
Misura , Patricia

From: Colabella , Scott
Sent: Friday, October 7, 2022 2:59 PM
To: Saviet, Kim; Misura , Patricia
Subject: FW: [EXTERNAL] OPRA request - Property deeds

From: JerseyShoreMan <opra+request-35913-f77477ed@requests.opramachine.com>
Sent: Friday, October 7, 2022 2:51 PM
To: Colabella , Scott <SColabella@co.ocean.nj.us>
Subject: [EXTERNAL] OPRA request - Property deeds

This message has originated from an **External Source**. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email.

Dear Ocean County Clerk's Office,

This is a request for public records made under OPRA and the common law right of access. I am not required to fill out an official form. Please acknowledge receipt of this message.

Records requested:

1. Deed Book 1593/pgs. 166, 167, 168, 169, 170, 171.
2. Deed Book 2014/pgs. 183, 184, 185, 186, 187, 188.
3. Deed Book 2231/pgs. 141, 142, 143, 144, 145, 146.

Thank you.

Please use deliver records electronically via email to the below UNIQUE address for all replies to this request:
opra+request-35913-f77477ed@requests.opramachine.com

REC-1593-166

This Indenture, made the **Eighth** day of **October**
in the year **One Thousand Nine Hundred and Fifty-four**

Between

WALTER HAVENS, widower

1954 Oct 14 PM 3:30

residing at **Laurelton**
in the **Township** of **Brick**
Ocean and **State of New Jersey**

1593-166
PAUL
Walter H. Havens
in the County of
hereinafter referred to as the Grantor

And

MARY ELIZABETH BURKE and THOMAS BURKE, her husband

residing at **Laurelton**, in the **Township of Brick**, in the **County of Ocean** and **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 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 those certain lots,

tract s or parcel s of land and premises, hereinafter particularly described, situate, lying and being in the **Township** of **Brick** in the **County of Ocean** **State of New Jersey**.

KNOWN as Lots Nos. 22, 23, 24 and 25 in Block 26 on Map known as "Amended Map of Laurelton Park, Waterfront Section, Brick Township, Ocean County, New Jersey" made by Andrew Handzo, C. E. & Surveyor, Feb. 1947 and duly filed in the Ocean County Clerk's Office at Toms River, New Jersey.

BEING part of the premises conveyed to the said Walter Havens by deed from Laurelton Park Company, dated October 22, 1949 and recorded in the Ocean County Clerk's Office on January 9, 1950 in Book 1349 of Deeds for said County on pages 194 etc.

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 **WALTER HAVENS**

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 grantor has hereunto set his hand and seal the day and year first above written.

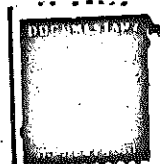
Signed, Sealed and Delivered)
in the presence of

Walter Havens (L.S.)
Walter Havens

Emmus A. Lewis

Leland W. Downey
Leland W. Downey
Notary Public of N. J.

MY COMMISSION EXPIRES APRIL 14, 1967



15634

Deed.

WALTER HAVENS,
widower

TO
MARY ELIZABETH BURKE
and THOMAS BURKE,
her husband

Box 305
Lawton

DATED October 8th 19

Received in the
the County of
on the
A. D., 19, at
noon, and Recorded in
the
County, on page
of DEEDS for
o'clock
off

Notary Public of New Jersey

MY COMMISSION :

APRIL 14, 1911

State of New Jersey,
County of OCEAN

ss.:

BN 1593 AL 168

Be it Remembered, that on this Eighth day of October
in the year of our Lord One Thousand Nine Hundred and Fifty-four
the subscriber, A NOTARY PUBLIC OF NEW JERSEY
personally appeared

WALTER HAVENS, widower

who, I am satisfied, is the Grantor mentioned in the within instrument
and thereupon he acknowledged that he
signed, sealed and delivered the same as his
uses and purposes therein expressed.

Edward M. Dunning

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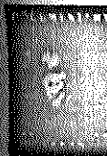
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Clerk's



This Indenture,

Made the 9th day of October, in the year of our Lord
One Thousand Nine Hundred and Fifty-four

Between JOHN MOHLE and ESTELLE A. MOHLE, his wife,

residing at 1325 Calhoun Avenue
in the City of Bronx and State of New York in the County of New York party of the first part:

And

CHARLES C. MAYER and MARY A. MAYER, his wife,
residing at 1325 W. Cedar Street, Allentown,
Pennsylvania

the said State of New Jersey in the County of Ocean party of the second part;

Witnesseth, That the said party of the first part, for and in consideration of One (\$1.00) Dollar and other good and valuable consideration

lawful money of the United States of America, to them in hand well and truly paid by the said party of the second part, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, and the said party of the first part being therewith fully satisfied, contented and paid, have given, granted, bargained, sold, aliened, released, enfeoffed, conveyed and confirmed, and by these presents do give, grant, bargain, sell, alien, release, enfeoff, convey and confirm unto the said party of the second part, and to 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 Ocean in the County of Ocean and State of New Jersey.

Known and designated as lots 37, 38 and 39, in Block 23, as laid down, designated and distinguished on a certain map entitled "Map of Holiday Beach, developed by Ocean Properties, Inc., Ocean Township, Ocean County, New Jersey, made by John C. Fellows, Engineer and Land Surveyor", which map is now on file in the Clerk's Office of the County of Ocean.

Said premises being situate on Dunsell Drive, corner of Cross Wind Drive, Holiday Beach, New Jersey.

Subject to easements and restrictions of record and such state of facts as an accurate survey may disclose.

Being part of the same lands and premises conveyed to John Mohle and Estelle A. Mohle, his wife, by Deed of Ocean Properties, Inc., a corporation of the State of New Jersey, dated October 22, 1952 and recorded in the Ocean County Clerk's Office on June 8, 1953 in Book 1493 of Deeds for said County on Page 10.



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 every part and parcel 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 and 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 premises, together with the appurtenances, unto the said party of the second part, their heirs and assigns, to their own proper use, benefit and behoof forever.

And the said parties of the first part,

for themselves, their heirs, executors and administrators, do covenant, grant and agree to and with the said party of the second part, their heirs and assigns, that the said parties of the first part,

at the time of the sealing and delivery of these presents, are lawfully seized in their own right of a good, absolute, and indefeasible estate in inheritance in fee simple, of and in all and singular the above granted, bargained and demised premises, with the appurtenances and have good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid.

And that the said party of the second part, their heirs 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 let, suit, trouble, molestation, eviction or disturbance of the said party of the first part, their heirs and assigns, 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 fines and other grants, titles, charges, estates, judgments, taxes, assessments and incumbrances of what nature and kind whatsoever, except as aforesaid.

And also, that the said party of the first part, and their heirs and all and every other person or persons whomsoever, lawfully or equitably deriving any title, right, title or interest of, in or to the hereinbefore granted premises, by, from, or in trust to them, shall and will at any time or times hereafter, upon the request, and at the proper costs and charges in the law, of the said party of the second part, their heirs and assigns, 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, things 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 party of the second part, their heirs and assigns forever, as by the said party of the second part, their heirs and assigns, or their counsel learned in the law, shall be reasonably advised or required.

And the said parties of the first part, their

heirs, shall and will Warrant and by these presents forever defend the same described and hereby granted and released premises, and every part and parcel thereof, with the appurtenances, unto the said party of the second part, their heirs and assigns, against the said party of the first part, and their heirs and assigns, against all and every person or persons whomsoever, lawfully claiming or to claim the same.

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

Signed, Sealed and Delivered
in the Presence of

Wm. J. Rader - Juny

John Mohr
JOHN MOHR
Estelle A. Mohr
ESTELLE A. MOHR

State
County

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whom I

deed, for

BOOK

State of New Jersey,
County of UNION ss.:

We it Remembered, That on this 9th day of October in the year of our Lord One Thousand Nine Hundred and Fifty-four the subscriber, a Notary Public of New Jersey before me,

personally appeared JOHN MOHE and ESTELLE A. MOHE, his wife,

who, I am satisfied, are the grantor^s mentioned in the within Instrument, to whom I first made known the contents thereof, and thereupon they acknowledge that, they signed, sealed and delivered the same as their voluntary act and deed, for the uses and purposes therein expressed.

Mildred Rader Young
a Notary Public of New Jersey
MILDRED RADER Young
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Mar. 11, 1955

Read.

JOHN MOHE and ESTELLE A. MOHE, his wife,

TO

CHARLES O. MAYER and MARY A. MAYER, his wife.

Dated, Oct. 9th, 1954.

Received in the Office of
the County of on
the day of A. D.
19 at o'clock, in the noon
and Recorded in Book of DEEDS
for said County, on page

RECORDED
LAW OFFICES
MICHAEL S. JONES, Esq.
286 NORTH BROAD STREET
LITTLE ROCK, ARK.

R. R. Oliver O. Mayer
1823 W. Cedar St.
Little Rock, Ark.

RECORDED
OCEAN COUNTY CLERK'S
OFFICE

1954 OCT 14 PM 1 39

BOOK 1593 OF DEEDS
PAGE 169
CLERK

Charles O. Mayer

BOOK 2014 PAGE 133

This Indenture, made the 22nd day of September
in the year One Thousand Nine Hundred and Fifty-nine,

Between ALFORD NIKMANIS and OLGA NIKMANIS, his wife,

residing at 3rd Street, Laurelton Park
in the Township of Brick in the County of
Ocean and State of New Jersey hereinafter referred to as the Grantor:

And WARREN G. JACOBUS and ANN M. JACOBUS, his wife,
residing at 3rd Street, Laurelton Park,
in the Township of Brick, County of Ocean and 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 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
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 known and designated as Lots Numbers Thirty-one (31),
Thirty-two (32), Thirty-three (33) and Thirty-four (34) in Block
Number Five (5) on map of property of Laurelton Park Company
made by Roy T. Havens and filed in the Ocean County Clerk's Office.

BEGINNING at a point in the southerly line of Third Street
distant fifty feet westerly from a monument placed at the inter-
section of the westerly side of Tilford Boulevard and the southerly
side of Third Street and running Thence (1) Westerly along the
southerly line of Third Street one hundred feet; thence (2) Southerly
parallel with Tilford Boulevard one hundred fifty feet; thence (3)
Easterly parallel with Third Street one hundred feet; thence (4)
Northerly parallel with Tilford Boulevard one hundred fifty feet
to the place of Beginning.

BEING the same premises conveyed to Alford Nikmanis
and Olga Nikmanis, his wife, from the Laurelton Park Company, a
corporation of the State of New Jersey, by deed dated November 30,
1953 and recorded December 18, 1953 in the Ocean County Clerk's
Office in Book 1530 of Deeds, page 484.

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 in Hold, all and singular the above described land and premises, with the appurtenances, unto the said grantee, s, Warren G. Jacobus and Ann M. Jacobus to the proper use, benefit and behoof of the said grantee s, Warren G. Jacobus and

Ann M. Jacobus, his wife, their heirs and assigns forever:

And the said grantor s, Alford Nikmanis and Olga Nikmanis, his wife, for themselves, their heirs, executors, administrators and assigns,

covenants and agrees to and with the grantee, that the said grantor s, Alford Nikmanis and Olga Nikmanis, his wife, are

the true, lawful and right owner of all and singular the above described land and premises, and of every part and parcel thereof, with the appurtenances thereunto belonging; and that the said land and premises, or any part thereof, at the time of the sealing and delivery of these presents, are not encumbered by any mortgage, judgment, or limitation, or by any encumbrance whatsoever, by which the title of the said 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.

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 grantors herein have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered

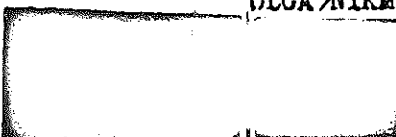
in the presence of

Alford Nikmanis
ALFORD NIKMANIS

James J. Myers
JAMES J. MYERS

Olga Nikmanis
OLGA NIKMANIS

Attest:



State of New Jersey,

County of Ocean

ss.:

Be it Remembered, that on this 27th day of September

in the year of our Lord One thousand nine hundred and fifty-nine, before me, the subscriber, an Attorney At Law of New Jersey, personally appeared Alford Nikmanis and Olga Nikmanis, 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.

James J. Myers
James J. Myers
An Attorney at Law of New Jersey

State of New Jersey,
COUNTY OF

ss. :

Be it Remembered, that on this _____ day of _____, in the year of our Lord, One thousand nine hundred and _____, before me the subscriber, personally appeared

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

named in the within instrument; is the _____ President of said corporation; that the execution, as well as the making of this instrument, has been duly authorized by a proper resolution of the board of directors of the said corporation, that deponent well knows the corporate seal of said corporation; and the seal affixed to said Instrument is such corporate seal and was thereto affixed, and said Instrument signed and delivered by said _____ President, as and for _____ voluntary act and deed and as and for the voluntary act and deed of said corporation, in presence of deponent, who thereupon subscribed _____ name thereto as witness.

Sworn to and subscribed before me,

at _____

the date aforesaid.

Secretary

Depd.

ALFORD NIKKANIS and
OLGA NIKKANIS, his wife,

TO

WARREN G. JACOBUS and
ANN E. JACOBUS, his wife,

DATED: September 19 59.

RECORDED
OCEAN COUNTY CLERK'S
OFFICE

1959 SEP 29 AM 10 25

BOOK 2014 PAGE 183
CLERK
Edward K. Burdy

James J. Myers
Attorney at Law
215 Fourth Street
Lakewood, N.J.

Charlene Lynn Peterson
7 Lakewood Blvd.
Lakewood, N.J.

Photostated
Micro-filmed
Indexed
Abstracted

BOOK 2014 PAGE 136

This Indenture, Made the **Twenty sixth** day of **September**

in the year of our Lord One Thousand Nine Hundred and Fifty nine

Between

Paul W. Bandel and Sara F. Bandel, his wife.

of the Township of Newtown in the County of
Delaware and State of Pennsylvania
party of the first part;

And

Alfred E. Voswinkel and Marilyn C. Voswinkel, his wife

the Township of Randolph in the County of
Morris 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 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, thier heirs, executors, administrators

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

BEING KNOWN and designated as Lot #6, Waikiki Drive, Section D, as shown on Map of Section D, Forked River Beach, Lacey Township, Ocean County, New Jersey, dated November 1, 1953 and prepared by George W. Henn, Prof. Engineer and Land Surveyor, Ocean Beach, New Jersey, filed in the Ocean County Clerk's Office, Toms River, New Jersey.

BEING the same premises conveyed to the grantors herein by deed from Forked River Beach, a New Jersey Corporation, dated June 9, 1954 and recorded in the Ocean County Clerk's Office in Deed Book #1590, Page #385.

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 September 26, 1959 from:
FORKED RIVER BEACH Paul W. Bandel, et ux
 to
RESTRICTIONS Alfred E. Vaswinkel, et ux

BEACH CLUB

All property owners in this development are required to be members of a property owners' association known or to be known as "FORKED RIVER BEACH CLUB" or similar name and to faithfully 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 pertaining 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 lot lessees the sum of ten dollars (\$10) per lot owned or leased by each member, except as modified by Charter membership privilege as hereinafter defined.

The total yearly collections thus made are to be paid to the beach owners as yearly consideration and 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 for the exclusive use of members in good standing of the FORKED RIVER BEACH CLUB and/or guests, and/or tenants of such members.

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

CHARTER MEMBERSHIP

Said long term lease shall contain a provision wherein no lease payment shall ever be required of any lot owner or lot lessee on any additional lot other than the first lot purchased or leased by him until such time as a building is erected on such additional lot or lots, provided such additional lot or lots are 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 may, provided additional lots are adjoining, build over side line, using more than one lot as the building plot. 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 the 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 not be permitted under any circumstances whatsoever. No more than one residence nor more than one-story 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, pigeons, 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 neat 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 or 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.

BUILDING RESTRICTIONS

Lagoon Lots and Water Front Other Than Bay Front

No building shall be placed closer than 25 feet from the street or road, nor closer than 15 feet from each side line. All residence buildings shall have the front face the lagoon or water front. The road to be at the rear.

BUILDING LINE

The rear building line shall be not closer than 25 feet to the road.

The front building line shall not be a distance greater than 60 feet from the road side of the lot.

BUILDING RESTRICTIONS

Bay Front — Rows 1, 2 and 3

No building greater in width than 26 (twenty-six) feet will be permitted.

Only one (1) single family one-story residence building per lot will be permitted.

Front of lot shall be that part facing the beach or water.

BUILDING LINE ON ROWS 1 AND 2

All buildings shall be built or placed five (5) feet from left side line when viewed from Beach Blvd. and shall face the beach or water.

No building or part of building shall be closer than 25 (twenty-five) feet to front lot line, or 25 (twenty-five) feet to rear lot line.

BUILDING LINE ROW 3

All buildings shall be built or placed 5 (five) feet from right side of lot line when viewed from Daytona Road and shall face Daytona Road, bathing beach or water.

No building or part of building shall be closer than 25 (twenty-five) feet to front lot line (Daytona Road).

BUILDING RESTRICTIONS

Lots Other Than Lagoon, Waterfront on Forked River or its Branches, or Bay Front Rows 1, 2 & 3

Front of lot shall mean the street named in deed.

No building shall be built or placed closer than 25 (twenty-five) feet to the front lot line, 10 (ten) feet to side lot line, 10 (ten) feet to rear lot line.

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;

This Indenture,

Made the 21st day of July, in the year One Thousand
Nine Hundred and Sixty-two

Between

JOHN PLACKO, JR. and ELIZABETH PLACKO, his wife
residing at 19 Center Street

In the Borough of Closter
Bergen and State of New Jersey in the County of
hereinafter known as the grantor s ; party of the first part,

And

GOTTFRIED RUZICKA and MARY R. RUZICKA, his wife
residing at 357 Drum Point Road

In the Township of Brick
Ocean and State of New Jersey in the County of
hereinafter known as the grantee s ; party of the second part,

Witnesseth. That in consideration of
ONE DOLLAR (\$1.00) and other good and valuable consideration
the said grantor s do grant, bargain, sell and convey, unto the said grantees
their heirs and assigns

All those certain lots,
tract s or parcel s 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.

KNOWN AND DESIGNATED as Lots one to six, both inclusive in
Block Number 28 as shown on map known as "Amended Map of
Laurelton Park, Waterfront Section, Brick Township, Ocean County"
dated Feb., 1947, made by Andrew Handzo, Surveyor, and duly filed
in the Ocean County Clerk's Office.

BEING the same premises conveyed to the Grantor by Deed, dated
November 2, 1953, and recorded November 17, 1953, in the Office of
the Ocean County Clerk, in Book 1524 of Deeds at Page 385 &c.

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

And the said Grantors

for themselves, their heirs and assigns, do

Covenant:

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

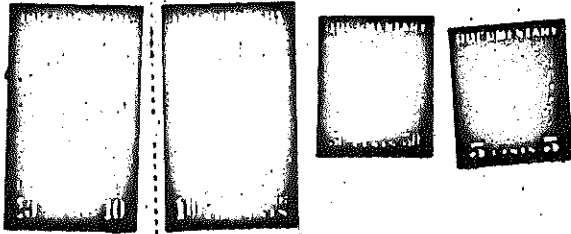
In Witness Whereof, the said grantor have hereunto set their hands and seal, or caused these presents to be signed by its proper corporate officers and caused its proper corporate seal to be hereto affixed, the day and year first above written.

Signed, Sealed and Delivered
in the presence of:

John Placko, Jr.
John Placko, Jr.

Elizabeth Placko
Elizabeth Placko

Francis L. Boyle
Francis L. Boyle
An Attorney at Law of New Jersey



State of New Jersey.

County of Bergen

ss.:
We it Remembered, that on this 2nd day of July, 1961, before me, in the year of our Lord One Thousand Nine Hundred and Sixty-two the subscriber, An Attorney at Law of New Jersey personally appeared John Placko and Elizabeth Placko, 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.

Francis L. Boyle
Francis L. Boyle
An Attorney at Law of N. J.

State of New Jersey,
County of _____ ss.:
We all 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, does depose and make proof to my satisfaction, that he
is the _____ Secretary of the _____
the party mentioned in the within Instrument,
is the _____
President of said Corporation; that the execution, as well as the making of this Instrument, has
been duly authorized by a proper resolution of the Board of Directors of the said Corporation; that
deponent well knows the corporate seal of said Corporation; and the seal affixed to said Instrument
is such corporate seal and was thereto affixed, and said Instrument signed and delivered by said
President, as and for his voluntary act and deed and as and for the voluntary act
and deed of said Corporation, in presence of deponent, who thereupon subscribed his name thereto
as witness.

Sworn to and subscribed before me,
at _____
the date aforesaid.

Deed.

JOHN PLACKO, JR. and
ELIZABETH PLACKO, his wife

TO

GOTTFRIED RUZICKA and
MARY RUZICKA, his wife

Dated, July 14, 1962

PAUL R. GRANNER
COUNSELOR AT LAW
MANASQUAN, N. J.
CASTE 3-1300

FRANCIS L. BOYLE
COUNSELOR AT LAW
300 HICKERBOCK ROAD
CLOSTER, N. J.

Photostated
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Indexed
Abstracted

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CF [signature]

BOOK 2231 PAGE 144

This Indenture, Made the 2nd day of July
in the Year of Our Lord One Thousand Nine Hundred and Sixty-two,

Between - H. ROBERT SMITH,

And the State of New Jersey
of the first part,
of the second part,

Witnesseth that the said party of the first part, in consideration of the sum of one dollar, lawful money of the United States of America, to him in hand paid at or before the sealing and delivery of these presents by the said party of the second part, the receipt whereof is hereby acknowledged, and other valuable consideration, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the said party of the second part and unto its successors and assigns forever.

All that certain lot, 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, and more particularly described as follows:

PARCEL #1, as indicated on a map entitled: "New Jersey State Highway Department, General Property Parcel Map, Route 70 (1953) Section 14, Garden State Parkway To Herbertsville Road, Showing Existing Right Of Way And Parcels To Be Acquired In The Townships Of Lakewood And Brick, County Of Ocean, Scale: As Indicated, May, 1959";

PARCEL #1, including specifically all the land and premises located at about Station 609+00 (Center Line Stationing) bounded on the southeast by the proposed right of way line of State Highway Route 70 (1953) Section 14, as laid down on the aforesaid map; and on the west, northwest and north by the existing southeasterly right of way line of State Highway Route 70 (1953) all as shown on the aforesaid map;

CONTAINING about 1.514 acres;

SUBJECT TO all public utility easements recorded or unrecorded affecting the herein described premises.

This deed is given for the purpose of releasing any interest the party of the first part may have in and to the above described premises by reason of being a tenant, occupant or otherwise.

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Together with all and singular, the tenements, hereditaments and appurtenances thereunto belonging or in anywise 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 whatever, 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 party of the second part, its successors and assigns forever, to the only proper use, benefit and behoof of the said party of the second part, its successors and assigns forever.

In witness whereof the party of the first part has hereunto set his hand and seal the day and year first above written.

H. Robert Smith (LS)
H. Robert Smith

Signed, sealed and delivered
in the presence of

Jerald A. Tice
Jerald A. Tice

STATE OF New Jersey
County of Ocean

} ss.

BE IT REMEMBERED that on this 2nd
day of July, A.D. Nineteen Hundred and Sixty-two,
before me, the subscriber,

personally appeared, H. ROBERT SMITH,

who I am satisfied is the grantor mentioned in and who executed the within instrument,

and 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.



Jerald A. Tice
Notary Public of New Jersey
My Comm. expires Dec. 31, 1963

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COMPARED WITH ORIGINAL
CONTRACT AND FOUND
CORRECT

Approved as to form and execution

D E E D

H. ROBERT SMITH

.....
For the Attorney-General

To

The State of New Jersey

Dated

July 2nd 1962

State Highway Route No. 70. (1953).

County ... Ocean.....

STATE HIGHWAY DEPARTMENT
TRENTON, NEW JERSEY

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Indexed
Abstracted

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