set their hand s and seal the day and year first above written.

Signed, Sealed and Delivered
in the presence of

Richard W. Sim
RICHARD W. SIM

Michael Zennario
MICHAEL ZENNARIO

Elaine Zennario
ELAINE ZENNARIO

Carole Zennario (L.S.)
CAROLE ZENNARIO

Michael P. Zennario (L.S.)
MICHAEL ZENNARIO, Jr.

Elizabeth Zennario (L.S.)
ELIZABETH ZENNARIO

State of New Jersey,
County of Ocean

ss.:

Be it Remembered, that on this 11th day of October in the year of our Lord One Thousand Nine Hundred and Sixty-One, before me, the subscriber, A Master of the Superior Court of New Jersey, personally appeared MICHAEL ZENNARIO, Widower; ELAINE ZENNARIO, Single; CAROLE ZENNARIO, Single; MICHAEL ZENNARIO, Jr.; and ELIZABETH ZENNARIO, 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 act and deed, for the uses and purposes therein expressed.

Richard W. Sim
RICHARD W. SIM, A Master of the Superior Court of New Jersey

RECEIVED COUNTY OF HONOLULU
CLERK OF THE COURT

BOOK 2178 PAGE 144

CC

CC

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Reed

MICHAEL ZENARIO, et als.

TO

WERNER A. SCHALL, et ux.

Dated: OCTOBER 11th, 1961

RECORDED
OCEAN COUNTY CLERK'S
OFFICE

1961 OCT 19 PM 1 43

2178 142
CLERK
Charles H. Budge

ROGERS, SIM & SINN
COUNTY CLERK

Photostated

Micro-filmed

Indexed

Abstracted

1961 OCT 18

This Indenture,

BOOK 2178 PAGE 145

Made the 10th day of October, in the year One Thousand
Nine Hundred and Sixty-one

Between ELLIOTT M. ANDERSON, JR. and VIVIAN J. ANDERSON, his wife

the Town of Montclair
Essex and State of New Jersey in the County of
hereinafter known as the grantor s ; party of the first part,

And

JOAN DRESCHER

Residing at 47 Headley Place

in the Township of Maplewood in the County of
Essex and State of New Jersey party of the second part,
hereinafter known as the grantee s :

Witnesseth, That in consideration of

ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION

the said grantor s do grant, bargain, sell and convey, unto the said grantee
heirs and assigns

All that certain
tract or parcel of land and premises, hereinafter particularly described, situate, lying and
being in the Township of Dover
in the County of Ocean and State of New Jersey. (West Point
Island).

Known and designated as lot number eleven (11), in Block
number five (5) as shown on a Map entitled "Plan of West Point
Islands" Dover Township, Ocean County, New Jersey. Remington
and Vosbury Civil Engineers, July 1926, revised July 30, 1928 and
duly filed in the Ocean County Clerk's Office, which map is filed
in File No. B-295. Also commonly known as #67 Dickman Drive,
West Point Island, New Jersey.

Being the same premises conveyed to the grantors by deed
recorded in Book 1822 page 172.

Subject to restrictions and easements of record and laws
affecting the use of said lands.

ROGERS, SIM & SINN
COUNSELLORS AT LAW

To Have and to Hold, said premises with the appurtenances, unto the said grantees and their heirs and assigns forever

And the said parties of the first part

for themselves, their and assigns, do

Covenant:

1. That the title to said premises is vested in fee simple absolute in the said grantors .
2. That they have the right and authority to convey the said premises to the said grantees .
3. That the grantees 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
5. That the grantors will execute or procure such further assurances and conveyances of the said land as may be reasonably required.
6. That they will WARRANT and DEFEND the premises hereby conveyed against all persons lawfully claiming the same.

In Witness Whereof, the said grantors have hereunto set their hands and seals, and caused their names to be signed by the proper corporate officers and caused its corporate seal to be hereunto affixed, the day and year first above written.

Signed, Sealed and Delivered
in the presence of

Edward F. Beers

Edward F. Beers

Elliott M. Anderson, Jr. (S.)
ELLIOTT M. ANDERSON, JR.

Vivian J. Anderson (L.S.)
VIVIAN J. ANDERSON

State of New Jersey.

County of Essex

} ss.:

Be it Remembered, that on this 10th day of October in the year of our Lord One Thousand Nine Hundred and Sixty-one, before me, the subscriber, An Attorney at Law of New Jersey personally appeared ELLIOTT M. ANDERSON, JR. and VIVIAN J. ANDERSON, his wife

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

Edward F. Beers
EDWARD F. BEERS

An Attorney at Law 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,

day of

, before me,

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

the party mentioned in the within instrument,
in 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 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.

ELLIOTT M. ANDERSON, JR. and
VIVIAN J. ANDERSON, his wife

TO

DONALD DRESCHER and JOAN
DRESCHER, his wife

Dated, October 10th, 1961

LAW OFFICES
EDWARD F. BEERS
746 Broad Street
Newark 2, New Jersey

ROGERS, SIM & BIRN

450

RECORDED
SOUTH COUNTY
NEW JERSEY

1961 OCT 19 PM 1:43

2178-145
EDWARD F. BEERS
CLERK

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Indexed
Abstracted

BOOK 2819 PAGE 25A

13. To occupy, expend, or use all or any part of my said estate as now or hereafter constituted for the education, support, maintenance, and benefit of any and all my legitimate children.

14. To engage and dismiss agents, counsel, and employees, and to appoint and remove at pleasure any substitute for, or agent of, my said attorney, in respect to all or any of the matters or things herein mentioned, and upon such terms as my attorney shall think fit.

15. To prepare, execute, and file income and other tax returns, other governmental reports, declarations, applications, requests, and documents.

16. To have access to any safe deposit box or boxes that may be now or hereafter rented by me or for me, or standing in my name; to withdraw or remove any of the contents thereof and to make deposits in and otherwise use or surrender such box or boxes; and to rent any safe deposit box or boxes in my name or in my said attorney's name or in both our names jointly, either with or without right of survivorship.

17. To execute and sign my name to any legal instruments, pertaining to the separate estate, whether real or personal, of my wife, as evidencing my consent to and joinder in such instruments.

18. To extend and renew all notes and liens executed by me or by my said attorney in fact upon such terms and conditions as he may deem proper.

19. To give notice, make proofs of loss, demand and collect money, sue, compromise, arbitrate, carry on or conduct any other negotiation whatever with any insurance company, and do everything else necessary or proper in connection with the collection of the amount in whole or in part due upon any insurance policy or policies by reason of any damage, loss, or destruction of any property belonging to me to which such insurance may apply, empowering my said attorney in fact in my name, place and stead to execute any papers that are proper in the premises and particularly to receive, receipt for, and release any insurance company from further liability for any amounts due upon any policy or policies upon or covering any such property.

20. In the management of my property, to order, purchase, and contract for such materials and labor as shall be reasonably necessary for the purpose of making restoration of loss caused by damage to my property through fire or other hazards and for the further purpose of making needed repairs for the upkeep thereof.

GIVING AND GRANTING unto my said attorney full power and authority to do and perform all and every act, deed, matter, and thing whatsoever in and about my estate, property, and affairs as fully and effectually to all intents and purposes as I might or could do in my own proper person if personally present; the above specially enumerated powers being in aid and exemplification of the full, complete, and general power herein granted and not in limitation or restriction thereof; and hereby ratifying all that my said attorney shall lawfully do or cause to be done by virtue of these presents.

AND I hereby declare that any act or thing lawfully done hereunder by my said attorney shall be binding on myself, my heirs, legal and personal representatives, and assigns; whether the same shall have been done before or after my death, or other revocation of this instrument, unless and until reliable intelligence or notice thereof shall have been received by my said attorney; and whether or not I, the grantor of this instrument, shall have been reported as missing, either officially or otherwise, as "missing in action" as those words are used in military parlance, it being the intent and purpose of this instrument that such status designation shall not bar my attorney from fully and completely exercising and continuing to exercise any and all powers and rights herein granted, and that such report of "missing" or "missing in action" shall neither constitute nor be interpreted as constituting, notice of my death nor operate to revoke this instrument.

In the event my said attorney, _____, shall die, refuse, or otherwise be unable to act hereunder, then I do hereby appoint _____

_____ as my sole, true and lawful attorney from and immediately after the happening of any such event, to act in and manage all my estate, affairs, and property in the same manner and with the same powers and authorities as otherwise hereinabove granted to said _____

Except for the power conferred in paragraph 1 hereof, all of the powers herein conferred, if not otherwise previously revoked, shall cease and become terminated on and after three years from date hereof.

IN WITNESS WHEREOF, I have hereunto set my hand this 2 day of MAY, 1968.

Anthony Sebastianas
ACKNOWLEDGMENT
ANTHONY SEBASTINAS
STATE OF TEXAS
COUNTY OF EL PASO

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared ANTHONY SEBASTINAS known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged that the execution of said instrument by him was his free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal of office this 2nd day of MAY, 1968.

Hazel S. Wingo
NOTARY PUBLIC in and for El Paso

My commission expires

County, Texas

June 1969

HAZEL S. WINGO, Notary Public
In and for the County of El Paso, Texas
My commission expires June 1, 1969

WITNESSES:

OCEAN COUNTY CLERK'S
RECORDED

*Witnesses are not generally required when this instrument is acknowledged before a notary public. However, if within business, the local Legal Assistance Officer will provide appropriate guidance.

In Texas a different form of acknowledgment is required of married women (including married women in the armed forces). In such case, the local Legal Assistance Officer will add the appropriate form. Service men or their dependents should request legal advice before acting hereunder if Texas homestead property is involved.

This Indenture.

made the Seventeenth

day of July

in the year One Thousand Nine Hundred and ~~1957~~ sixty-eight

Between

LAKE RIVIERA, INC.

a corporation organized under the laws of the State of New Jersey, having its principal office in the ^{Brick} ~~City~~ of ^{Ocean} ~~Newark~~ in the County of ~~Essex~~ and State of New Jersey, party of the first part, hereinafter known as the GRANTOR;

And

LEWIS W. MARTIN and PAULINE M. MARTIN, his wife

residing at 797 East Milton Avenue
City of Union
in the County of Union

and State of New Jersey

party of the second part, hereinafter known as the GRANTEE:

TWENTY TWO THOUSAND THREE HUNDRED SIXTEEN AND NO/100 DOLLARS (\$22,316.00)
That in consideration of the sum of ~~Twenty Two Thousand Three Hundred Sixteen and No/100 Dollars~~ lawful money of the United States of America, and other good and valuable considerations, the said Grantor does grant, bargain, sell and convey, unto the said Grantee's their heirs and assigns, forever,

All that certain lot, 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.

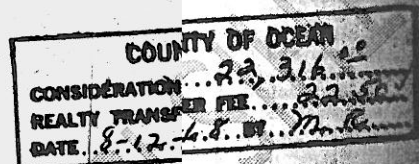
Being known and designated as Lot Number 2 in Block 12 on a map entitled "Map No. 3 of Lake Riviera, Brick Township, Ocean County, New Jersey," made by Bernard Chambers & Associates, licensed land surveyors, Irvington, N. J., dated September 1954, and filed in the Clerk's Office of the County of Ocean on October 20, 1954 in Case B-344.

This conveyance includes the privilege in favor of the Grantee to use the Recreational Area, as shown on the Revised map of Lake Riviera, Inc. for the purpose of bathing and other recreational purposes, provided that this privilege shall be effective only during such time as the Grantee shall be members in good standing of the Lake Riviera Club, and shall abide by the By-Laws, rules and regulations of said Club.

This conveyance is made subject to the following restrictions:

The Grantee does hereby declare, promise, covenant and agree for itself, its successors and assigns, that the following restrictions and protective covenants shall, and the same are hereby deemed to apply to, affect and be binding upon the premises aforesaid:

- a. All lots in the tract shall be known and described as residential lots.
- b. 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 detached single family dwelling not to exceed two and one-half stories in height and a private garage for not more than two cars.
- c. No dwelling shall be permitted on any lot at a cost of less than \$5,500, based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced at the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one story open porches and garages, shall not be less than 550 square feet for a one story dwelling, nor less than 400 square feet for a dwelling of more than one story.
- d. No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building setback lines shown on the recorded plat. In any event, the main foundation walls of any building shall not be located nearer than 25 feet to any street lines, nor nearer than 10 feet to any interior lot lines, nor farther than 4 feet from the front lot line on interior lots, except that an attached garage or other permitted accessory building shall not be located nearer than 5 feet to the interior lot line. Detached garages or other permitted accessory buildings shall not be located nearer than 75 feet to the front lot line on interior lots. For the purposes of this covenant, eaves, steps and open porches shall not be considered as a part of a building, provided that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.



- e. No dwelling shall be erected or placed on any lot having a width of less than 75 feet at the minimum building set back line, nor shall any dwelling be erected to place on any lot having an area of less than 10,000 square feet, except that this covenant shall not apply to any of the said lots as shown on said map which do not meet the above requirements.
- f. Easements for the installation and maintenance of utilities and drainage facilities are reserved as may be shown on the said map, and over the rear five feet of each lot.
- g. 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.
- h. No structure of a temporary character, trailer, basement, tent, garage, shack, barn, or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.
- i. No signs of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by the builder to advertise the property during the construction and sales period.
- j. No oil drilling, oil development operations, oil refining, 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 on 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.
- k. 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 or maintained for commercial purposes.
- l. No lot shall be used or maintained for 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.
- m. 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 state public health authority. Approval of such system as installed shall be obtained from such authority.
- n. No individual sewage disposal system shall be permitted on any lot unless such system is designed, located and constructed in accordance with the requirements, standards and recommendations of the state public health authority. Approval of such system as installed shall be obtained from such authority.
- o. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines, or in the case of rounded property corners, from the intersection of the street property lines extended. The same sight line limitations shall apply to any lot within 10 feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.
- p. No fence, wall, hedge or mass planting shall be permitted to extend nearer to any street or main building than the minimum building setback lines, except that nothing shall prevent the erection of a necessary retaining wall, the top of which does not extend more than two feet above the finished grade at the back of the said wall; in any event, any fence, wall, hedge or mass planting shall not exceed three feet six inches in height.
- q. No building shall be placed nor shall any material or refuse be placed or stored on any lot within 20 feet of the property line of any park or edge of any open water course, except that clean fill may be placed nearer provided that the natural water course is not altered or blocked by such fill.
- r. 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 25 years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods 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.
- s. Enforcement of these covenants shall be by proceedings at law or equity against any person or persons violating or attempting to violate any covenant either to restrain the violation or to recover damages.
- t. Invalidation of any of these covenants by judgment or court order shall in no wise affect any of the other provisions herein, which shall remain in full force and effect.

The foregoing restrictive covenants shall apply only to said Map of Lake Riviera, Brick Township, Ocean County, New Jersey, made by Bernard Chambers & Associates, Irvington, N. J., licensed land surveyors, dated September 1954 and filed in the Clerk's Office of the County of Ocean on October 20, 1954 in Case B-344.

The Grantor, its successors and assigns, reserves the sole right to grant franchises and consents for the location of any public utility in and over any of the streets of said tract, including the right to lay water and gas mains and conduits for transmitting electric power and telephone and for all other purposes in, on and under said streets.

This conveyance is also made subject to restrictive covenants, easements and utility grants of record, if any, and the effect of local zoning ordinances and municipal rules and regulations.

To Have and to Hold, said premises with the appurtenances, unto the said Grantee, their heirs and assigns, forever.

And the said Lake Riviera, Inc., for itself, its successors and assigns, 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 except as aforesaid.
4. That the same are now free and clear of all encumbrances whatsoever, except as aforesaid.
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 Lake Riviera, Inc., has caused its corporate seal to be hereunto affixed and attested by its Secretary and these presents to be signed by its President, the day and year first above written.

LAKE RIVIERA, INC.

By

THEODORE SMITH

President

MONTE SMITH

Secretary

State of New Jersey.

County of OCEAN

Be it Remembered, that on this Seventeenth day of JULY

in the year of our Lord, One Thousand Nine Hundred and ~~Eighty~~ SIXTY EIGHT

the subscriber, a NOTARY PUBLIC OF THE STATE OF NEW JERSEY

personally appeared MONTE SMITH

who, being by me duly sworn on a.i.a. oath, doth depose and make proof to my satisfaction, that

is the Secretary of LAKE RIVIERA, INC., the Grantor named in the within instrument;

that Theodore Smith 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, and the consideration for the within conveyance was TWENTY TWO THOUSAND THREE HUNDRED SIXTEEN AND NO/100 (\$22,316.00) DOLLARS, as defined in P.D. 1968 c. 49, Sec. 1 (c),

Sworn to and subscribed before me the date aforesaid.

DONALD J. MILLER

NOTARY PUBLIC OF NEW JERSEY

My Commission Expires July 27, 1972

MONTE SMITH

020802

RECORDED
OCEAN

'68 AUG 12 PM 1 48

Deed.

LAKE RIVIERA, INC.
a Corporation of the State of New Jersey

TO

LEWIS W. MARTIN and PAULINE M.
MARTIN, his wife

DATED July 17, 19 68.

Received in the Clerk's Office of the County of
Ocean, Toms River, N. J., on the

day of A.D., 19

at o'clock, in the

noon and Recorded in Book

of DEEDS for said County, on page

by
Return to: Lake Riviera, Inc.
550 BRICK BLVD.

BRICK TOWN, N. J.

435S—N. J. Statutory Warranty Deed (N.J.S.A. 48:4-1 et seq.) IRWIN KARKUS, Printer, 10 Lawrence St., Newark, N. J.
(From Corporation)

5964-419

MM

This Indenture,

Made the 9th day of August A.D. Nineteen Hundred and Sixty-eight

Between BARNEGAT LAGOON HOMES

a corporation of the State of New Jersey,

the Grantor,

And EVELYN VERA HAFEN, widow, & TERENCE A. FEDERICI, her son, & CAROL JOYCE FEDERICI, his wife.
residing at 17 Brown Court, Riverdale, N. J. and 152 Mountainview Ave., Nutley, N.J., respectively,

the Grantee:

SEVENTEEN THOUSAND TWO HUNDRED SEVENTY FIVE
Witnesseth, that in consideration of the sum of ~~20,000.00~~ DOLLAR, lawful money of the United States of America, and other good and valuable consideration, the said grantor does grant and convey unto the said grantee and the heirs and assigns of said grantee forever ALL THAT tract of land situate in the Township of Ocean County of Ocean State of New Jersey, and designated as Lot 333 in Block as shown and laid down on map entitled: "Barnegat Lagoon Homes, Section 'G', Ocean Township, Ocean County, New Jersey" filed in the Office of the Clerk of Ocean County on January 31, 1968 as Map No. F-6.

COUNTY OF OCEAN	
CONSIDERATION	17,275.00
REALTY TRANSFER FEE	1.50
DATE	8-17-68

Subject to zoning ordinances, restrictions and easements of record, such state of facts as an accurate survey may disclose and possible added taxes for the current year, to be apportioned. The consideration for this conveyance as defined in P.L. 1966, c.49, Sec. 1 (c) is Seventeen Thousand Two Hundred SEVENTY FIVE (\$17,275.00) Dollars.
On Here and to Hold, said premises with the appurtenances, unto the said grantee and the heirs and assigns of said grantee forever.

The said grantor Covenants: That it is lawfully seized of the said land; That it has the right to convey the said land to the grantee; That the grantee shall have quiet possession of the said land free from all encumbrances, except as herein stated; That the grantor will execute such further assurances of the said land as may be requisite; That it will warrant generally the property hereby conveyed.

In Witness Whereof, the said grantor has caused these presents to be signed by its President, attested by its Secretary and its corporate seal to be hereto affixed the day and year first above written.

BARNEGAT LAGOON HOMES

By George Mettle
George Mettle, Vice President

ATTEST: Milton Rudbart, Secretary

State of New Jersey }
County of Passaic }

We it Remembered, that on this 9th day of August, Nineteen Hundred and Sixty-eight, before me, the subscriber, an Attorney at Law of N. J., personally appeared MILTON RUDBART, who being by me duly sworn upon oath according to law, deposes and says that deponent is the Secretary of BARNEGAT LAGOON HOMES, a corporation, the Grantor named in the foregoing Instrument; that deponent well knows the corporate seal of said corporation; that the seal affixed to said Instrument is the corporate seal of said corporation; that the said seal was so affixed and the said Instrument signed and delivered by GEORGE METTLE who was at the date thereof the President of said corporation, in the presence of this deponent, and said Vice President, at the same time acknowledged that he signed, sealed and delivered the same as his voluntary act and deed, and as the voluntary act and deed of said corporation, by virtue of authority from its Board of Directors, and that deponent, at the same time, subscribed his name to said Instrument as an attesting witness to the execution thereof 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. 1966, c.49, Sec. 1 (c) is Seventeen Thousand Two Hundred Seventy Five (\$17,275.00) Dollars.
Sworn to and subscribed before me,
at Clifton, New Jersey
the date aforesaid.

Eugene P. Sylvester
An Attorney at Law of New Jersey
An Attorney at Law of New Jersey
Eugene P. Sylvester

Milton Rudbart

Transfer consideration fee \$17.50

RECORDED 2819 259

020804

(1)

RECORDED
OCEAN COUNTY

68 AUG 12 PM 1 51

BARNEGAT LAGOON HOMES

DEED

TO

EVELYN VERA HAFEN, widow,
TERENCE A. FEDERICI and CAROL
JOYCE FEDERICI, his wife

DATED August 9, 19 68

Received in the Office of
the County of

on the day of

A. D., 19 , at o'clock, in the

noon and Recorded in Book

of DEEDS for said

County, on page

clg
WEKSMAN, SALTROD AND COHEN

CORPORATORS AT LAW
59 CENTRAL AVENUE
CLAYTON, N. J. 07015