

BOOK 1992 PAGE 164

This Indenture, made the 24th day of June

in the year One Thousand Nine Hundred and Fifty-nine

Between LAURELTON REALTY COMPANY, 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 Township of Dover in the County of Ocean and State of New Jersey hereinafter called the grantor;

And ALFRED NIKMANIS and OLGA NIKMANIS, his wife, Box 207, Laurelton, New Jersey

hereinafter called the grantees:

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

lawful money of the United States of America, to the Corporation aforesaid well and truly paid by the said grantees, 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, remised, released, enfeoffed, conveyed and confirmed, and by these presents does give, grant, bargain, sell, alien, remise, release, enfeoff, convey and confirm to the said grantees, 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

AND KNOWN and described as Lots Numbers 13 and 14 in Block Number 14 on map of Laurelton Park, Brick Township, New Jersey and being a part of the same premises conveyed in Tract One in Book of Deeds 1710 at Page 18 as recorded in the Ocean County Clerk's Office at Toms River, New Jersey

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof,

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

To Have and to Hold, all and singular, the above mentioned and described premises, together with the appurtenances, unto the said grantee, to grantee's own proper use, benefit and behoof forever.

And the said grantor does covenant, grant and agree, to and with the said grantee that the said grantor at the time of the sealing and delivery of these presents, was lawfully seized in its own right of a good, absolute, and indefeasible estate of inheritance in fee simple, of and in all and singular the above granted, bargained and described premises, with the appurtenances and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid.

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 disturbance of the said grantor, or of any other person or persons lawfully claiming or to claim the same.

And that the same now are free, clear, discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments, and incumbrances of what nature and kind soever, except as aforesaid.

And Also that the said grantor and its successors in office or assigns, and all and every other person or persons whomsoever, lawfully or equitably deriving any estate, right, title or interest, of, in or to the hereinbefore granted premises, by, from, under or in trust for it or them, shall and will at any time or times hereafter, upon the reasonable request, and at the proper costs and charges in the law, of the said grantee, make, do and execute, or cause or procure to be made, done or executed, all and every such further and other lawful and reasonable acts, conveyances and assurances in the law for the better and more effectually vesting and confirming the premises hereby intended to be granted, in and to the said grantee forever, as by the said grantee, or counsel learned in the law, shall be reasonably advised or required.

And the said grantor, the above described and hereby granted and released premises, and every part and parcel thereof, with the appurtenances, unto the said grantee, against the said grantor, and against all and every person or persons whomsoever, lawfully claiming or to claim the same, shall and will Warrant and by these presents forever Defend.

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.

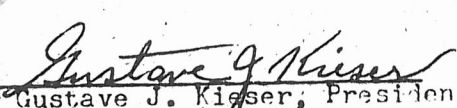
All the covenants, provisions and conditions herein contained, shall be deemed to be covenants running with the land and shall be for the benefit of and shall bind the grantor, grantee, and their respective heirs, executors, administrators, successors and assigns.

In Witness Whereof, the said party of the first part hath caused its corporate Seal to be hereto affixed and attested by its Secretary, and these presents to be signed by its President, the day and year first above written.

Attest:

LAURELTON REALTY COMPANY


Lillian K. Lockwood, Secretary


Gustave J. Kieser, President

STATE OF NEW JERSEY,
COUNTY OF Ocean

Be it Remembered, that on this 24th day of June in the year of our Lord One Thousand Nine Hundred and Fifty-nine a Notary Public in and for the State of New Jersey personally appeared LILLIAN K. LOCKWOOD

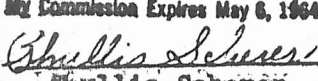
who being by me duly sworn on his oath, doth depose and make proof to my satisfaction, that he is the Secretary of the LAURELTON REALTY COMPANY, INC.,

the Grantor named in the within instrument; that GUSTAVE J. KIESER is the President

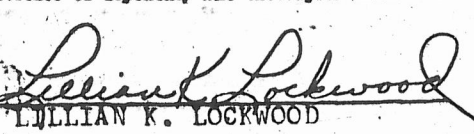
President of said corporation; that the execution, as well as the making of this instrument, has been duly authorized by a proper resolution of the board of directors of said Corporation; that deponent well knows the corporate seal of said corporation; and the seal affixed to said instrument is such 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 and subscribed before me,
at Laurelton, N. J.

NOTARY PUBLIC OF NEW JERSEY
My Commission Expires May 8, 1964


Rhyllis Scherer




LILLIAN K. LOCKWOOD

[illegible]

1970

Deed.

LAWSON REALTY CO., INC.
ALFRED HUNTER
Alfred Hunter
P.O. Box 267

DATED June 24th 1959.

Recorded in the
County of
on the
A.D. 19
and Recorded in Book
of DEEDS for said
County.

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OCEAN COUNTY CLERK'S
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THE REALTY CO. INC.

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MAILED JUN 21 1959

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Office of the
County of
the State of
New York
this 19th day of
April 1901
at New York
City

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