

BOOK 1843 PAGE 179

This Indenture, made the

14th

day of September in the year One Thousand Nine Hundred and Fifty-seven

Between EMMA H. YOUNG, widow
residing at Toms River Road, Laurelton, Brick Township, Ocean
County, New Jersey

party of the first part, hereinafter known as the grantor:

And EMMA H. YOUNG, widow and MARY H. YOUNG, unmarried
residing at Toms River Road, Laurelton, Brick Township, Ocean
County, New Jersey,

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

Witnesseth, That in consideration of ONE DOLLAR AND OTHER GOOD AND
VALUABLE CONSIDERATION

the said grantor does grant, bargain, sell and convey, unto the said grantee

as joint tenants and not as tenants in common, 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 set at the point of curvature in the
westerly line of New Jersey State Highway #70 at Laurelton circle,
thence (1) southerly along said line S 88° 44' W 71.50 feet to a
pipe; thence (2) along the northerly line of lands now or formerly
Wilbur S. Havens N 50° 58' 30" W 240.39 feet to a pipe; thence
(3) N 39° 01' 30" E 281.21 ft. to a monument; thence (4) along the
southerly line of lands now or formerly Schuyler Hankins S 43° 20'
E 149.94 feet to a monument in the westerly line of the highway
leading to Lakewood; thence (5) southerly along the arc of a curve
to the right of radius 233.77 feet a distance of 219.75 to the point
of BEGINNING.

BEING the same premises conveyed to Emma H. Young by
H. Ely Havens, widower; Allen D. Havens and Lou E. Havens, his wife,
and Walter Havens and Margaret M. Havens, his wife by deed dated
March 30, 1929 and recorded April 3, 1929 in the Ocean County Clerk's
Office in Book 819 of Deeds at pages 161 &c.

SUBJECT to covenants, conditions and restrictions of record.

To Have and to Hold said premises with the appurtenances, unto the said grantee
as joint tenants and not as tenants in common, to the only proper
use, benefit and behalf of the said grantees their heirs and assigns
forever.

And the said grantor 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.
4. That the same are now free and clear of all encumbrances whatsoever, except subject to as herein set forth.
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 grantor has hereunto set her hand and seal the day and year first above written.

Emma H. Young L.S.
EMMA H. YOUNG

Signed Sealed and Delivered

in the presence of

Martha B. Carter
MARIA



State of New Jersey,

County of OCEAN

Be it Remembered, that on this 14th day of September
in the year of our Lord One Thousand Nine Hundred and Fifty-seven
the subscriber, an Attorney at Law, State of New Jersey
personally appeared EMMA H. YOUNG, before me,

who, I am satisfied, is the grantor mentioned in 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.

Martha B. Carter
Attorney at Law
State of New Jersey

State of New Jersey.

ss.:

County of

He it Remembered, that on this _____ day of _____, before me, _____, in the year of Our Lord One Thousand Nine Hundred and _____ the subscriber, _____ personally appeared _____

who being by me duly sworn on his oath, doth depose and make proof to my satisfaction, that _____ is the _____ of the _____

named in the within Instrument; _____ is the _____

that _____ President of said corporation; that the execution, as well as the making of this instrument, has been duly authorized by a proper resolution of the board of directors of the said Corporation; that deponent well knows the corporate seal of said corporation; and the seal affixed to said 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.

Appd.

EMMA H. YOUNG, Widow

TO

EMMA H. YOUNG, Widow and
MARY H. YOUNG, unmarried

DATED September 14 19 57.

LAW OFFICES

MARTIN B. ANTON
MANTOLKING ROAD
BRETON WOODS, N. J.

RECORDED
OCEAN COUNTY
CLERK'S OFFICE

1957 SEP 17 PM 12:33

BOOK _____ PAGE _____

Larad, K. B. Clerk

1241-180

410

BOOK 1843 PAGE 182

This Indenture,

made the

16th

day of September

in the year One Thousand Nine Hundred and Fifty-Seven

Between RUDOLF BOESCH and MARY BOESCH, his wife residing at
Cedarwood Park

of the Township
Ocean

of Brick in the County of
and State of New Jersey

party of the first part, hereinafter known as the grantor;

And JOHN CONNOR and EILEEN CONNOR, his wife
residing at Lake Riviera

of the Township
Ocean

of Brick in the County of
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 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, being part of
a tract of 6.00 acres conveyed to Rudolf Boesch by Charles B. Wheeler
and wife by deed dated September 22, 1932 and recorded in the Ocean
County Clerk's Office in Book 929 of Deeds for said county at Page
317 &c. and is more particularly described as follows:

BEGINNING at a point in the southerly line of Linden Avenue said
point being 105 feet on a course North 76° 05' west from the westerly
line of Summit Avenue, thence running along the southerly line of
Linden Avenue, extended, (1) North 76° 05' west 236.02 feet to the
westerly line of the property of Rudolf and Mary Boesch, thence along
said westerly line, (2) North 15° 58' east 33.02 feet to a point in
the northerly line of Linden Avenue, extended, thence along said
northerly line of Linden Avenue (3) South 76° 05' east 234.87 feet to
a point, thence (4) South 13° 55' west 33 feet to the place of
BEGINNING.

BEING part of the same lands and premises conveyed to Rudolf
and Mary Boesch, his wife, by Luise Boesch (widow) by deed dated
November 23, 1936 and recorded November 28, 1936 in Book 1003,
page 290.

SUBJECT to covenants, conditions, restrictions and easements
of record.

BOOK 1843 PAGE 183

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.

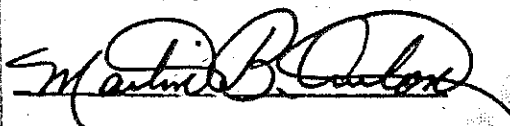
To Have and to Hold, all and singular the above described land and premises, with the appurtenances, unto the said grantee, their heirs and assigns, to the only proper use, benefit and behoof of the said grantee, their heirs and assigns forever.

And the said grantor s

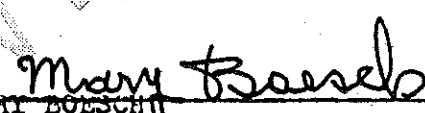
for their heirs, executors, administrators, successors and assigns, do covenant, promise and agree to and with the said grantee, their heirs and assigns, that they have not made, done, committed, executed or suffered any act or acts, thing or things whatsoever whereby or by means whereof the above mentioned 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 hands and seal s the day and year first above written.

Signed, Sealed and Delivered }
in the presence of




RUDOLF BOESCH

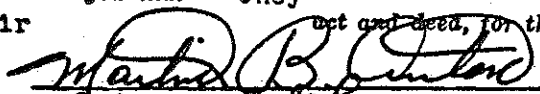

MARY BOESCH



State of New Jersey,
COUNTY OF OCEAN

Be it Remembered, that on this 16th day of September in the year of our Lord One Thousand Nine Hundred and Fifty-Seven, before me, the subscriber, an Attorney at Law, State of New Jersey personally appeared RUDOLF BOESCH and MARY BOESCH, 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.


Attorney at Law
State of New Jersey

1595A

RECORDED
OCEAN COUNTY
CLERK'S OFFICE

1957 SEP 17 PM 12:39

BOOK OF
CLERK
LAWRENCE K. BAKER

DEED.

Reginald Baesch & Mary
Baesch, his wife.

TO
John Connor & Elene
Connor, his wife.

DATED . 9/16 1957.

R. & R.

MARTIN E. ANTON

THIS IS NOT A CERTIFICATE

BOOK 1971 PAGE 394

This Indenture,

Made the ^{17th} day of April, in the year of our Lord
One Thousand Nine Hundred and Fifty-Nine

Between ROBERT THOMAS HIBBS and GRACE T. HIBBS, his wife

residing at Forge Pond Road of Brick in the County of
in the Township and State of New Jersey party of the first part;
Ocean

And UNION INVESTMENT CORP. 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 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 and assigns, forever,

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

BEING known and designated as Lots #25, 26, 27, and 28, Block #24
on Map of Laurelton Park Company made by Roy T. Havens, Engineer
and Surveyor, dated March 4, 1927 and duly filed in the Ocean County
Clerk's Office.

Being the same property conveyed to the grantors herein by deed from
Harden Homes, Inc. dated January 20, 1958 and recorded January 23,
1958 in Book 1871 of Deeds, Page 399 in the Office of the County
Clerk of Ocean County.

This property is conveyed subject to a mortgage in the principal
sum of \$11,600.00 made by the grantors to Edison Savings and Loan
Association on January 20, 1958 and to a mortgage made by the grantors
to Harden Homes, Inc. in the original sum of \$1,765.00 on January
20, 1958.

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:

And the said

ROBERT THOMAS HIBBS and GRACE T. HIBBS

for themselves, their heirs, executors and administrators, do covenant, promise and agree to and with the said party of the second part, its successors 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.

Robert Thomas Hibbs (L.S.)
ROBERT THOMAS HIBBS

Signed, Sealed and Delivered
in the Presence of

Grace T. Hibbs (L.S.)
GRACE T. HIBBS

State of New Jersey, } ss.:
County of Ocean

Be it Remembered, that on this 42 day of April, before me, in the year of our Lord One Thousand Nine Hundred and Fifty-Nine, the subscriber, A. M. J. Hibbs, personally appeared Robert Thomas Hibbs and Grace T. Hibbs, 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.

Thos. J. Hibbs
MASTER OF THE SUPERIOR COURT
OF NEW JERSEY

Deed.

ROBERT THOMAS HIBBS and
GRACE T. HIBBS, his wife

TO

UNION INVESTMENT CORP.

Dated, April 4th, 1959

RECORDED
OCEAN COUNTY CLERK'S
OFFICE

1959 APR 21 AM 10 37

BOOK PAGE 1971 OF 304
CLERK

ARNOLD R. KENT
COUNSELLOR AT LAW
1005 BROAD STREET
NEWARK, N.J.

Photostated
Micro-filmed
Indexed
Abstracted

This Indenture, made the

15th

BOOK 1971 PAGE 397
day of April

in the year One Thousand Nine Hundred and Fifty-nine

Between

KENNETH F. COOK and DOROTHY L. COOK, his wife

residing at #924 Schiller Avenue
in the City of Trenton
Mercer and State of New Jersey

in the County of
hereinafter referred to as the Grantor;

And

EDWIN J. ALLEN and FLORENCE W. ALLEN, his wife

hereinafter referred to as the Grantee:

Witnesseth, That the said grantor, for and in consideration of
One (\$1.00) Dollar and other valuable considerations

lawful money of the United States of America, to grantor in hand well and truly paid by the
said grantee, at or before the sealing and delivery of these presents, the receipt whereof is hereby
acknowledged, and the said grantor being therewith fully satisfied, contented and paid has given,
granted, bargained, sold, aliened, released, enfeoffed, conveyed and confirmed, and by these presents
does give, grant, bargain, sell, alien, release, enfeoff, convey and confirm unto the said grantee and
assigns, forever, All that certain

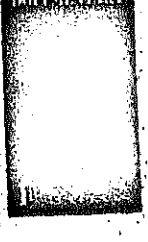
tract or parcel of land and premises, hereinafter particularly described, situate, lying and
being in the Borough of Point Pleasant Beach in the County of
Ocean State of New Jersey.

KNOWN and designated on a Map of South End, made by R. White
Morris, Surveyor, A. D. 1916, and duly filed in the office of the
Clerk of the County of Ocean, at Toms River, New Jersey, as Lot
No. 13 in Block No. 13.

BEING the same premises conveyed to the parties of the first
part by a deed recorded in the Ocean County Clerk's Office on
January 11, 1953 in Book 1474 of Deeds at page 230, which deed
was re-recorded on February 2, 1953 in Book 1476 of Deeds at
page 221.

Subject to zoning ordinances, building codes and restrictions
of record.

Said property is more particularly described as follows:
BEGINNING in the southerly line of Carter Avenue, two hundred
(200) feet west of the intersection of the said Avenue with Lake
Avenue, and running thence (1) Southerly along the westerly line
of Lot Number Twelve, as shown on the said Map, one hundred and
five (105) feet, more or less, to land belonging to the Austin
Realty Company; thence (2) westerly along the land of said
Austin Realty Company, fifty (50) feet to the easterly line of
Lot Number Fourteen, as shown on said Map; thence (3) northerly,
along the easterly line of said Lot Number Fourteen, one hundred
and five (105) feet, more or less, to Carter Avenue; thence (4)
easterly, along said line of Carter Avenue, fifty (50) feet to
the place of beginning.



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, to the proper use, benefit and behoof of the said grantee forever:

And the said grantor covenants and agrees to and with the grantee, that the said grantor 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 grantee, hereby made or intended to be made, for the above described land and premises, can or may be changed, charged, altered or defeated in any way whatsoever:

And Also that the said grantee shall and may at all times hereafter, peaceably and quietly have, hold, use, occupy, possess and enjoy the above granted premises, and every part and parcel thereof, with the appurtenances, without any let, suit, trouble, molestation, eviction or disturbances of the said grantor, or assigns, or of any other person or persons lawfully claiming or to claim the same.

And Also that the said grantor now has good right, full power and lawful authority, to grant, bargain, sell and convey the said land and premises in the manner aforesaid;

And Also that the said grantor will Warrant, secure, and forever defend the said land and premises unto the said grantee forever, against the lawful claims and demands of all and every person or persons, freely and clearly freed and discharged of and from all manner of encumbrance whatsoever.

And the said grantor 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, 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 forever, as shall be reasonably required.

The neuter gender when used herein shall include all persons and corporations, and words used in singular shall include words in the plural where the text of the instrument so requires.

All the covenants, provisions and conditions herein contained, shall be deemed to be covenants running with the land and shall be for the benefit of and shall bind the grantor, grantee, and their respective heirs, executors, administrators, successors and assigns.

In Witness Whereof, the said grantors have hereunto set their hand and seals the day and year first above written.

Signed, Sealed and Delivered

in the presence of


KENNETH F. COOK




WITNESS


DOROTHY L. COOK



State of New Jersey,

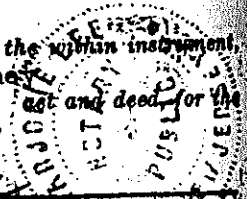
County of Ocean

ss.:

Be it Remembered, that on this 15th day of April, in the year of our Lord One Thousand Nine Hundred and Fifty-nine, before me, the subscriber, A Notary Public of the State of New Jersey personally appeared KENNETH F. COOK and DOROTHY L. COOK, his wife

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


My Commission expires 4/23/61



Deed.

RECORDED
OCEAN COUNTY
CLERK'S OFFICE

1959 APR 21 AM 10 30

BOOK PAGE 1971 OF 309 KENNETH F. COOK, et ux

CLERK

TO

EDWIN J. ALLEN, et ux

DATED April 15th, 1959.

Received in the Office of
the County of 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

Charles De Walsche
23 Hamilton St.
Paterson 1, N. J.

Photostated
Indexed
Abstracted

This Indenture,

Made the 28th day of March
One Thousand Nine Hundred and Sixty-One

in the year of Our

Between

HARDEN HOMES, INC.,

a corporation duly organized and existing under and by virtue of the laws of the State of
New Jersey having its principal office in the City of Newark
County of Essex and State of New Jersey hereinafter referred to as the
of the first part;

And

FRANK P. PATERNOSTER and MARTHA PATERNOSTER, his wife

of the Township of Brick in the County of
Ocean and State of New Jersey hereinafter referred to as the
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 it in hand well and truly paid by the said party
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
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, executors, administrators and assigns, forever

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

BEGINNING at a point in the northeast corner of Seventh Street
and Forge Pond Road and thence running (1) north $36^{\circ} 22' 41''$ east
203.08 feet to a point, thence (2) south $14^{\circ} 58'$ east 126.85 feet
to a point, thence (3) along the northerly side line of Seventh
Street south $75^{\circ} 2'$ west 158.59 feet to the point and place of
BEGINNING.

THIS description is in accordance with a survey made by G. Allen
Platt, P.E. & L.S., License No. 3382 dated July 12, 1960.

BEING commonly known and designated as Lots 1, 2, 3 and 4, Block
as shown on the map of the Laurelton Park Company made by Roy
Havens, Engineer and Surveyor, dated March 3, 1927 and filed in
the Ocean County Clerk's Office.

BEING part of that property conveyed to the grantor herein by
from Lewis B. Kent and Lillian E. Kent, his wife, dated January
1960 and recorded January 26, 1960 in Book 2041 of Deeds Page
the office of the County Clerk of Ocean County; and being the
party conveyed to the grantor herein by deed from Ralph Grano
Dorothy Grano, his wife, dated June 17, 1960 and recorded July
1960 in Book 2080 of Deeds Page 180 in the Office of the County
Clerk of Ocean County.

THIS property is conveyed subject to restrictions and easements of record, if any, zoning ordinances, municipal and state requirements, and such facts as an accurate survey may disclose.

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, executors, and assigns, to the} ~~for, administrators~~ only proper use, benefit and behoof of the said party of the second part, ^{their heirs, executors, and assigns forever.} ~~administrators~~

And the said

HARDEN HOMES, INC.

for itself, its successors and assigns, does covenant, promise and agree to and with the said party of the second part, ^{their heirs, executors, and assigns,} ~~administrators~~ that it has 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 has caused its corporate seal to be hereto affixed and attested by its Assistant Secretary, and these presents to be signed by its President the day and year first above written.

HARDEN HOMES, INC.

By Lewis B. Kent
LEWIS B. KENT, President.

NO 41121:

RECORDED
1950

Elaine Matrics
ELAINE MATRICS, Asst. Secretary.

State of New Jersey.

ss.:

County of Essex

Be it Remembered, that on this 28th day of March, 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 Elaine Matics

who, being by me duly sworn on his oath, does depose and make proof to my satisfaction, that she is the Assistant Secretary of the Harden Homes, Inc.

that Lewis B. Kent 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 the 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.

Elaine Matics
ELAINE MATICS

Arnold R. Kent
ARNOLD R. KENT

A Master of the Superior Court
of New Jersey

Deed

HARDEN HOMES, INC., A COR-
PORATION OF NEW JERSEY

TO

FRANK P. PATERNOSTER and
MARTHA PATERNOSTER, his wife

Dated, March 28th, 1961

RECORDED
OCEAN COUNTY CLERK'S
OFFICE

1961 MAR 30 PM 1 53

Book 2133 Page 283
CF *[Signature]* CLERK
Edward H. Burdge

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

Photostated
Micro-filmed
Indexed
Abstracted

BOOK 2133 PAGE 234

This Indenture, Made the Twenty-Fifth day of March

in the year of our Lord One Thousand Nine Hundred and Sixty-one

Between

Charles R. Pearl and Marie D. Pearl, his wife

of the Township of Neptune
Monmouth and State of New Jersey
party of the first part;

And

Emil P. Kanzler, single and Paul J. Kanzler, single
(joint tenants and not tenants in common)

the Town of Irvington
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 dollar and other good and valuable consideration

lawful money of the United States of America, to have in hand and well and truly paid by
party of the second part, at or before the sealing and delivery of these presents, the
whereof is hereby acknowledged, and the said party of the first part bring therewith full
contented and paid, have given, granted, bargained, sold, aliened, released, enfeoffed
and confirmed, and by these presents do give, grant, bargain, sell, alien, release, confirm
and confirm unto the said party of the second part, their heirs, executors, administrators

and assigns, forever All
tract or parcel of land and premises, hereinafter particularly described, situated
being in the Township of Lacey
in the County of Ocean and State of New Jersey

BEING known and designated as Lot T-40, Beach Boulevard, Section
Extension, as shown on Map of Section D-Extension, Forked River Beach,
Township, Ocean County, New Jersey dated June 1, 1955 and prepared by
W. Horn, Prof. Engineer and Land Surveyor, Lic. No. 5328, Ocean Beach,
Jersey and filed in the Ocean County Clerk's Office, Town River, New Jersey

BEING a portion of the premises conveyed to the grantors herein
deed from Forked River Beach, a New Jersey Corporation, dated March 31, 1955
and recorded in the Ocean County Clerk's Office in Deed Book #2082, Page

THIS CONVEYANCE is made subject to covenants, conditions and restrictions
contained in prior deeds of record affecting said premises.

attached to and Forming a Part of Warranty Deed dated March 25, 1961 from:
FORKED RIVER BEACH Charles R. Pearl, et ux
 to

RESTRICTIONS Emil P. Kanzler, single & Paul J.
 Kanzler, single, joint tenants & not

CLUB

All property owners in this development are required to be members of a property owners' tenants in common known or to be known as "FORKED RIVER BEACH CLUB" or similar name and to abide by its rules. No sale, resale, or rental of any property in Forked River Beach shall be made to any person or group of persons who are, have been, or would be disapproved for membership by the said club.

Being a private club the Forked River Beach Club shall make such rules as it deems necessary relating to persons eligible for membership and any other rules or regulations it chooses.

The Forked River Beach Club shall each year collect from its bona fide member lot owners or lessees the sum of ten dollars (\$10) per lot owned or leased by each member, except as modified by the membership privilege as hereinafter defined.

The total yearly collections thus made are to be paid to the beach owners as yearly consideration payment for use of said Club House and bathing beach leased to the FORKED RIVER BEACH CLUB.

The use of the Club House and bathing beaches designated on plan of Forked River Beach are the exclusive use of members in good standing of the FORKED RIVER BEACH CLUB and/or tenants of such members.

The FORKED RIVER BEACH CLUB shall lease on long term the bathing beaches, Club House and Club House designated on plan of Forked River Beach from the owners of said beaches, and buildings.

CHARTER MEMBERSHIP

Said long term lease shall contain a provision wherein no lease payment shall ever be required by lot owner or lot lessee on any additional lot other than the first lot purchased or leased by him at such time as a building is erected on such additional lot or lots, provided such additional lot or lots purchased prior to the granting of the original one hundred and fifty charter memberships. No more than one hundred and fifty charter memberships shall be permitted.

GENERAL RESTRICTIONS

All toilets and plumbing shall be modern and sanitary. No cesspools are permitted. Septic tanks shall be used. All electric wiring shall be approved first by the inspectors of the fire underwriters. No building, alteration, fence, or addition shall be made without the written approval of the developers of Forked River Beach. This shall also include dredging, excavating, filling, bulkheading and dock construction.

Upon special permission by Forked River Beach Developers, an owner of more than one (1) lot or provided additional lots are adjoining, build over side line, using more than one lot as the build-up lot. This permission shall never be granted on Bay front, Rows 1, 2, or 3.

All buildings shall face the front line.

All fences shall be three feet or less in height and shall be constructed to permit light and air to pass through them.

All buildings shall be placed the required distances from the front, side and rear lot lines as mentioned herein, except that on irregular and/or unusual shaped lots permission may be granted by Developers to vary the distances mentioned.

On corner lots, buildings shall be placed not less than fifteen (15) feet from side road.

Nothing herein contained shall be construed to prevent the developers from establishing office building or buildings, storage sheds, work shops and/or construction sheds in locations chosen by developers so to do.

The use of property when this restriction is attached to deed, shall be exclusively for residential purposes. No business, factory, farm, fishery, or establishment whatsoever other than private residence shall be permitted. Temporary residences, such as tents, trailers, and/or movable forms of shelter shall be permitted under any circumstances whatsoever. No more than one residence nor more than one family dwelling shall be allowed on any lot.

It is the intention of the Developers to make it mandatory that each property owner does not permit his buildings or grounds around same to become shabby, unpainted, or in a state of disrepair that would injure the general neat, well painted appearance of the development.

ANIMALS

The use of any part of the premises for harboring animals such as horses, cows, pigs, goats, sheep, geese, ducks, chickens, geese, etc., shall be prohibited. One dog and/or cat shall be permitted each property holder (lot owner or lot lessee, guests or tenants.)

STORAGE

The portion of land upon which no buildings are erected shall be kept clean, free of trash, junk, lumber, building materials, food stuffs, garbage, and/or any other articles detrimental to the general appearance of the neighborhood. The use of the above-mentioned vacant land is intended for automobile parking and/or terrace and/or garden.

UTILITIES

Utilities Companies shall not be prevented from using the front or back line of any property in this Development for the purpose of installing facilities necessary to furnish gas, water, electric light and telephone service to said Development. Telephone and/or electric lights and power wiring shall be permitted to cross over property where necessary.

SIGNS

The use of any type or kind of sign whatsoever on any part of the property is not permitted without the written permission of the Developers of Forked River Beach.

EXPIRATION

All covenants contained herein are to run with the land and shall be binding on all parties and persons claiming under them until January 1, 2000 at which time said covenants shall automatically extend for an additional period of 50 years, unless by vote of the majority of the members of the FORKED RIVER BEACH CLUB it is agreed to change said covenants in whole or in part.