

BOOK 1720 PAGE 66

This Indenture made the 24th day of April

in the year One Thousand Nine Hundred and Fifty Six

Between

FRANK D. NERI and DOROTHY L. NERI, his wife

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

in the County of
hereinafter referred to as the Grantor;

And

WILLIAM B. GAY

Point Pleasant

County of Ocean, 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
his heirs and assigns, forever,

All those certain lots,

tract or parcel 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 and DESIGNATED as Lots Numbers Eight (8), Nine (9) and Ten (10) in
Block Number Fifteen (15) on map known as "Amended Map of Laurelton Park,
Brick Township, Ocean County, Waterfront Section" made by Andrew Handzo,
Civil Engineer & Surveyor, Point Pleasant, N. J. dated February 1947 and
filed in the Ocean County Clerk's Office on May 13, 1947.

BEING part of the premises conveyed to the said Frank D. Neri and
Dorothy L. Neri, his wife by deed from Laurelton Park Company, dated
September 30, 1954 and recorded in the Ocean County Clerk's Office in
Book 1609 of Deeds for said County on pages 493 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 ~~himself~~ his heirs and assigns forever;

And the said grantor :

FRANK D. NERI and DOROTHY L. NERI, his wife, covenants and agrees to and with the grantee, that the said grantor

FRANK D. NERI and DOROTHY L. NERI, ~~and~~ 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 grantees 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.

In Witness Whereof, the said grantor s have hereunto set their hands and seal the day and year first above written.

Signed, Sealed and Delivered)
in the presence of

Frank D. Neri
Frank D. Neri



Jelaud W. Downey
Notary Public of N. J.

Dorothy L. Neri
Dorothy L. Neri



MY COMMISSION EXPIRES APRIL 14, 1967



STATE OF NEW JERSEY,

COUNTY OF Ocean

ss.:

Be it Remembered, that on this 24th day of April in the year of our Lord One thousand Nine Hundred and Fifty Six, before me, the subscriber, Jelaud W. Downey, personally appeared Frank D. Neri and Dorothy L. Neri, his wife,

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

Jelaud W. Downey
Notary Public of N. J.

MY COMMISSION EXPIRES APRIL 14, 1967

State of New Jersey.

County of

ss. :

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

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

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

9925

Deed.

Frank D. Meri and
Dorothy L. Meri, his wife

TO

William B. Gay et al

DATED April 24 19 56

Received in the
the County of N. J.

on the day of
at
A. M. of DEEDS for said

RECORDED
IN COUNTY CLERK'S
OFFICE

APR 27 AM 10 41

BOOK
PAGE

County of page

CLERK
K. Burdette

To all persons to whom these Presents shall come:

I, Lewis Menninger, Sheriff of the County of Ocean, in the State of New Jersey, send GREETING:

Whereas, on the 14th day of February in the year of our Lord one thousand nine hundred fifty six, a certain writ of Habeas Corpus was issued out of the Superior Court of N.J., Chancery Division, Ocean County, Docket No. P-450-55 directed and delivered to me, Lewis Menninger, Sheriff of the said County of Ocean, and which said writ is in the words or to the effect following—THAT IS TO SAY:

New Jersey, to Wit: The State of New Jersey to the Sheriff of the County of Ocean:

GREETING:

[L.S.] Whereas, on the 6th day of February, in the year of Our Lord one thousand nine hundred fifty six by a certain judgment made in our Superior

Court of New Jersey, in a certain cause therein pending, wherein Ocean County National Bank of Point Pleasant Beach, a corporation of the United States of America, is the plaintiff, and Stephen Skellinger and Elsie Eleanor Skellinger, his wife, and Lester Johnson, are defendants, it was ordered and adjudged that certain mortgaged premises, with the appurtenances, in the complaint in the said cause more particularly set forth and described, that is to say:

All those certain lots, tracts or parcels 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 as Lots Numbers Eight (8) and Nine (9), Section 6, on the Map of Laurelton Park Company made by Roy T. Havens, Engineer and Surveyor and dated March 3, 1927.

BEGINNING at a point in the westerly line of Princeton Avenue distant one hundred fifty (150) feet southerly from the southwesterly corner of Princeton Avenue

and Third Street as shown on said map and running thence (1) southerly along the westerly line of Princeton Avenue fifty (50) feet; thence (2) westerly at right angles to Princeton Avenue one hundred and twenty-five (125) feet more or less to the easterly line of Tilford Boulevard; thence (3) northwesterly along the easterly line of Tilford Boulevard fifty-two and forty-two hundredths (52.42) feet to the southwesterly corner of Lot no 10; thence (4) at right angles to said Princeton Avenue one hundred forty feet more or less to the place of Beginning.

Together with all and singular the rights, liberties, privileges, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and remainders, rents, issues and profits thereof, and also the estate, right, title, interest, use, property claim and demand of the defendants, Stephen Skellinger and Elsie Eleanor Skellinger, his wife, of, in, to and out of the same, be sold to pay and satisfy unto the said Ocean County National Bank of Point Pleasant Beach, a corporation of the United States of America, the sum of \$3,722.25, the principal and interest secured by its certain mortgage given by the defendants, Stephen Skellinger and Elsie Eleanor Skellinger, his wife, bearing date of October 9, 1953, recorded October 14, 1953 in Book 569 of mortgages for Ocean County at page 109, together with lawful interest thereon, from January 31, 1956, and the further sum of \$40.56 for insurance premiums advanced thereon, together with lawful interest thereon, until the same be paid and satisfied, and also the costs of the said plaintiff.

execution
 and that for that purpose a writ of ~~Execution~~ should issue, directed to the Sheriff
 of the County of Ocean, commanding him to make sale as aforesaid, and that the
 surplus money arising from such sale, if any there be, should be brought into the
 said Court, subject to the further order of the said Court, as by the said ^{judgment} ~~decree~~ re-
 maining as of record in our said Superior Court of New Jersey, Trenton,
 N.J.
 doth and may more fully appear.

And Whereas, the cost of the said plaintiff which have been
 duly taxed at the sum of \$160.50,

This Deed is given by the party of the first part and accepted by the party of the second part under and pursuant to the provisions of a previous written Agreement between said parties, which are made a part hereof by reference, whether or not the same are incorporated at length herein.

This conveyance is made and given and accepted subject to the following covenants, conditions and restrictions all of which shall run with the land and be in full force and effect upon said land, to wit:

a. No signs, billboards, or advertising matter of any kind shall be placed or maintained upon the premises without the consent in writing of the seller, its successors and assigns.

b. Neither said premises, nor any building now, or hereafter placed upon said premises shall be used for any manufacturing or mercantile purpose or for any business or trade whatsoever, or for stabling of cows or other cattle, or the housing of fowl, or for any hospital, sanitarium, mental or insane institution. The seller herein mentioned may set aside part of the lands shown on said Map for store, community or club house, and other uses as in its discretion shall seem to it wise for the betterment of the whole development and to meet public convenience.

c. No building shall be erected on any one lot except a one-family private dwelling with attached garage for private use only, if garage is desired.

d. No building or other structure shall be built or erected upon or moved to said premises or the public waters adjacent thereto until plans and specifications therefor are first prepared, submitted to and approved by the party of the first part herein.

e. No excavation shall be made on the premises except for the purpose of or in connection with building for human habitation thereon, and at the time when building operations are commenced, no earth or sand shall be removed from the said premises, except as part of such excavation without the written consent of the seller herein mentioned.

f. The source of water supply shall not be from any water bearing formation less than 20 feet below the natural ground surface, nor from any source which may be contaminated. The location of the wellpoint shall be at a point free from flooding and all possible sources of pollution. No well shall be within the foundation of a dwelling. The wellpoint shall be located not more than 25 feet inside of the property line at the street front and in no event nearer than 50 feet from any vitrified clay or concrete sewers, septic tanks or sewer disposal fields. The minimum distances required to watertight cast iron or other approved (by seller herein) sewer lines 10 feet, to property lines 15 feet. All vertical wells shall be sealed by a casing to prevent surface water from entering the source of supply. No dug and bored wells are permitted.

g. The sewage disposal system shall be composed of a septic tank or cesspool of the size, type and construction to be approved by seller herein (the Green Island Development Company, Inc.), connected to the house sewage system by cast iron or other approved (by seller herein) bell and spigot pipes of 4 inch minimum inside diameter. All joints between the house and septic tank or cesspool are to be sealed to prevent leakage. The slope of all pipes shall be downward from the house a minimum of $\frac{1}{8}$ inch per foot of linear measurement, and 10 feet immediately preceding the septic tank or cesspool shall be $\frac{1}{4}$ inch drop per foot of linear measurement. Ninety degree elbows are prohibited and all 45 degree elbows shall have accessible cleanouts. Storm water drainage shall be excluded from the septic tank and cesspool system. All septic tanks or cesspools shall be placed with the top at least one foot below the surface of land in vicinity adjacent thereto and shall be anchored to prevent flotation in the event of flood tides. The disposal field, where septic tank is used, shall consist of drain tile laid in trenches 18 inches wide, in a herringbone or rectangular pattern. The laterals shall be spaced 6 feet apart. A minimum of 100 feet of drain tile shall be laid for dwellings having up to 3 bedrooms. For each additional bedroom 34 linear feet of drain tile shall be added. All trenches in the disposal field shall be backfilled with coarse washed gravel or crushed rock.

h. The septic tank or cesspool and all parts of the disposal field shall be a minimum distance of 50 feet from any well or water supply point, nor shall it be less than 10 feet from any property line. The capacity of septic tank or cesspool shall depend on the number of bedrooms in the dwelling to be served as follows:

Bedrooms	Approx. No. of persons	Liquid capacity gallons	Volume of tank cu. ft.
2 or less	4	500	90
3	6	500	90
4	8	750	130
5	10	900	150
6	12	1100	180
7	14	1300	210
8	16	1500	240

i. No fence, wall or other enclosure shall be constructed or erected on said premises except for ornamental purposes and such fence, wall or enclosure shall not exceed three feet in height.

j. No structure shall extend into the public waters adjacent to the property herein described, if any, except as may be permitted by the proper authorities.

k. The portion of the lands of the seller laid down on the map as streets or passageways are not dedicated to public use and the title thereto shall remain in the seller, subject to right to convey to Green Island Community Association, or some other Association having for its purpose the improvement of living conditions in the lands now owned by the seller or the right to subsequently turn same over to the public authorities after the development has been established, with reservations, subject to the right of the seller and those claiming under said buyer, to use the same for ingress and egress to and from Green Island by the most direct course over the streets shown on said map. If and when dedicated for public use, any such lands or property, such dedication shall be made subject to the right of the seller to maintain, or the right to maintain water mains, sewer pipes, street drains, gas mains, fixtures for street and building lighting purposes, telegraph, telephone and electric light poles, wires and conduits, within the lines of such streets, ways, trails, beaches and pathways.

l. The buyer shall not convey or give, or suffer the lands aforesaid to come to any person, firm or corporation unless and until such person, firm or corporation is approved by the seller herein. The purpose of this provision is to assure that the general development of said Green Island shall be on a high and desirable plane.

m. These covenants, conditions and restrictions shall run with the land and be in full force and effect upon said land, to wit:

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ENDA TO AND MADE PART OF ANNEXED DEED:

Following five paragraphs of covenants, conditions and restrictions are made part hereof to be read in this instrument immediately after Subdivision I of restrictions hereinbefore set forth:

The buyer agrees to apply for membership in, and if the application is approved, to become a member of the Green Island Community Association (or similar Association as aforesaid), which will be incorporated and formed to insure the present and future high character and welfare of Green Island. The buyer further agrees to comply with and conform to the by-laws of such Association, it being a well-understood and agreed that the said Association is to be composed solely of owners, buyers, tenants or occupants of land at said Green Island. The buyer further agrees that any person, firm or corporation to whom the Green Island Development Company, Inc. conveys or leases land located in the vicinity of Green Island shall be eligible to consideration for membership in said Association. Any application for membership from a grantee or lessee of the Green Island Development Company, Inc., shall be passed and approved if requested by said company, unless some good and sufficient reason shall appear to deny the same. The right to have grantees and lessees approved for membership may be assigned by said corporation to any person, firm or corporation acquiring the then holdings of said Green Island Development Company, Inc., at any time.

It is agreed that the buyer had induced the seller to sell the aforesaid property with the promise as part of the buyer to the seller, that the buyer will not sell, rent or lease, or permit to be used or occupied, the said lands, or the building now upon or hereafter placed upon said premises except to a member or an associate member, or to a person whose application shall be regularly passed on and approved by such Association, or such membership, and that the seller may insert in the Deed conveying said land a covenant and restriction providing that the same may not be used or occupied, or leased except by such a member of the Green Island Community Association (or similar Association as aforesaid), provided, however, that this restriction shall continue only so long as said Association exists.

Whenever the grantor desires it may convey such rights as the grantor has in, on or to the land and surrounding said Green Island; in, on and to the public beaches, lagoons and appliances; in, on and to the land under the water of and surrounding Green Island, and in and to the streets and highways shown on said map, unless and until same may be dedicated to the public. Subject to reservation required by the grantor for the benefit of lands of the grantor now owned or hereafter acquired, to the Green Island Community Association (or similar Association as aforesaid). The said Corporation may at any time, convey to said Association all its right, title and interest, subject to reservation in and to the waters, public beaches, lagoons, and appliances, and land under the water of Green Island, and, however, to the right of said Corporation to have grantees and lessees of its remaining lands hereinafter acquired by it, approved for membership in said Association, entitling said grantees and lessees to rights equal to those of any other members of such Association. The Association shall have no power of disposal of such rights, or to mortgage same without the consent and approval of the grantor.

~~And when a good and sufficient potable water system is constructed by the seller on said Green Island, the purchaser agrees to pay to the seller therefor, a sum not to exceed One Hundred Dollars (\$100.00) for each lot or parcel of land. If, however, two or more adjoining lots or parcels of land are purchased and the total area is less than 7500 square feet, and on which only one single family house is to be erected, then this parcel shall be considered as one lot. Said buyer shall also, at the time of purchase, pay a fair and reasonable charge for connecting his property to said system. The payment for the right and obligation of connection with the said water system shall not constitute any property rights in the water system or appurtenances to be constructed other than the service thereof upon payment of reasonable charges or rate. A fair and reasonable rate or charge shall be made by the seller and paid by the buyer for the use of said water if and when same is constructed.~~

These covenants, conditions and restrictions shall be covenants real and run with the lands and shall remain in full force and effect until January 1, 1975, when they shall terminate.

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This Deed is also made under and subject to the provisions of paragraphs Nos. 10 to 14, both inclusive, of a certain previous written Agreement between the parties hereto, which said provisions are by reference made a part hereof and to which reference is made for details.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereto 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 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 party of the second part, and the heirs and assigns of such party, to their own proper use, benefit and behoof forever.

AND the said GREEN ISLAND DEVELOPMENT COMPANY, INC., for itself, its successors in office or assigns does covenant, grant and agree, to and with the said party of the second part, and the said party's heirs and assigns, that the said GREEN ISLAND DEVELOPMENT COMPANY, INC., 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 that said GREEN ISLAND DEVELOPMENT COMPANY, INC., has full 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, and said party's 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 any let, suit, trouble, molestation, eviction or disturbance of the said party of the first part, its successors in office or 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 former and other grants, titles, charges, estates, judgments, taxes, assessments and incumbrances of what nature and kind soever.

AND ALSO, that the said party of the first part, 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 party of the second part, or said party's 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, 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 party of the second part, and to said party's heirs and assigns, as ever as by the said party of the second part, and the party's heirs or assigns shall be reasonably advised or required.

AND the said GREEN ISLAND DEVELOPMENT COMPANY, INC., for itself, its successors in office or assigns, the above described and hereby granted and released premises, and every part and parcel thereof, unto the said party of the second part, and said party's heirs and assigns, against the said party of the first part, and its successors in office or assigns, 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.

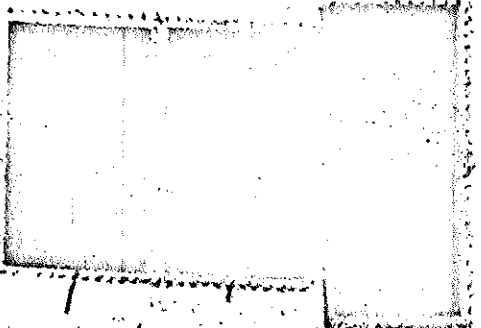
IN WITNESS WHEREOF, the said party of the first part hath caused its corporate Seal to be hereunto affixed and attested by its Secretary, and these presents to be signed by its President, the day and year first above written.

ATTEST:

Frank P. Johnson
Frank P. Johnson, Secretary

GREEN ISLAND DEVELOPMENT COMPANY, INC.

By Rudolph Mangels
Rudolph Mangels, President



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STATE OF NEW JERSEY }
COUNTY OF OCEAN }

BE IT REMEMBERED, that on this Twenty-seventh day of June
the year of our Lord One Thousand Nine Hundred and Fifty -five before me, the subscriber,
Notary Public of New Jersey, personally appeared Frank P. Johnson,
being by me duly sworn on his oath, says that he is the Secretary of the GREEN ISLAND DEVELOPMENT
COMPANY, INC., the grantor named in the within Deed that Rudolf Mangels
President of said corporation; that deponent well knows the corporate seal of said corpora-
tion and the seal affixed to said Deed is such corporate seal and was thereto affixed, and said Instrument
was delivered by said President, as and for his voluntary act and deed and as and for the
corporate act and deed of said corporation, in presence of deponent, who thereupon subscribed his name
as witness.

and subscribed before me
on date aforesaid

Frank P. Johnson, Secretary

James Y. Thompson,
Notary Public of New Jersey
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES DEC. 1, 1955

BOOK 1447 PAGE 333
CLERK Frank P. Mangels

RECORDED
IN
NOTARY PUBLIC'S
OFFICE
JUN 28 1 11 PM '55

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DEED

From

GREEN ISLAND DEVELOPMENT
COMPANY, INC.

To

Douglas W. Thomas

DATED: June 27, 1955

Went to
San Francisco, California
to J. P. Mangels
and returned to the
County of Ocean



1647-278

This Indenture, made the Twenty-fourth day of June
in the year of our Lord One Thousand Nine Hundred and Fifty, five

BETWEEN

GREEN ISLAND DEVELOPMENT COMPANY, INC., a corporation of the State of New Jersey,
having its principal office and place of business at 365 Chestnut Street, in the Township of Union, County of Hudson, State of New Jersey, party of the first part;

AND

HOWARD SCHUMACHER and BETTY SCHUMACHER, his wife

of the township of Sea Girt in the County of Hudson,
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 (\$1.00) lawful money of the United States of America, to the Corporation aforesaid well and truly paid by the party of the second part, at or before the sealing and delivery of these presents, the receipt whereof is acknowledged, and the said party of the first part being therewith fully satisfied, contented and given, granted, bargained, sold, aliened, remised, released, encoffed, conveyed and confirmed, these presents does give, grant, bargain, sell, alien, remise, release, encoff, convey and confirm to the party of the second part, and to the heirs and assigns of said party forever.

ALL that certain land situate in the Township of Dover, in the County of Ocean and State of New Jersey, being known as Lot #2, Block E, on Map of Property belonging to Green Island Development Company, Inc., Section IV, dated July 1st, 1953, on file in the said principal office of the seller, which map was made by Wilson M. Hopkins, Land Surveyor, and revised of Section XII, Green Island, Dover Township, Ocean County, New Jersey. Revised map made by Wilson M. Hopkins, July 1, 1953 and filed in the Ocean County Clerk's Office, April 29, 1954 in File #B-350.

This Deed is given by the party of the first part and accepted by the party of the second part under and pursuant to the provisions of a previous written Agreement between said parties, which are made a part of this Deed by reference, whether or not the same are incorporated at length herein.

The conveyance is made and given and accepted subject to the following covenants, conditions and restrictions all of which shall run with the land and be in full force and effect upon said land, to wit:

No signs, billboards, or advertising matter of any kind shall be placed or maintained upon the premises without the consent in writing of the seller, its successors and assigns.

Neither said premises, nor any building now, or hereafter placed upon said premises shall be used for manufacturing or mercantile purpose or for any business or trade whatsoever, or for stabling of cows or other cattle, or the housing of fowl, or for any hospital, sanitarium, mental or insane institution. The seller mentioned may set aside part of the lands shown on said Map for store, community or club house, or for other uses as in its discretion shall seem to it wise for the betterment of the whole development and to the public convenience.

No building shall be erected on any one lot except a one-family private dwelling with attached garage for private use only, if garage is desired.

No building or other structure shall be built or erected upon or moved to said premises or the public adjacent thereto until plans and specifications therefor are first prepared, submitted to and approved by the party of the first part herein.

No excavation shall be made on the premises except for the purpose of or in connection with building habitation thereon, and at the time when building operations are commenced, no earth or sand shall be removed from the said premises, except as part of such excavation without the written consent of the party of the first part herein mentioned.

The source of water supply shall not be from any water bearing formation less than 20 feet below the natural ground surface, nor from any source which may be contaminated. The location of the wellpoint shall be at a point free from flooding and all possible sources of pollution. No well shall be within the foundation of the dwelling. The wellpoint shall be located not more than 25 feet inside of the property line at the street and in no event nearer than 50 feet from any vitrified clay or concrete sewers, septic tanks or sewage fields. The minimum distances required to watertight cast iron or other approved (by seller herein) shall be 10 feet, to property lines 15 feet. All vertical wells shall be sealed by a casing to prevent surface water from entering the source of supply. No dug and bored wells are permitted.

The sewage disposal system shall be composed of a septic tank or cesspool of the size, type and construction to be approved by seller herein (the Green Island Development Company, Inc.), connected to the sewage system by cast iron or other approved (by seller herein) bell and spigot pipes of 4 inch minimum diameter. All joints between the house and septic tank or cesspool are to be sealed to prevent leakage. The slope of all pipes shall be downward from the house a minimum of $\frac{1}{4}$ inch per foot of linear measurement, and 10 feet immediately preceding the septic tank or cesspool shall be $\frac{1}{4}$ inch drop per foot measurement. Ninety degree elbows are prohibited and all 45 degree elbows shall have accessible cleanouts. All septic tanks or cesspools shall be excluded from the septic tank and cesspool system. All septic tanks or cesspools shall be placed with the top at least one foot below the surface of land in vicinity adjacent thereto. They shall be anchored to prevent flotation in the event of flood tides. The disposal field, where septic tank effluent shall consist of drain tile laid in trenches 18 inches wide, in a herringbone or rectangular pattern. The trenches shall be spaced 6 feet apart. A minimum of 100 feet of drain tile shall be laid for dwellings having 1 to 3 bedrooms. For each additional bedroom 34 linear feet of drain tile shall be added. All trenches in disposal field shall be backfilled with coarse washed gravel or crushed rock.

The septic tank or cesspool and all parts of the disposal field shall be a minimum distance of 50 feet from any well or water supply point, nor shall it be less than 10 feet from any property line. The capacity of the septic tank or cesspool shall depend on the number of bedrooms in the dwelling to be served as follows:

Approx. No. of persons	Liquid capacity gallons	Volume of tank cu. ft.
4	500	90
6	500	90
8	750	130
10	900	150
12	1100	180
14	1300	210
16	1500	240

No fence, wall or other enclosure shall be constructed or erected on said premises except for ornamental purposes and such fence, wall or enclosure shall not exceed three feet in height.

No structure shall extend into the public waters adjacent to the property herein described, if any, except:

That portion of the lands of the seller laid down on the map as streets or passageways are not dedicated for public use and the title thereto shall remain in the seller, subject to right to convey to Green Island Development Association, or some other Association having for its purpose the improvement of living conditions on the lands now owned by the seller or the right to subsequently turn same over to the public authorities after the development has been established, with reservations, subject to the right of buyer claiming under said buyer, to use the same for ingress and egress to and from Green Island Road, or for property, such dedication shall be made subject to the right of the seller to maintain, or grant to maintain water mains, sewer pipes, street drains, gas mains, fixtures for street and building lighting, telegraph, telephone and electric light poles, wires and conduits, within the right of such road, beaches and pathways.

The buyer shall not convey or give, or suffer the lands aforesaid to come to any person, firm or corporation and until such person, firm or corporation is approved by the seller herein. The purpose of this is to assure that the general development of said Green Island shall be a high and desirable one.

STATE OF NEW YORK)
COUNTY OF NEW YORK) SS.
I

BE IT REMEMBERED, That on this 26th
day of May in the year One Thousand
Nine Hundred and Thirty-one before

me Jessie Seidenberg the subscriber, personally appeared Laura Copping who, I am
satisfied, is the grantor mentioned in the within Instrument, to whom I first made
known the contents thereof, and thereupon acknowledged that, she signed, sealed
and delivered the same as her voluntary act and deed, for the uses and purposes
therein expressed. And the said Laura Copping being by me privately examined,
separate and apart from further acknowledged that she signed, sealed and deliv-
ered the same as voluntary act and deed, FREELY, without any fear, threats or
compulsion.

()
(L.S.)
()

Jessie Seidenberg
Notary Public New York County
New York County No. 193
Register No. 3347
Expires March 30, 1932

STATE OF NEW YORK)
COUNTY OF NEW YORK) SS.

NO. 71400 Series C Form 1, I, Daniel
E. Finn, Clerk of the County of New
York, and also Clerk of the Supreme

Court for the said County, the same being a Court of Record, having a seal, DO
HEREBY CERTIFY, That Jessie Seidenberg whose name is subscribed to the deposition
or certificate of the proof or acknowledgment of the annexed instrument and thereon
written was at the time of taking such deposition, or proof and acknowledgment, a
Notary Public in and for such County, duly commissioned and sworn, and authorized
by the laws of said State, to take depositions and to administer oaths to be used
in any Court of said State and for general purposes; and also to take acknowledgments
and proofs of deeds, of conveyances for land, tenements or hereditaments in said
State of New York. And further, that I am well acquainted with the handwriting of
such Notary Public, and verily believe that the signature to said deposition or
certificate of proof or acknowledgment is genuine.

IN TESTIMONY WHEREOF, I have hereunto set my hand
and affixed the seal of the said Court and County, the 5 day of June 1931.

()
(L.S.)
()

Daniel E. Finn
Clerk

Received and Recorded June 12, 1931

9:34 A. M.

John A. Ernst, Clerk

\$3.00 *Compd*

Laurelton Park Co.)
To)
Henry J. Burns)

This Indenture, Made the Eleventh(11)
day of July, in the year of our Lord
One Thousand Nine Hundred and Thirty
BETWEEN Laurelton Park Company, a
corporation of the State of New Jersey having its business office in the Township

of Lakewood in the County of Ocean and State of New Jersey, party of the First Part;

AND Henry J. Burns, of the City of Newark in the County of Essex and State of New Jersey party of the Second Part;

WITNESSETH, That the said party of the First Part, for and in consideration of ONE DOLLAR and other good and valuable considerations, lawful money of the United States of America, to the Corporation aforesaid 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, 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 party of the Second Part, and to his heirs and assigns forever,

ALL those certain lots, 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, known as lots numbers five (5) and six (6) block thirteen (13), on the map of the Laurelton Park Company, made by Roy T. Havens, Engineer and Surveyor, and dated March 3, 1927.

BEGINNING at a point in the northerly side of Fourth Street distant one hundred (100) feet easterly from the north easterly corner formed by the intersection of Harvard Avenue and Fourth Street and running thence (1) Northerly at right angles with Fourth Street one hundred fifty (150) feet to the southerly line of lot number thirteen (13); thence (2) Easterly parallel with Fourth Street fifty (50) feet along the south line of lot number thirteen (13) to lot number seven (7); thence (3) Southerly parallel with the first course and along lot number seven (7) one hundred fifty (150) feet to the northerly line of Fourth Street; thence (4) Westerly along the northerly side of Fourth Street fifty (50) feet to the place of Beginning.

SUBJECT, nevertheless to the following restrictions:

- (1) That no building costing less than \$1500.00 shall be erected upon the premises herein described excepting a garage, private stable or the usual and necessary outbuildings accessory to a private dwelling;
- (2) That no dwelling or other building shall be erected or built nearer than twenty feet from any street line or nearer than FIVE FEET from any lot boundary line, that is the outside boundary of any one owner;
- (3) That the premises will be kept and maintained in a proper sanitary and neat condition at all times.

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 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 party of the Second Part, his heirs and assigns, to his and their own proper use, benefit and behoof forever

AND the said Laurelton Park Company, for itself, its successors or assigns does covenant, grant and agree, to and with the said party of the Second Part, his heirs and assigns, that the said Laurelton Park Company 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 that the said party of the Second Part, his 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 any let, suit, trouble, molestation, eviction or disturbance of the said party of the First Part, its successors or 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 former and other grants, titles, charges, estates, judgments, taxes, assessments and incumbrances of what nature and kind soever.

AND ALSO, that the said party of the First Part, and its successors 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 party of the Second Part, his 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, 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 party of the Second Part, his heirs and assigns forever, as by the said party of the Second Part, his heirs or assigns or his counsel learned in the law, shall be reasonably advised or required.

AND the said Laurelton Park Company, its successors or assigns, the above described and hereby granted and released premises, and every part and parcel thereof, with the appurtenances, unto the said party of the Second Part, his heirs and assigns, against the said party of the First Part, and its successors or assigns, 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.

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.

SIGNED, SEALED AND DELIVERED)

IN THE PRESENCE OF)

ATTEST:	(	)	LAURELTON PARK COMPANY
Cornelius C. Pearce	(	L.S.)	By Harry T. Hagaman
Secretary	(	)	President

Marjorie L. Grant
Notary Public of N. J.
Secretary

STATE OF NEW JERSEY)
SS.
COUNTY OF OCEAN)

BE IT REMEMBERED, That on
this eleventh (11) day of
July in the year of our Lord

One Thousand Nine Hundred Thirty personally appeared Cornelius C. Pearce, who being by me duly sworn doth depose and make proof to my satisfaction that he is the Secretary of, and well knows the Corporate Seal of Laurelton Park Company, the Grantor named in the foregoing Deed, that the seal thereto affixed is the proper Corporate Seal of the said Corporation, and that the same was so affixed thereto, and the said Deed signed and delivered by Harry T. Hagaman, who was at the date and execution thereof, President of said Corporation, in the presence of said Deponent, as the voluntary act and deed of the said Corporation, and that the said Deponent thereupon signed the same as subscribing witness.

Marjorie L. Grant
Notary Public of N. J.

Cornelius C. Pearce

Received and Recorded June 12, 1931 9:35 A. M.

\$2.75 *Comp*

John A. Ernst, Clerk

B. W. Sangor & Co.)
To)
William A. Hebenstreit)

This Indenture, Made the
Fourteenth day of May in the
year of our Lord, one thousand
nine hundred and thirty-one

BETWEEN B. W. Sangor & Co., a corporation
of the State of New Jersey, party of the first part,
AND William A. Hebenstreit party of the second
part,

WITNESSETH, That the party of the first part,
for and in consideration of the reservations, restrictions and covenants hereinafter
contained, as well as for and in consideration of the sum of ONE DOLLAR and other

valuable consideration lawful money of the United States of America well and truly paid by the said party of the second part to the said party of the first part, at and before the ensealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, enfeoff, release, convey and confirm, unto the said party of the second part (his) heirs and assigns forever,

ALL that certain land at Pinewald in the township of Berkeley, County of Ocean and State of New Jersey, known on the Jefferson Sub-division map thereof, as lots One and two (1&2) in Block Thirteen (13)

TOGETHER with all and singular the improvements, woods, ways, rights, liberties, privileges, hereditaments and appurtenances to the same belonging or in anywise appertaining and the reversions, remainder and remainders, rents, issues, and profits thereof, and every part 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 same and every part thereof, with the appurtenances:

TO HAVE AND TO HOLD the premises above described, with all and singular the hereditaments and appurtenances unto the said party of the second part, (his) heirs and assigns forever;

UNDER AND SUBJECT NEVERTHELESS, to the following exceptions, reservations and restrictions, viz.:

(1) The party of the first part hereby reserves to itself and its successors and assigns, the right to lay, erect, maintain and operate telephone, telegraph, sewer, trolley, gas, electric light, and water systems and lines of the boulevares, streets and avenues adjoining said land.

AND the said party of the first part, for itself and its successors, doth by these presents, covenant, grant and agree, to and with the said party of the second part, his heirs and assigns, that it the said party of the first part, and its successors, all and singular the hereditaments and premises above described, or mentioned and intended so to be, with the appurtenances, unto the said party of the second part, his heirs and assigns, against it the said party of the first part and its successors, and against all and every person or persons whomsoever lawfully claiming or to claim the same, or any part thereof, by, from, or under it, them or any of them, shall and will, subject as aforesaid, WARRANT and forever defend.

THE said party of the first part has hereunto set its corporate seal and caused these presents to be signed by its President and attested by its Secretary and dated the day and year first aforesaid.

SIGNED, SEALED AND DELIVERED IN

THE PRESENCE OF AND ATTESTED BY

M. Kalfur	(	)	B. W. SANGOR & CO.,
Secretary	(	L.S.	)
	(	)	BY B. W. Sangor
			President

COUNTY OF OCEAN)
SS.
STATE OF NEW JERSEY)

BE IT REMEMBERED, that on
this Fourteenth day of May
in the year of our Lord, one

thousand nine hundred and Thirty-one, before me, the subscriber, personally appeared
M. Kalfur who, being by me duly sworn according to law, on her oath saith that she
is the Secretary of B. W. Sangor & Co., the grantor within named, and that B. W.
Sangor is the President; that deponent knows the common or corporate seal of said
grantor and that the seal annexed to the within deed or conveyance is such common
or corporate seal; that the said deed or conveyance was signed by the said President
and the seal of said grantor affixed thereto in the presence of this Deponent; that
said deed or conveyance was signed, sealed and delivered under authority of a resolu-
tion of the Board of Directors of said grantor; and at the execution thereof this
deponent subscribed her name thereto as witness.

Sworn and subscribed the)
day and year aforesaid.)

M. Kalfur
Secretary

() F. Kalfur
(L.S.) Notary Public
() of New Jersey

Received and Recorded June 12, 1931 9:37 A. M.
\$2.25 *Compd* John A. Ernst, Clerk

Anton T. Santoro)
To)
Domenico Chiappone et al)

This Indenture, Made the
Second day of March A.D.
One thousand Nine Hundred
and Thirty One

BETWEEN Anton T. Santoro, of the City of
New York in the County of New York and State of New York of the first part;
AND Domenico & Carmela Chiappone of the City
of New York in the County of Kings and State of New York of the second part;
WITNESSETH, That the said party of the first
part, for and in consideration of ONE DOLLAR(\$1.00) and other valuable consideration
lawful money of the United States of America, to him in hand well and truly paid by
the said parties 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, bar-
gained, sold, aliened, remised, released, enfeoffed, conveyed and confirmed, and by
these presents does give, grant, bargain, sell, alien, remise, release, enfeoff a
convey and confirm to the said parties of the second part, and to their heirs and
assigns forever,