

ABE LEVY & WIFE

TO

PARKWAY SERVICE ASSOCIATES, INC.

THIS INDENTURE, made the 19th

day of March in the year of our Lord

One Thousand Nine Hundred and forty-seven.

BETWEEN ABE LEVY and MAXINE L. LEVY, his wife, of the

Township of Lakewood in the County of Ocean and State of New Jersey, hereinafter referred to as the grantor;

AND PARKWAY SERVICE ASSOCIATES, INC., a body corporate of the State of New Jersey hereinafter referred to 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 it 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, its successors 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.

BEGINNING at a hole punched in the concrete sidewalk on the easterly side of the road from Lakewood and running thence (as the magnetic needle points in September 1937); (1) North seventy-two degrees forty minutes East (N 72° 40'E) one hundred sixty-three feet and fifty-four hundredths of a foot (163.54) to a stake, thence (2) South fifty-six degrees fifty-five minutes east (S 56° 55'E) seven feet and eighty-nine hundredths of a foot (7.89) to a stake which is in the westerly right of way line of State Highway Route #34, thence (3) along the said right of way line South thirty degrees four minutes West (S 30° 4'W) seven feet and seventy-three hundredths of a foot (7.73) to a point of curvature, thence (4) on a curve to the right having a radius of one hundred thirty feet (130) a distance of eighty-five feet and forty-one hundredths of a foot (85.41) to a point of tangency thence (5) South sixty-seven degrees forty-three minutes West (S 67° 43'W) thirteen feet and forty-eight hundredths of a foot (13.48) to a point of curvature, thence (6) on a curve to the right having a radius of sixty-nine feet and eighty-eight hundredths of a foot (69.88) a distance of ninety-two feet and ninety hundredths of a foot (92.90) to the place of BEGINNING.

BOUNDED on the north by lands conveyed by James Patterson and wife to George S. Tunis by deed recorded September 4, 1876, in Deed Book 89 page 63, and later owned by Margaret M. Havens; on the northeast by lands formerly (1876) of A.O.S. Havens; and on the southeast, south and southwest by lands conveyed to the State of New Jersey by deed recorded February 2, 1937, in Deed Book 1005 page 486.

It being intended by the above description to convey the same lands which were conveyed by Maggie Horner, et als., to Harley G. Horner by two deeds one dated September 23, 1937, recorded September 23, 1937, in Deed Book 1021 page 131 and the other dated April 25, 1938, recorded May 5, 1938, in Deed Book 1032 page 97; the above described lands being the last parcel the grantors in the foregoing deeds owned out of the tract conveyed to James Patterson by Deed

Book 50 page 173 recorded May 6, 1869, and Deed Book 47 page 113 recorded November 1868.

BEING the same premises conveyed by Harlay G. Horner and Mary R. Horner, his wife, to Abe Levy, by Deed dated May 3, 1938, and recorded on May 5, 1938, in book 1032 of Deeds, in the Ocean County Clerk's Office, at page 100.

SUBJECT to the right of Socony Oil Company to remove light standards and gasoline storage tanks on the above described premises.

SUBJECT to such state of facts as an accurate survey would disclose.

SUBJECT to drainage rights, slope rights, grading rights, which may affect the above described premises as granted in the Deed from Margaret Horner, et als., to the State of New Jersey, dated January 15, 1937 and recorded on February 2, 1937, in Book 1005 of Deeds in the Ocean County Clerk's Office at page 100 for its right of way for State Highway Route #40 and boundary of said premises.

It is intended by this deed to convey, and by this deed the said grantors do hereby convey, as part of the Realty, the following: the automobile (without compressor), stove in office and water pump and motor. The said grantors hereby covenant that the said water pump and motor are in working condition and pump water.

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, 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, its successors and assigns, to the proper use, benefit and behoof of the said grantee, its successors and assigns forever.

AND the said Abe Levy and Maxine Levy, his wife, do for their heirs, executors and administrators, covenant and agree to and with the said grantee, its successors and assigns, that the said Abe Levy and Maxine Levy, his wife, are the true, lawful and right owners 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, lien 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 be changed, charged, altered or defeated in any way whatsoever.

AND ALSO that the said grantee, its successors and assigns, 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 disturbance of the said grantor, their heirs or assigns, or of any other person or persons lawfully claiming or to claim the same.

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

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AND ALSO, that Abe Levy and Maxine Levy, his wife will
WARRANT' secure, and forever defend the said land and premises unto the said
grantee, its successors and assigns, forever, against the lawful claims and demands
of all and every person or persons, freely and clearly freed and discharged of and
from all manner of encumbrances whatsoever.

AND the said grantor, their heirs and assigns shall and
will at any time or times hereafter, upon the reasonable request, and at the proper
cost and charges in the law of the said grantee, its successors and assigns, make,
do and execute, or cause or procure to be made, done and executed, all and every
such further or other lawful and reasonable acts, conveyances and assurances in the
law for the better and more effectually vesting the premises hereby intended to be
granted to the grantee, its successors and assigns forever, as shall be reasonably
required.

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

Abe Levy L.S.
ABE LEVY
Maxine Levy L.S.
MAXINE LEVY

SIGNED, SEALED AND DELIVERED)

IN THE PRESENCE OF)

Sylvia Todres
SYLVIA TOBRES

(U.S. STAMPS)

(\$6.60)

(cancelled)

STATE OF NEW JERSEY) SS

COUNTY OF OCEAN)

of Our Lord One Thousand Nine Hundred and forty-seven, before me, the subscriber,
Sylvia Todres, a Notary Public personally appeared Abe Levy and Maxine Levy,
his wife who, I am satisfied, are the grantors mentioned in the within instrument,
and to whom I first made known the contents thereof, and thereupon they acknowledged
that they signed, sealed and delivered the same as their voluntary act and deed, for
the uses and purposes therein expressed.

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(S E A L)
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Sylvia Todres
SYLVIA TODRES
NOTARY PUBLIC OF THE STATE OF NEW
JERSEY
MY COMMISSION EXPIRES DECEMBER 12, 1950
10:53 A.M. -
JOHN A. ERNST, CLERK.

Received and Recorded March 21, 1947

PARKWAY SERVICE ASSOCIATES, INC.)
TO)
STANDARD OIL COMPANY OF NEW JERSEY)

LEASE TO COMPANY
AGREEMENT made this
20th day of Feb, 1947,

BY AND BETWEEN PARKWAY SERVICE ASSOCIATES, INC.,
64 Hamilton Street, Paterson State of New Jersey, hereinafter called "Lessor",

AND STANDARD OIL COMPANY OF NEW JERSEY, a Delaware corporation having an office at 500 North Broad Street, Elizabeth, New Jersey hereinafter called "Lessee".

WITNESSETH, That Lessor does hereby demise and lease unto Lessee, and Lessee agrees to take all that lot, piece or parcel of land situate in the Town or City of Laurelton, County of Ocean, State of New Jersey, described as follows:

SCHEDULE B

BEGINNING ALL that certain 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,

BEGINNING at a hole punched in the concrete sidewalk on the easterly side of the road from Lakewood and running thence (as the magnetic needle points in September 1937): (1) North seventy-two degrees forty minutes East (N 72° 40' E) one hundred sixty-three feet and fifty-four hundredths of a foot (163.54) to a stake thence (2) South fifty-six degrees fifty-five minutes East (S 56° 55' E) seven feet and eighty-nine hundredths of a foot (7.89) to a stake which is in the westerly right of way line of State Highway Route #34; thence (3) along the said right of way line North thirty degrees four minutes West (S 30° 4' W) seven feet and seventy-three hundredths of a foot (7.73) to a point of curvature; thence (4) on a curve to the right having a radius of one hundred thirty feet (130) a distance of eighty-five feet and forty-eight hundredths of a foot (85.41) to a point of tangency; thence (5) South sixty-seven degrees forty-three minutes West (S 67° 43' W) thirteen feet and forty-eight hundredths of a foot (13.48) to a point of curvature; thence (6) on a curve to the right having a radius of sixty-nine feet and eighty-eight hundredths of a foot (69.88) a distance of ninety-two feet and ninety hundredths of a foot (92.90) to the place of BEGINNING.

BOUNDED on the north by lands conveyed by James Patterson and wife to George S. Tunis by deed recorded September 4, 1876, in deed Book 89 page 63, and later owned by Margaret M. Havens; on the northeast by lands formerly (1876) of A.O.S. Havens; and on the southeast, south and southwest by lands conveyed to the State of New Jersey by deed recorded February 2, 1937, in Deed Book 1005 page 486.

It being intended by the above description to lease the lands which were conveyed by Maggie Horner, et als., to Harley G. Horner by two deeds one dated September 23, 1937, recorded September 23, 1937, in Deed Book 1021 page 1 and the other dated April 25, 1938, recorded May 5, 1938 in Deed Book 1032 page 1, the above described lands being the last parcel the grantors in the foregoing deed owned out of the tract conveyed to James Patterson by deed recorded in Deed Book 173, May 6, 1869, and deed recorded in Deed Book 47 page 113, November 9, 1869.

Being the same premises conveyed to the Lessor by deed of Levy and Maxine Levy, his wife, dated March 19th, 1947, and recorded simultaneously with.

together with all rights of way, easements, driveways and pavement, curb and street front privileges thereunto belonging and together with all the buildings, improvements and equipment thereon or connected therewith, and the service station building and facilities hereinafter referred to, including the property listed under Schedule "A" hereto annexed.

TO HOLD the premises hereby demised unto Lessee for

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(15) years, beginning on the - - day of - -, 19- -, and ending on the - - day of - -, 19- -, on the following terms and conditions:

(1) Lessee shall pay the following rent: An annual rent of TWELVE HUNDRED FORTY-THREE DOLLARS AND EIGHT CENTS (\$1243.08) in equal monthly installments of ONE HUNDRED THREE DOLLARS AND FIFTY-NINE CENTS (\$103.59), plus an amount equivalent to ONE CENT (1¢) per gallon of gasoline and other motor fuels in excess of 124,308 gals. annually sold at the said premises by Lessee or its sublessees or assigns; provided that said rental shall in no event be more than THREE THOUSAND DOLLARS (\$3,000.00) per year during which rent accrues hereunder, and pro rate for any part of a year. Adjustment, if any, will be made within SIXTY (60) days after the end of each such yearly period. Lessee shall keep, or cause to be kept, such records as will accurately show the number of gallons of gasoline and other motor fuels sold at the demised premises and will permit Lessor to inspect such records at any time and from time to time during business hours when Lessor desires so to do.

TO HAVE AND TO HOLD the premises hereby leased unto Lessee for the term of FIFTEEN (15) years, said FIFTEEN (15) year period to begin THREE (3) days from the date of a written notice given by Lessor to Lessee bearing notification that said station is complete with all equipment listed in SCHEDULE A and ready for occupancy and further upon receipt by Lessor from Lessee of a written notice of acceptance of the completed station and that Lessee signified its intention of taking occupancy and beginning rental payments. This notice shall automatically become a part of this lease. It is mutually agreed between the Lessor and Lessee that this lease shall be null and void if the service station to be erected by the Lessor under the terms and conditions of this lease is not completed and turned over to and accepted by Lessee within SIX (6) MONTHS from the date of the signing of this lease. However, Lessee reserves the right to extend this period for the delivery of the service station as outlined on the attached blueprint, for an additional SIX (6) MONTHS beyond that provided for in the above paragraph.

(2) Lessee shall have the option of renewing this lease for - - additional periods of ONE (1) YEAR each, the first of such periods to begin on the expiration of the original term herein granted, and each successive period to begin on the expiration of the period then in effect, upon the same terms and conditions as herein set forth and all of said privileges of renewal shall be considered as having been exercised unless Lessee gives Lessor notice in writing at least THIRTY (30) DAYS prior to the expiration of the period then in effect of its intention not to exercise such renewal privilege.

(3) Lessor covenants that it is well seized of the demised premises, has good right to lease them and hereby warrants and agrees to defend the title thereto and to reimburse and hold Lessee harmless from any loss by reason of any defect in the title. Lessor agrees to notify Lessee immediately upon any default in payment of mortgage interest or principal, or in payment of taxes or other liens upon the premises and Lessee shall have the right to make such defaulted payments for the account of Lessor. Any sums so advanced by Lessee, including costs and attorneys' fees incurred by Lessee in defending any suits and protecting its rights herein granted, shall bear interest at the rate of SIX PER CENT (6%) per annum, and

the rent provided for herein may be applied to the payment of such sums and interest or Lessee may require Lessor to pay any unpaid balance. Should the term of the lease or any renewal term provided for herein expire before such sums with interest have been fully repaid to Lessee, Lessee may, at its option, continue to occupy said premises on the terms and conditions herein provided until such sums with interest have been fully repaid.

(4) Lessor agrees to obtain all licenses, consents and permits necessary for construction and operation on the premises of a drive-in gasoline service station for the storage, handling, advertising and sale of motor fuels, lubricants, other petroleum products and automobile accessories and for any and all business usually conducted in connection with gasoline service stations and to complete, within SIX MONTHS after delivery by Lessee of a signed copy of this lease a service station in accordance with plans and specifications approved by Lessee, signed by both parties identified by reference to this lease.

No rent shall accrue or be payable hereunder until the service station has been turned over to Lessee for operation and all the necessary licenses, consents and permits for the construction and operation of a drive-in gasoline service station for the storage, handling, advertising and sale of motor fuels, lubricants, other petroleum products and automobile accessories and for any and all business usually conducted in connection with gasoline service stations have been obtained, and in case such licenses, consents and permits are not obtained within SIX MONTHS after the date of commencement of the term of this lease, or if obtained thereafter be revoked without fault of Lessee, or if the service station is not completed in accordance with the terms of the preceding paragraph, or if the use of the premises herein demised for any of the purposes enumerated shall be in any manner restricted or prohibited by reason of any law, ordinance, injunction, regulation or order of any properly constituted authority, then Lessee shall have the right to terminate this lease by giving TEN (10) DAYS' written notice of its intent to do so and shall thereupon be relieved from all liability hereunder.

(5) Lessee may move, remove or alter any building, structure, tank, curbing, pavement or driveway nor or hereafter placed on said premises and may construct, build and place upon said premises such buildings, structures, tanks, curbings, pavement, driveways, machinery and other equipment as shall in its opinion be necessary or desirable to use and operate said premises and may perform any and all acts necessary to the conduct of its business.

Lessor agrees that all buildings, structures, tanks, machinery, equipment and all other property owned by Lessee heretofore or hereafter upon the premises, whether annexed to the freehold or not, shall remain the personal property of Lessee, and Lessee shall have the right and privilege (but shall be under no obligation) to remove such property at any time during the period of this lease and therefrom.

Upon the expiration or termination of this lease or any renewal thereof, Lessee shall have a period of THIRTY (30) DAYS within which to remove its property or negotiate its sale to an incoming tenant or supplier. The leaving of such property on the premises during said period shall not make Lessee liable for storage charges, rent, and shall not constitute a hold-over tenancy.

(6) Lessee agrees to pay during the term of this lease all charges for water, gas and electric current that may be consumed on said premises and will

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that they, the said party of the first part and their heirs, all and singular, hereditaments and premises herein above described and granted, or mentioned, intended to be so, with the appurtenances, unto the said party of the first part and her heirs and assigns, against them, the said parties of the first part and their heirs, and against all and every other person or persons whomsoever lawfully claiming or to claim the same, or any part thereof, SHALL and WILL, subject as aforesaid, WARRANT and forever DEFEND.

IN WITNESS WHEREOF, the said parties of the first part to and between them have hereunto set their hands and seals dated the day and year first above written, SIGNED, SEALED AND DELIVERED)

IN THE PRESENCE OF)

Kenneth V. Bennett
KENNETH V. BENNETT

George G. Anderson
GEORGE G. ANDERSON

Florence K. Anderson
FLORENCE K. ANDERSON

STATE OF NEW JERSEY)
SS.
OCEAN COUNTY,)

BE IT REMEMBERED, that on the 7th day of September, in the year of our Lord one thousand nine hundred and

seven, before me, the subscriber, a Master in Chancery of the State of New Jersey, personally appeared GEORGE G. ANDERSON and FLORENCE K. ANDERSON, his wife, and I am satisfied are the grantors mentioned in the abovedeed or conveyance and first made known to them the contents thereof they each acknowledged that they sealed and delivered the same as their voluntary act and deed. All of which is hereby certified.

Kenneth V. Bennett
KENNETH V. BENNETT
MASTER IN CHANCERY OF NEW JERSEY

CLERKED
21

Received and Recorded September 8, 1947

12:46 P. M.
John A. [unclear]
TO

Herman G. Patterson, Jr.)
To)
Albert S. Larrabee)

THIS INDENTURE, made the 7th day of August in the year of our Lord, One Thousand Nine hundred and forty-six

BETWEEN HERMAN G. PATTERSON, JR., single, of the County of Ocean and State of New Jersey party of the first part, hereinafter known as the grantor;

AND ALBERT S. LARRABEE of the Township of Larrabee, County of Ocean 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 CONSIDERATIONS lawful money of

Robert W. Janv
ROBERT W. JANV

heirs, all and singular, to him 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 well, 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 his heirs and assigns,

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 the northerly fifty feet of Lot #520 on map of Property of Herman G. Patterson, Laureilton, Ocean County, New Jersey, surveyed April 1937 by R. White and extending in an easterly direction between parallel lines, north seventy-four degrees thirty-five minutes East two hundred ninety-six and 60/100 (296.60) feet more or less to the easterly line as shown on said map.

It being intended to convey to the grantee herein a lot having a width of fifty feet throughout and a depth of two hundred ninety-six and sixty hundredths feet, more or less.

BEING the same premises conveyed to Herman G. Patterson, Jr. by deed of Herman G. Patterson and Lillian Patterson, his wife, dated February 24, 1943 and recorded in the Ocean County Clerk's Office on June 14, 1943 in Book 1132 of Deeds, page 466.

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 any 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, his heirs and assigns, to the only proper use, benefit and behoof of the said grantee, his heirs and assigns forever.

AND the said grantor HERMAN G. PATTERSON, JR. for himself, his heirs, executors and administrators, does covenant, promise and agree to and with the said grantee, his heirs and assigns, that he has not made, done, committed, executed or suffered any act or acts, thing or things whatsoever whereby or by means whereof the same mentioned and described premises, or any part or parcel thereof, now are, or any time hereafter shall or may be impeached, charged or encumbered, in any manner whatsoever.

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

Witness my hand and seal, Sealed and Delivered)
in the presence of)
Herman G. Patterson Jr. (L.S.)
HERMAN G. PATTERSON, Jr.
Robert W. Janvier
ROBERT W. JANVIER

for, for and in consideration of lawful money of the

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

BE IT REMEMBERED, that on
sixteenth day of August
year of Our Lord One Thousand

Nine Hundred and forty-six, before me, the subscriber, A NOTARY PUBLIC OF
STATE OF NEW JERSEY personally appeared HERMAN G. PATTERSON, Jr., Single,
am satisfied, is the grantor mentioned in the within instrument, and to
first made known the contents thereof, and thereupon he acknowledged that
sealed and delivered the same as his voluntary act and deed, for the uses
therein expressed.

()
(L. S.)
()

Robert W. Janvier
ROBERT W. JANVIER
A Notary Public of New Jersey
NOTARY PUBLIC OF N. J.
My Commission Expires Oct. 7,

Received and Recorded September 8, 1947

1:01 P. M.

John A. Ernst

Lillian Patterson, et als)
To)
Jacob C. Smith, et al)

THIS INDENTURE, made the
the year of Our Lord, One Thousand
Hundred and Forty-seven

BETWEEN LILLIAN PATTERSON, widow of Herman G. PATTERSON,
JAMES PATTERSON and JEAN PATTERSON, his wife, and HERMAN G. PATTERSON, JR.,
A. PATTERSON, his wife, all the heirs at law of Herman G. Patterson, deceased,
Township of Brick in the County of Ocean and State of New Jersey party of
part, hereinafter known as the grantor;

AND JACOB C. SMITH and HERMAN G. PATTERSON, JR.,
in common. of the Township of Brick in the County of Ocean and State of New Jersey
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
States of America, to them in hand well and truly paid by the said grantee
before the sealing and delivery of these presents, the receipt whereof is
acknowledged, and the said grantor being therewith fully satisfied, contented,
has given, granted, bargained, sold, aliened, released, enfeoffed, conveyed,
and by these presents does give, grant, bargain, sell, alien, release, convey,
and confirm unto the said grantee, and to their heirs and assigns, forever,

ALL that certain tract or parcel of land and
after particularly described, situate, lying and being in the Township of
County of Ocean and State of New Jersey

BEING the northerly fifty feet of Lot #520
of Herman G. Patterson, Laurelton, Ocean County, New Jersey, surveyed and
White Morris, and extending in an easterly direction between parallel lines
35' 296.60 feet more or less to the easterly line as shown on said map.

It being intended to convey to the grantee herein a lot having a width of fifty feet throughout and depth of two hundred ninety-six and sixty hundred feet more or less.

BEING a part of the same premises conveyed to Herman G. Patterson and Caroline M. Patterson by deed dated October 31, 1939 and recorded in the Ocean County Clerk's Office in Book 1065 of Deeds at page 112.

And more particularly and definitely described as all that certain lot or parcel of land and premises situate, lying and being in the Township of ... County of Ocean and State of New Jersey.

BEGINNING at a monument set at the southeasterly corner of State Highway, route #35 and Allaire Avenue, thence (1) North seventy-four degrees thirty-five minutes east, two hundred ninety-six and sixty one hundredths feet (N. 74°35'E. 296.60'), thence (2) South fifteen degrees twenty-five minutes east fifty feet (S. 15°25'E. 50') thence (3) South seventy-four degrees thirty-five minutes west two hundred ninety-six and sixty one hundredths feet (S. 74°35'W. 296.60'), to the Easterly line of State Highway, route #35, thence (4) along the line of same north fifteen degrees twenty-five minutes west fifty feet (N. 15°25'W. 50') to the place of BEGINNING.

This deed is given to confirm and more definitely describe a deed of the premises conveyed by Herman G. Patterson and Lillian Patterson, his wife, to Herman G. Patterson, Jr., which deed is dated February 24, 1943 and recorded in Book 112 of Deeds for said County, page 466.

The said Herman G. Patterson died in September, 1943, leaving him surviving Lillian Patterson, as his widow, James Patterson and Herman G. Patterson, Jr., as his children and only heirs-at-law of him, the said Herman G. Patterson, deceased (all of such survivors being the "First Parties" herein).

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 any 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 LILLIAM PATTERSON, widow of Herman G. Patterson, JAMES PATTERSON and JEAN PATTERSON, his wife, and HERMAN G. PATTERSON, JR. and BETTY A. PATTERSON, his wife for themselves, their heirs, executors and administrators, 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 have hereunto set their hands and seals the day and year first above written.

Witness my hand and seal of the County of Ocean and State of New Jersey, this 1st day of April, 1944.

Signed, Sealed and Delivered)
in the presence of)

Lillian Patterson
LILLIAN PATTERSON

James Patterson
JAMES PATTERSON

Jean Patterson
JEAN PATTERSON

Herman G. Patterson
HERMAN G. PATTERSON

Betty A. Patterson
BETTY A. PATTERSON

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

seven, before me, the subscriber, A Notary Public of New Jersey personally known to me, LILLIAN PATTERSON, widow of Herman G. Patterson, JAMES PATTERSON and JAMES PATTERSON, JR., his wife, and HERMAN G. PATTERSON, JR. and BETTY A. PATTERSON, his wife, at law of Herman G. Patterson, deceased, who, I am satisfied, are the persons named in the within instrument, and to whom I first made known the contents thereof, and thereupon they acknowledged that they signed, sealed and delivered the foregoing as their voluntary act and deed, for the uses and purposes therein expressed.

()
(L. S.)
()

Gilbert F. Ebner
GILBERT F. EBNER
A Notary Public of New Jersey
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Nov. 8, 1967

Received and Recorded September 8, 1947

1:02 P. M.

John A. ...

Myrtle Cook & hb.)
To)
Wesley Leming)

THIS INDENTURE, Made
August 1942, in the
One Thousand Nine Hun
seven.

BETWEEN MYRTLE COOK and RAYMOND COOK, her husband
of Jackson, in the County of Ocean and State of New Jersey, party of the first part;
AND WESLEY LEMING, of the Township of Jackson, in
Ocean and State of New Jersey, party of the second part;

WITNESSETH, that the said party of the first part,
consideration of ONE DOLLAR (\$1.00) and other good and valuable consid-
money of the United States of America, to them in hand well and truly
of the second part, at or before the sealing and delivery of these pre-
whereof is hereby acknowledged, and the said party of the first part
fully satisfied, contented and paid, have given, granted, bargained, and

ALL those particularly desc
the County of Ocean

BEGINNING

Surveyed by Jacob and F
March 20, 1923, (1)
of the road, thence
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BEGINNING

...ayed by Jacob and P
...magnetic bearings in
... (2) North 81 deg
... 40 minutes East 552
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Wesley Leming by deed
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road; thence (2) S
the Northeast corner
wife; thence (3) a
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Clayton, his wife
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at pages 1 &c.

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passed, enfeoffed, conveyed and confirmed, and by these presents do give, grant, again, sell, alien, release, enfeoff, convey and confirm unto the said party of the second part, and to his heirs and assigns, forever,

William Patterson
WILLIAM PATTERSON

Mes Patterson
MES PATTERSON

John Patterson
JOHN PATTERSON

Thomas G. Patterson Jr.
THOMAS G. PATTERSON, JR.

Myrtle A. Patterson
MYRTLE A. PATTERSON

REMEMBERED, that on the 6th day of June in the year of our Lord one thousand Nine Hundred and Forty seven in New Jersey personally appeared WILLIAM PATTERSON and JEAN PATTERSON, his wife, all of legal age, who acknowledged and testified, are the grantors of the contents thereof and delivered the same to the County Clerk of Ocean County in expressed.

Bert F. Ebner
BERT F. EBNER
Public of New Jersey

CLERK OF NEW JERSEY
Expires Nov. 6, 1951

1:02 P. M.

John A. Ernst, Clerk

Indenture, Made the 14th day of February, 1947, in the year of our Lord one thousand Nine Hundred and Forty seven

OK, her husband, is the party of the first part, of Jackson, in the County of Ocean and State of New Jersey.

the first part, for valuable consideration, all and truly paid by the first part being bargained, sold, alien,

ALL those three certain tracts or parcels of land and premises, herein particularly described, situate, lying and being in the Township of Jackson, in the County of Ocean and State of New Jersey.

First Tract:

BEGINNING at a point at the northerly corner of a lot of one-half acre conveyed by Jacob and Philippine Young to Mary M. Clayton, thence by magnetic bearings on March 20, 1923, (1) South 81 degrees and 50 minutes East 272 feet to the Westerly side of the road, thence (2) along the same North 4 degrees and 25 minutes West 60 feet; thence (3) North 88 degrees and 50 minutes West 282 feet; thence (4) South 15 degrees East 61 feet to the Beginning.

Containing 38/100 Acres.

Second Tract:

BEGINNING at a post at the Northerly corner of a lot of one half acre conveyed by Jacob and Philipine Young to Mary M. Clayton on July 20, 1907, thence by magnetic bearings in 1923, (1) South 17 degrees and 22 minutes West 274.56 feet; thence (2) North 81 degrees and 55 minutes West 782 feet; thence (3) North 5 degrees and 40 minutes East 552 feet; thence (4) South 81 degrees and 55 minutes East 32.6 feet; thence (5) South 15 degrees East 306 feet to the Beginning.

Containing 10 Acres.

Third Tract:

BEGINNING at a post set for the Northeast corner of ten acres conveyed to Wesley Leming by deed from Jacob Young, thence by magnetic bearings of A. D. 1928 (1) South 81 degrees and 43 minutes East 390.8 feet to a stake in the West edge of the road; thence (2) South 12 degrees and 40 minutes West 193.3 feet to a monument at the Northeast corner of a lot conveyed to Wesley Leming by deed from John V. Luker and wife; thence (3) along the same North 88 degrees and 30 minutes West 282 feet to a stone, the Northwest corner of said lot; thence (4) North 15 degrees and 5 minutes West 245.7 feet to the beginning.

Containing one acre and sixty-one hundredths of an acre.

BEING the same lands and premises conveyed by Albert P. Clayton and Carrie Clayton, his wife, by deed dated February 10th, 1945, to Myrtle Cook, and duly recorded in the Ocean County Clerk's Office on February 14, 1945 in Deed Book 1172 at pages 1 &c.

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, his heirs and assigns, to the only proper use, benefit and behoof of the said party of the second part, his heirs and assigns forever:

IN WITNESS WHEREOF, the said parties of the first part
hereunto set their hands and seals the day and year first above written.
Signed, Sealed and Delivered)

in the Presence of)

()
(L.S.) Elizabeth B. Matthews
() Notary Public of N. J.
Comm. expires 9/14/47

Myrtle Cook
MYRTLE COOK
Raymond Cook
RAYMOND COOK

()
(U. S. Stamps)
(55¢)
(Cancelled)

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

BE IT REMEMBERED, That on the
day of August, in the year
Lord One Thousand Nine Hundred

forty seven, before me, the subscriber, a Notary Public of New Jersey, personally
appeared MYRTLE COOK and RAYMOND COOK, her husband, who, I am satisfied, are the
grantors mentioned in the within Instrument, to whom I first made known the contents
thereof, and thereupon they acknowledged that they signed, sealed and delivered the
same as their voluntary act and deed, for the uses and purposes therein expressed.

() Elizabeth B. Matthews
(L. S.)
() Notary Public of New Jersey
Comm. expires 9/14/47

Received and Recorded September 8, 1947

2:06 P. M.

John A. Ernst,

Mariano Russo, Atty.)
To)
James S. Russo & wife)

THIS INDENTURE, Made the first
September, in the year of our
one thousand nine hundred and

BETWEEN MARIANO RUSSO, for himself and as attorney for
ANNAROSE RUSSO his wife, JOSEPH RUSSO and VENCENZA RUSSO his wife, and
and ESTHER RUSSO his wife, of the Township of Dover, County of Ocean and State of
Jersey, parties of the first part,

AND JAMES S. RUSSO and PAULINE RUSSO, his wife, of the Township of Dover,
of Dover, County of Ocean and State of New Jersey, as tenants in the entire
of the second part:

WITNESSETH, That the said party of the first part, for and in
consideration of the sum of ONE DOLLAR (\$1.00) lawful money of the United States
America and other good and valuable consideration, in hand well and truly paid by
said party of the second part to the said party of the first part, at and to the

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Ray Camp, M.C.C.
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Myrtle Cook
MYRTLE COOK

Raymond Cook
RAYMOND COOK

EMBERED, That on
August, in the year
e Thousand Nine Hundred
of New Jersey, per
, I am satisfied, and
first made known that
ed, sealed and delivered
purposes therein
th B. Matthews

Public of New Jersey
expires 9/14/47

2:06 P. M.
John A. Ernst,

NTURE, Made the first
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first part, at and

selling and delivery of these presents, the receipt whereof is hereby acknowledged,
granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed,
by these presents do grant, bargain, sell, aline, enfeoff, release, convey and
affairs, unto the said party of the second part, their heirs and assigns,

ALL that certain lot, tract or parcel of land and premises, hereinafter
particularly described, lying and being in the Township of Dover, County of Ocean and
State of New Jersey.

BEGINNING at a point the intersection of the Northerly line of Terrace
Avenue and the Easterly line of Hooper Avenue; thence as the magnetic needle pointed
April 1945 (1) along the Easterly line of Hooper Avenue North 38 degrees 47
minutes East, 150 feet to a point; thence (2) South 51 degrees 13 minutes East,
115.91 feet to a point; thence (3) South 38 degrees 47 minutes West 127.34 feet to
a point in the Northerly line of Terrace Avenue, thence (4) along the Northerly line
of Terrace Avenue North 60 degrees 41 minutes West, 137.79 feet to the point or place
of beginning.

BEING part of the same premises conveyed to Mariano Russo, Samuel
Russo and Joseph Russo, partners trading under and by the name of RUSSO BROTHERS
by Helene C. Scammell (formerly Helene C. C. Kleinhaus) and F. Altfach Scammell, her
husband, by warranty deed dated March 7th, 1945 and recorded on March 7th 1945 in
Book 1168 of Deeds Page 419.

The said Mariano Russo's Power of Attorney on file in Power of Attorney
Book 1175, Page 21 dated March 19th 1945, and acknowledged on that same day before
Harry Camp, M.C.C. of New Jersey, and recorded March 26th 1945.

TOGETHER with all and singular, the buildings, improvements, woods,
rights, liberties, privileges, hereditaments and appurtenances, to the same
belonging or in any wise appertaining, and the reversion and reversions, remainder
and remainders, rents, issues, and the profits thereof, and of every part and parcel
thereof:

AND ALSO, all the estate, right, title, interest, property, possession,
claim, and demand whatsoever, both in law and equity, of the said party of the first
part, of, in and to the said premises, with the appurtenances:

TO HAVE AND TO HOLD the said premises, with all and singular the
appurtenances, unto the said party of the second part, their heirs and assigns, to
the only proper use, benefit and behoof of the said party of the second part, their
heirs and assigns forever.

AND the said party of the first part their heirs, executors and
administrators, do by these presents covenant, grant and agree to and with the said
party of the second part, their heirs and assigns, that they the said parties of the
first part their heirs, all and singular the hereditaments and premises herein above
described and granted, or mentioned and intended to be so, with the appurtenances,
unto the said party of the second part, their heirs and assigns, against them the
said parties of the first part their heirs, and against all and every other person
or persons whomsoever lawfully claiming or to claim the same, or any part thereof,
WILL and WILL WARRANT and forever DEFEND.

IN WITNESS WHEREOF, the said parties of the first part to these presents
have hereunto set their hand and seal, dated the day and year first above written.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF
Robert J. Novins

Henry Hughes (L.S.)
HENRY HUGHES

MARTHA E. HUGHES

By Albert S. Larrabee. (L.S.)
ALBERT S. LARRABEE, Attorney for
Martha E. Hughes

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

BE IT REMEMBERED, That on this twentieth
day of November in the year of our Lord
One Thousand Nine Hundred and Fifty before

me, the subscriber, an Attorney at Law of the State of New Jersey, personally appeared
HENRY HUGHES, husband of Martha E. Hughes who, I am satisfied, is one of the grantors
mentioned in the within Instrument, to whom I first made known the contents thereof,
and thereupon he acknowledged that, he signed, sealed and delivered the same as his
voluntary act and deed, for the uses and purposes therein expressed.

Robert J. Novins
ROBERT J. NOVINS
Attorney at Law of New Jersey

STATE OF NEW JERSEY)
COUNTY OF OCEAN) SS:

BE IT REMEMBERED, That on this twentieth
day of November in the year of our Lord
One Thousand Nine Hundred and Fifty, before

me, the subscriber, an Attorney at Law of the State of New Jersey, personally appeared
ALBERT S. LARRABEE, Attorney for Martha E. Hughes, wife of Henry Hughes who, I am
satisfied, is the attorney of grantor mentioned in the within Instrument, to whom I
first made known the contents thereof, and thereupon he acknowledged that he signed,
sealed and delivered the same as his voluntary act and deed, for the uses and purposes
therein expressed. and on behalf of said Martha E. Hughes.

Robert J. Novins
ROBERT J. NOVINS
Attorney at Law of New Jersey

RECEIVED AND RECORDED Nov. 20, 1950

3:39 P. M.

Sylvester B. Mathis, Clerk

Ralph Grieco & wife)
to)
Fred Besterman & wife)

THIS INDENTURE, Made the 17th day of
November, in the year of our Lord One
Thousand Nine Hundred and Fifty

BETWEEN RALPH GRIECO and ELEANOR GRIECO, his wife of the
Borough of West Pt. Pleasant in the County of Ocean and State of New Jersey party
of the first part:

AND FRED BESTERMAN and FLORENCE BESTERMAN, his wife of the
Township of Brick, 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 AND 00/100 (\$1.00) DOLLAR lawful money of the United States
of America, and other good and valuable consideration to them in hand well and truly
paid by the said party of the second part, at or before the sealing and delivery

of these presents, the receipt whereof is hereby acknowledged, and the said party of the first part being therewith fully satisfied, contented and paid, have given, granted, bargained, sold, aliened, released, enfeoffed, conveyed and confirmed, and by these presents do give, grant, bargain, sell, alien, release, enfeoff, convey and confirm unto the said party of the second part, and to their heirs and assigns forever,

ALL that certain tract or parcel of land and premises hereinafter particularly described, situate, lying and being in the Township of Br in the County of Ocean and State of New Jersey.

BEGINNING at a monument located at the intersection of the easterly side of State Highway Route No. 35 and the southerly side of Allaire thence running from said beginning point (1) north 74 degrees 35 minutes east and along the southerly side of Allaire Avenue 296.60 feet to a monument; thence (2) south 15 degrees 25 minutes east 50 feet to a point; thence (3) south 74 degrees 35 minutes west 296.60 feet to a point in the easterly side of State Highway Route No. 35; thence (4) along the same north 15 degrees 25 minutes west 50 feet to the point of Beginning.

BEING the same premises conveyed to Fred Besterman and Florence Besterman, his wife, party of the second part and Ralph Grieco and Eleanor Grieco, his wife, party of the first part herein by deed of Herman G. Patterson, and Betty Patterson, his wife and Jacob C. Smith, Single, dated March 1st, 1948 and recorded March 12th, 1948 in Book 1285 of Deeds for Ocean County, page 433 &c. The intention by this conveyance is to transfer all of the title of the said Ralph Grieco and Eleanor Grieco, his wife in the above described property unto the said Fred Besterman and Florence Besterman, his wife.

SUBJECT to covenants, conditions and restrictions of record, if any, and any mortgages now a lien on said premises, which said mortgages the said Fred Besterman and Florence Besterman, his wife assume and agree to pay.

TOGETHER with all and singular the houses, buildings, trees, ways, waters, profits, privileges, and advantages, with the appurtenances the same belonging or in anywise appertaining:

ALSO, all the estate, right, title, interest, property claim and demand whatsoever, of the said party of the first part, of, in and to the same, and of, in and to every part and parcel thereof,

TO HAVE AND TO HOLD, all and singular the above described land and premises, with the appurtenances, unto the said party of the second part, their heirs and assigns, to the only proper use, benefit and behoof of the said party of the second part, their heirs and assigns forever:

AND the said RALPH GRIECO and ELEANOR GRIECO, his wife for themselves, their heirs, executors and administrators, do covenant, promise and agree to and with the said party of the second part, their heirs and assigns, that they have not made, done, committed, executed, or suffered any act or acts, thing or things whatsoever, whereby or by means whereof the above mentioned and described premises, or any part or parcel thereof, now are, or at any time hereafter shall 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.

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SIGNED, SEALED AND DELIVERED)

Ralph Grieco (L.S.)
RALPH GRIECO

IN THE PRESENCE OF)

Ludwig H. Schneider
LUDWIG H. SCHNEIDER

Eleanor Grieco (L.S.)
ELEANOR GRIECO

(U. S. STAMPS)
(\$2.20)
(11/18/50)

STATE OF NEW JERSEY)
COUNTY OF OCEAN) SS:

BE IT REMEMBERED, That on this 18
day of November in the year of our
Lord One Thousand Nine Hundred and
Fifty before me, the subscriber, an Attorney at Law of the State of New Jersey
personally appeared RALPH GRIECO and ELEANOR GRIECO, his wife who, I am satisfied,
are the grantors mentioned in the within Instrument, to whom I first made known
the contents thereof, and thereupon they acknowledged that, they signed, sealed and
delivered the same as their voluntary act and deed, for the uses and purposes therein
expressed.

Ludwig H. Schneider
LUDWIG H. SCHNEIDER
An Attorney at Law of New Jersey
3:43 P. M.
Sylvester B. Mathis, Clerk

RECEIVED AND RECORDED Nov. 20, 1950

Fred Besterman & wife)
to)
Michael W. Benish & wife)

THIS INDENTURE, Made the 18 day of
November, in the year of our Lord
One Thousand Nine Hundred and Fifty

BETWEEN FRED BESTERMAN and FLORENCE BESTERMAN, his wife
of the Township of Brick in the County of Ocean and State of New Jersey party of
the first part:

AND MICHAEL W. BENISH and ELSIE V. BENISH, his wife
Elizabeth Avenue, Laurelton, Township of Brick, 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 AND 00/100 (\$1.00) DOLLAR lawful money of the United States
of America, and other good and valuable consideration to them in hand well and truly
paid by the said party of the second part, at or before the sealing and delivery of
these presents, the receipt whereof is hereby acknowledged, and the said party of
the first part being therewith fully satisfied, contented and paid, have given,
granted, bargained, sold, aliened, released, enfeoffed, conveyed and confirmed, and
by these presents do give, grant, bargain, sell, alien, release, enfeoff, convey
and confirm unto the said party of the second part, and to their heirs and assigns,
forever,

ALL THAT undivided one-half interest in 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 located at the intersection of the easterly side of State Highway Route No. 35 and the southerly side of Allaire Avenue; thence running from said beginning point (1) north 74 degrees 35 minutes and along the southerly side of Allaire Avenue 296.60 feet to a monument; thence south 15 degrees 25 minutes east 50 feet to a point; thence (3) south 74 degrees 35 minutes west 296.60 feet to a point in the easterly side of State Highway Route No. 35; thence (4) along the same north 15 degrees 25 minutes west 50 feet to the point of Beginning.

IT is the intention by this deed to convey to the second part an undivided one-half interest in the premises herein described so that Fred Besterman and Florence Besterman, his wife will hold the title to said premises as a tenant in common with Michael W. Benish and Elsie V. Benish, his wife, each holding an undivided one-half interest in the entire premises.

SUBJECT to covenants, conditions and restrictions of record, if any, and any mortgages now a lien on said premises, which said mortgages the said Michael W. Benish and Elsie V. Benish, his wife assume and agree to pay.

TOGETHER with all and singular the houses, buildings, trees, ways, waters, profits, privileges, and advantages, with the appurtenances to the same belonging or in anywise appertaining:

ALSO, all the estate, right, title, interest, property, claim and demand whatsoever, of the said party of the first part, of, in and to the same, and of, in and to every part and parcel thereof,

TO HAVE AND TO HOLD, all and singular the above described land and premises, with the appurtenances, unto the said party of the second part, their heirs and assigns, to the only proper use, benefit and behoof of the said party of the second part, their heirs and assigns forever:

AND the said FRED BESTERMAN AND FLORENCE BESTERMAN, his wife for themselves, their heirs, executors and administrators, do covenant, promise and agree to and with the said party of the second part, their heirs and assigns, that they have not made, done, committed, executed or suffered any act or acts, thing or things whatsoever, whereby or by means whereof the above mentioned and described premises, or any part or parcel thereof, now are, or at any time shall or may be impeached, charged or encumbered, in any manner or way whatsoever.

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

SIGNED, SEALED AND DELIVERED)
IN THE PRESENCE OF)
Ludwig H. Schneider)
LUDWIG H. SCHNEIDER)
Fred Besterman (L.S.)
FRED BESTERMAN
Florence Besterman (L.S.)
FLORENCE BESTERMAN
(U. S. STAMPS)
(\$2.20)
(11/18/50)

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

BE IT REMEMBERED, that on this day of November in the year of Lord One Thousand Nine Hundred Fifty before me, the subscriber, an Attorney at Law of New Jersey personally appeared FRED BESTERMAN and FLORENCE BESTERMAN, his wife who, I am satisfied, are the

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mentioned in the within Instrument, to whom I first made known the contents thereof, and thereupon they acknowledged that, they signed, sealed and delivered the same as their voluntary act and deed, for the uses and purposes therein expressed.

Ludwig H. Schneider
LUDWIG H. SCHNEIDER
An Attorney at Law of New Jersey

RECEIVED AND RECORDED Nov. 20, 1950

3:43 P. M.
Sylvester B. Mathis, Clerk

Nellie R. Gressel)
to)
Joseph T. Caufield, Inc.)
THIS INDENTURE, made the First day of
November in the year of our Lord One
Thousand Nine Hundred and fifty (1950)

BETWEEN NELLIE R. GRESSEL, widow, of the City of Philadelphia,
in the County of Philadelphia and State of Pennsylvania of the of in the
County of and State of , of the first part;

AND JOSEPH T. CAUFIELD, INC., A CORPORATION OF THE STATE OF
NEW JERSEY a body corporate of the State of New Jersey party of the second part:

WITNESSETH, That the said party of the first part, for and
in consideration of ONE DOLLAR (\$1.00) and other good and valuable consideration
lawful money of the United States of America, to her 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, has 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, its successors and assigns, forever

ALL that one certain lot, tract or parcel of land and premises,
hereinafter particularly described, situate, lying and being in the Borough of Sea-
side Park in the County of Ocean and State of New Jersey.

BEGINNING at a point on the Northerly side of Lafayette Avenue
at the distance of One Hundred and sixty (160) feet Eastwardly from the Easterly side
of Central Avenue; thence extending Eastwardly in front or breadth along said side
of said Lafayette Avenue Twenty (20) feet; thence extending Northwardly of that
breadth in length or depth, between lines parallel with the said Central Avenue one
hundred (100) feet; Being Lot No. Twenty-three (23) Block Eleven (11) Tract One (1)
on Plan of Lots in said Borough of said Seaside Park, as shown on Plan of said lots
made for William H. Cummings, by William Segoine, Point Pleasant, New Jersey, and
filed in the County Clerk's Office of said Ocean County at Toms River, on September
1, 1908, in Deed Book 325, page 232 etc., (Being also known as Lot Fourteen (14)
Block Eighty-four (84) on a Tax Plan of said Borough of said Seaside Park.

BEING the same premises conveyed to Edward A. Gressel and
Nellie R. Gressel, his wife by deed from William Lamb and Ellen E. Lamb. his wife
dated June 9, 1933 and which indenture is recorded in the Ocean County Clerk's
Office at Toms River, N. J. in Book 946, page 470.

TOGETHER with all and singular the houses, buildings, trees, ways, waters, profits, privileges, and advantages, with the appurtenances 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 proper use, benefit and behoof of the said party of the second part, its successors and assigns forever:

AND THE SAID Nellie R. Gressel does for herself, heirs, executors and administrators, covenant and agree to and with the said party of the second part, its successors and assigns, that she the said party of the first part 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 said party of the second part, hereby made or intended to be made, for the above described land and premises, can or may be changed, charged, altered or defeated in any way whatsoever:

AND ALSO, that the said party of the second part, its successors and assigns, shall and may at all times hereafter, peaceably and quietly have, hold, use, occupy, possess and enjoy the above granted premises, and every part and parcel thereof, with the appurtenances, without any let, suit, trouble, molestation, eviction or disturbance of the said party of the first part, her heirs or assigns, or of any other person or persons lawfully claiming or to claim the same.

AND ALSO, that the said party of the first part now has good right, full power and lawful authority, to grant, bargain, sell, and convey the said land and premises in manner aforesaid;

AND ALSO, that she, Nellie R. Gressel 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 or persons, freely and clearly freed and discharged of and from all manner of encumbrance whatsoever.

AND the said party of the first part, her heirs and assigns shall and will at any time or times hereafter, upon the reasonable request and at the proper cost and charges in the law of the said party of the second part, its successors and assigns, make, do, and execute, or cause or procure to be made, done and executed, all and every such further or other lawful and reasonable acts, conveyances and assurances in the law for the better and more effectually vesting the premises hereby intended to be granted to the party of the second part, its successors and assigns forever, as shall be reasonably required.

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

SIGNED, SE
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