

860-316
Dominicke DeFelice & Wife

To

Commonwealth Realty Improvement Corp. :

THIS INDENTURE, Made the
Fourth day of February, in
the year one thousand nine
hundred and thirty.

BETWEEN Dominick DeFelice & Antoinette

De Felice, his wife, of Jersey City, County of Hudson, State of New Jersey, party
of the first part;

AND Commonwealth Realty Improvement

Corporation, a corporation existing under and by virtue of the laws of the State
of New Jersey, with its principal office at 24 Commerce Street, Newark, New
Jersey, party of the second part.

WITNESSETH: That the said parties of the
first part, for and in consideration of the sum of ONE DOLLAR, 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 parties of the first
part, therewith fully satisfied, contented and paid, have given, granted, bargained,
sold, aliened, remised, released, enfeoffed, conveyed and confirmed, and by these
presents do give, grant, bargain, sell, convey and confirm to the said party of
the second parts and to its successors and assigns forever.

ALL that certain piece 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.

LOTS Nos. Eleven (11), Twelve (12), Thirteen
(13), Fourteen (14), Block No. One (1), Sub-division "C", Size 20 x 100 each,
containing 8000 square feet, more or less, as laid down on a certain map entitled
"Map of Cedarwood Park, Ocean County, New Jersey."

BEING the same lots or parcels of land
conveyed by Indenture of the grantors filed in the Office of the Clerk of Ocean
County at Toms River, New Jersey, in Book 821 Page 353.

TOGETHER with all and singular the tenements,
hereditaments and appurtenances to the same belonging or in anywise appertaining
and the reversion and reversions, remainder and remainders, rents, issues and
profits thereof:

ALSO all the estate, right, title, interest
and improvements in said property, possession, claim and demand whatsoever as well
in law as in equity, of the said parties of the first part of, in or to the above
described premises, and to every part and parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD all and singular the above
described piece or parcel of land and premises, 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 Dominick De Felice and Antoinette
De Felice, his wife, and their heirs, administrators, does covenant and grant to
and with the party of the second part, its successors and assigns, that they the

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said parties of the first part 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 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 parties of the first part now have 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 grantors will WARRANT, Secure, and forever Defend the said land and premises, unto the said party of the second part, its successors and assigns forever, against the lawful claims and demands of all and every person and persons freely and clearly freed and discharged of and from all manner of encumbrances whatsoever.

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

Signed, Sealed and Delivered

Dominicke De Felice (L.S.)

in the presence of

Mrs. Antoinette De Felice (L.S.)

W. A. Schmitt

STATE OF NEW JERSEY :
COUNTY OF HUDSON : SS.

BE IT REMEMBERED, that on this
Fourth day of February, in the
year one thousand nine hundred and

Thirty, before me, a Notary Public, personally appeared DOMINICK DE FELICE and ANTOINETTE DE FELICE, his wife, who, I am satisfied, are the grantors in the within Deed of Conveyance named, and I having first made known to them the contents thereof, they did acknowledge that they signed, sealed and delivered the same as their voluntary act and deed, for the uses and purposes therein expressed. And the said ANTOINETTE DE FELICE being by me privately examined, separate and apart from her said husband, she did further acknowledge that she signed, sealed and delivered the same freely, as her voluntary act and deed, without any fear, threats or compulsion of or from her said husband.

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L. J. Whitford.

(L. S.)

Notary Public of New Jersey

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My commission expires April 28th, 1932

Received and Recorded June 17, 1930: 9.47 A.M.

\$2.50

John A. Ernst, Clerk.

Comp'd