

BOOK 1796 PAGE 280

This Indenture,

Made the Second day of March, in the year One Thousand Nine Hundred and Fifty-Seven.

Between

WILLIAM G. PARMENTIER and HELEN W. PARMENTIER, his wife,

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

And

WILLIAM L. PARMENTIER and JOAN S. PARMENTIER, his wife,

residing at Forge Pond Road, Laurelton, P. O. Box #26, Township of Brick, in the County of Ocean and State of New Jersey, party of the second part,

Witnesseth, That the said party of the first part, for and in consideration of

One Dollar and other valuable considerations

lawful money of the United States of America,

to them in hand 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 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 those certain lots, tract or parcel of land and premises, hereinafter particularly described, situate, being in the Township of Brick, in the County of Ocean and State of New Jersey.

Known and designated as Lots numbers Ten (10), Eleven (11) and Twelve (12) in Block number Five (5) as shown on map known as "Amended Map of Laurelton Park, Waterfront Section, Brick Township, Ocean County" dated Feb. 1947, made by Andrew Handzo, Civil Engineer and Surveyor, Point Pleasant, N.J. and duly filed in the Ocean County Clerk's Office on May 13, 1947.

Being the same premises conveyed to William G. Parmentier and Helen W. Parmentier, his wife, by Deed of Laurelton Park Company bearing date July 20, 1954 and recorded in the Ocean County Clerk's Office in Book 1673 of Deeds, Page 444, October 6, 1955.

together with all and singular the houses, buildings, trees, ways, waters, profits, privileges, 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;

And also, all the estate, right, title, interest, property, possession, claim and demand whatsoever, 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.

And he doth 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 William G. Parmentier and Helen W. Parmentier

heirs, executors and administrators, do covenant, grant and agree to and with the said party, for themselves, their heirs and assigns, that the said William G. Parmentier and Helen W. Parmentier, his wife, at the time of the sealing and delivery of these presents, were lawfully seized in their 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 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 any let, suit, trouble, molestation, eviction or disturbance of the said party of the first part, their heirs 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 whatsoever, except as aforesaid.

And also, that the said party of the first part, and their heirs, and all 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, or in trust for themselves, 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, 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, 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, their heirs and assigns forever, as by the said party of the second part, their heirs or assigns, 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 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, their heirs and assigns, against the said party of the first part, and their heirs, and against all and every person or persons whomsoever, lawfully claiming or to claim the same.

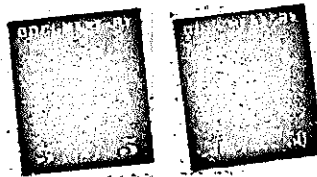
In Witness Whereof, the said party of the first part have hereunto set their hand s and seal s the day and year first above written.

Signed, Sealed and Delivered }
in the Presence of }

William G. Parmentier
William G. Parmentier

Helen W. Parmentier
Helen W. Parmentier

Louis H. Green
Louis H. Green



557

State of New Jersey,
County of MONMOUTH,

ss: We it Remembereth, that on this Second day of March, in the year of our Lord One Thousand Nine Hundred and Fifty-Seven, before me the subscriber, a Notary Public of New Jersey,

personally appeared William G. Parmentier and Helen W. Parmentier, his

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

Louis H. Green
Louis H. Green
Notary Public of New Jersey

Deed.

William G. Parmentier and
Helen W. Parmentier, his wife,

TO

William L. Parmentier and
Joan S. Parmentier, his wife.

Dated, March 2nd, 1957.

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

R. R.
LOUIS H. GREEN
COUNSELLOR AT LAW
24 TAYLOR AVENUE
MANASQUAN, N. J.

400

RECORDED
OCEAN COUNTY
CLERK'S OFFICE

1957 MAR -4 AM 11:12

BOOK _____ PAGE _____

OF _____

James H. Bader
CLERK

BOOK 1796 PAGE 284
This Indenture,

made the 24th. day of June
in the year of Our Lord One Thousand Nine hundred and thirty-nine

Between

Frances A. Asay and Charles W. Asay her husband.

of the township
of Ocean

of Jackson
and State of New Jersey

in the County
party of the first part

And

Dimitri A. Doroshenko and Euphemia Doroshenko his wife
32-55 Eighty-first Street

of the
of Queens

of Jackson Heights
and State of New York

in the County
party of the second part

Witnesseth, That the said party of the first part, for and in consideration of
one dollar and other considerations

lawful money of the United States of America, to them in hand well and truly
by the said party of the second part, at or before the sealing and the delivery of these presents
receipt whereof is hereby acknowledged, and the said party of the first part being therewith
satisfied, contented and paid, have given, granted, bargained, sold, aliened, released, conveyed
conveyed and confirmed, and by these presents do give, grant, bargain, sell, alien, release,
feoff, convey and confirm unto the said party of the second part, and to their
heirs and assigns, forever, All that

tract or parcel of land and premises, hereinafter particularly described, situate, lying
being in the township of Jackson
of Ocean and State of New Jersey, at Cassville

Beginning in the line of the hotel lot and East line of the
road from Cassville to Toms River, and twenty-two and $2/10$ feet to
eighty-eight degrees and eleven minutes east from the beginning
the original lot conveyed to Annie Allen Matthews in A.D. 1908. Thence
(1) Along said hotel lot, South Eighty-eight Degrees and Eleven minutes
East one hundred nineteen and $7/10$ feet to the southeast corner
of said hotel lot. Thence (2) still along the hotel lot, North
degrees and ten minutes East one hundred thirty-one $3/10$ feet to
road from Cassville to Lakewood. Thence (3), along said road, North
eighty-six degrees and eight minutes East four hundred eleven $7/10$
feet to an iron stake in the south line of the said road at Kenfield
corner. Thence (4) along line of Kenfield, South, five hundred
eight feet to a stone at Kenfield's southwest corner. Thence (5) North
eighty-six degrees and eleven minutes West four hundred thirty-
feet. Thence (6) North three degrees and thirty minutes East one
dred fifty-four and $15/100$ feet to a stone. Thence (7) North eight
six degrees and eleven minutes East one hundred twenty-one and
feet to the east line of the road from Cassville to Toms River.
(8) along the said road North three degrees and two minutes East
one hundred eighty-two feet to the beginning containing six acres

and 9/100 acres. The said Frances A. Asay has title to the said tract of land and premises as devisee by the last will and testament of Frank P. Matthews deceased, and by last will and testament Annie Allen Matthews, deceased.

This Indenture, made the 1st day of November,
in the year of Our Lord One Thousand Nine hundred and Fifty-seven.

Between ROBERT J. McARDLE and GRACE M. McARDLE, his wife,
residing at Route 1, Box 56,

of the Township of Lakewood in the County
of Ocean and State of New Jersey party of the first part;

And PATRICK VELLA and ROSE VELLA, his wife,
residing at #555 South Broad Street,

of the City of Elizabeth in the County
of Union and State of New Jersey party of the second part:

Witnesseth, That the said party of the first part, for and in consideration of
ONE DOLLAR and other good and valuable consideration
lawful money of the United States of America, to them in hand well and truly paid
by the said party of the second part, at or before the sealing and the 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, en-
feoff, 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 Brick in the County
of Ocean and State of New Jersey.

KNOWN as Lots Number 21 and 22 in Block Number 23 on Map of
Laurelton Park Company, made by Roy T. Havens, Engineer and Surveyor,
dated March 3, 1927 and filed in the Ocean County Clerk's Office.

BEGINNING at a point in the northwesterly line of Forge Pond
Road at the southwesterly corner of Lot Number 23 in said Block 23 as
shown on said Map and running thence (1) Southwesterly along the north-
westerly line of said Forge Pond Road fifty feet to the northwesterly
line of said Forge Pond Road fifty feet to the southeasterly corner of
Lot Number 20 in said Block; thence (2) Northwesterly along the north-
easterly line of said Lot Number 20, one hundred twenty-eight feet
more or less to the northeasterly corner of said Lot Number 20; thence
(3) Northeasterly parallel with Forge Pond Road fifty feet to the
northwesterly corner of Lot Number 23 in said Block; thence (4)
Southeasterly along the southwesterly line of said Lot Number 23, one
hundred twenty-eight feet more or less, to the place of Beginning.

BEING part of the same premises conveyed to Robert J. McArdle
and Grace M. McArdle, his wife, by Deed dated October 6, 1953, and
recorded in the Clerk's Office for Ocean County in Book 1543 on page
436 &c.



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 party of the first part, of, in and to the same, and of, in and to every part and parcel thereof.

To Have and to Hold, all and singular the above described land and premises, with the appurtenances, unto the said party of the second part, their heirs and assigns, to the proper use, benefit and behoof of the said party of the second part, their heirs and assigns forever:

And the said parties of the first part,

do for themselves, their heirs, executors and administrators covenant and agree to and with the party of the second part, their heirs and assigns, that they the said parties of the first part, 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 party of the second part, hereby made or intended to be made, for the above described land and premises, can or may be changed, charged, altered or defeated in any way whatsoever:

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

And Also that the said parties of the first part

will Warrant, secure, and forever defend the said land and premises unto the said

parties of the second part, their

heirs and assigns, forever, against the lawful claims and demands of all and every person or persons, freely and clearly freed and discharged of and from all manner of encumbrance whatsoever.

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

Signed, Sealed and Delivered
in the presence of

Edythe D. Murray
Edythe D. Murray

Robert J. McArdle
Robert J. McArdle
Grace M. McArdle
Grace M. McArdle

NOTARY PUBLIC OF N. J.
My Commission Expires 6/17/69

State of New Jersey,
County of ~~BERGEN~~ OCEAN } ss.:

Be it Remembered, -that on this **First** day of November
in the year of Our Lord One Thousand Nine Hundred and Fifty-seven, before me,
the subscriber, A Notary Public of the State of New Jersey,

personally appeared Robert J. McArdle and Grace M. McArdle, his wife,

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

Edythe D. Murray
Edythe D. Murray

Deed.

ROBERT J. MCARDLE and
GRACE M. MCARDLE, his wife,

TO

PATRICK VELLA and ROSE
VELLA, his wife,

DATED November 1st, 1957

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

LAW OFFICES
JOSEPH A. LETTIERI
37 WEST WESTFIELD AVE.
ROSELLE PARK, N. J.

~~LAW OFFICES
NICHOLAS A. TOMASUCCI
PARA THEATRE BUILDING
20 WESTFIELD AVENUE
ROSELLE PARK, N. J.~~

RECORDED
NOV - 8 AM 10 35

PAGE
13

BOOK 1856 PAGE 446

This Indenture,

Made the 31st day of October, in the year of our Lord
One Thousand Nine Hundred and Fifty-Seven

Between FRED C. NEESE and MATILDA NEESE, his wife,

residing
in the Borough of West Point Pleasant, County of Ocean,
and State of New Jersey, party of the first part;

And NORMAN L. TRASS and LEATRICE R. TRASS, his wife,

in the Borough of Oradell, County of Bergen,
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 (\$1.00) 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 Brick, County of Ocean
and State of New Jersey, described as Lot No. 109 of the map of Deauville
Beach, Brick Township, Ocean County, New Jersey. Said lot has a
frontage of forty-four (44) feet on Deauville Drive (beginning approx-
imately one hundred forty-four (144) feet west of Sunset Boulevard) on
the north side; and a depth of one hundred (100) feet.

Being a portion of the premises conveyed to the party of the first
part by deed from Irene F. Marple and John R. Marple, her husband,
dated October 5, 1953 and recorded November 6, 1953 in the Ocean County
Clerk's Office in Book No. 1522, page 495.

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

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

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

In Witness Whereof, the parties of the first part have set their hands and seals to these presents, to be signed by the proper corporate officers and caused its proper copy to be hereunto attested, the day and year first above written.

Signed, Sealed and Delivered
in the Presence of

Mabel C. Applegate
WITNESS

Fred Neese (L.S.)
FRED C. NEESE

Matilda Neese (L.S.)
MATILDA NEESE



State of New Jersey, } ss:
County of

Be it Remembered, that on this _____ day of _____
in the year One Thousand Nine Hundred and _____
personally appeared _____

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

the grantor named in the within instrument; that _____
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 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 h _____ voluntary act and deed and as and for the voluntary
act and deed of said corporation, in presence of deponent, who thereupon subscribed h _____ name there
as witness.

Sworn and subscribed before me,
at _____
the date aforesaid

RECORDED
OCEAN COUNTY
CLERK'S OFFICE
1957 NOV - 2 AM 30

DEED

FRED C. NEESE and MATILDA
NEESE, his wife,

TO
NORMAN L. TRASS and LEATRICE
R. TRASS, his wife,

Dated, October 31, 1957

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

Law Offices
MARTIN ROTH

State of New Jersey, } ss:
County of OCEAN

Be it Remembered, that on this 31st day of October
in the year One Thousand Nine Hundred and Fifty-Seven
personally appeared FRED C. NEESE and MATILDA NEESE

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

Mabel C. Gifford
A Notary Public of New Jersey

This Indenture, made the 8th day of June

in the year One Thousand Nine Hundred and fifty-seven.

Between MABLE FARROW and EVIN FARROW, her husband of Avon, in the County of Dare and State of North Carolina, EMMA ERWIN and EDSON L. ERWIN, her husband of Towaco in the County of Morris and State of New Jersey and EVERETT OSBORNE, individually and as executor of the Estate of Charles W. Osborne, deceased and RITA M. OSBORNE, his wife and EDWIN L. ERWIN, as executor of the Estate of Charles W. Osborne, deceased of the County of Ocean Township of Brick and State of New Jersey party of the first part, hereinafter known as the grantor;

And STEPHEN JONES residing of Brick in the County of Ocean Township and State of New Jersey party of the second part, hereinafter known as the grantee:

Witnesseth, That the said grantor, for and in consideration of ONE (\$1.00) DOLLAR and other good and valuable consideration lawful money of the United States of America, to him in hand well and truly paid by the said grantee, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, and the said grantor being therewith fully satisfied, contented and paid, has given, granted, bargained, sold, aliened, released, enfeoffed, conveyed and confirmed, and by these presents does give, grant, bargain, sell, alien, release, enfeoff, convey and confirm unto the said grantee, and to his heirs and assigns, forever,

All those two 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 Fifty-eight (58) and Fifty-nine (59), Block Twenty-three (23), 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 westerly line of Forge Pond Road, distant 490.20 feet, more or less, northerly from a concrete monument standing at the intersection of Forge Pond Road and Harvard Avenue and running thence (1) westerly at right angles to Forge Pond Road one hundred forty-seven and 08/100 (147.08) feet; thence (2) Northerly parallel with Forge Pond Road fifty (50) feet; thence (3) Easterly parallel with the first course herein one hundred forty-seven and eight hundredths (147.08) feet to the westerly edge of Forge Pond Road; thence (4) Southerly along the westerly side of Forge Pond Road fifty (50) feet to the place of Beginning.

SUBJECT to covenants, conditions and restrictions of record.

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

Also all the estate, right, title, interest, property, claim and demand whatsoever, of the said grantor, of, in and to the same, and of, in and to every part and parcel thereof.

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

And the said grantor

for their heirs, executors, administrators, successors and assigns, do covenant, promise and agree to and with the said grantee, his heirs and assigns, that he has not made, done, committed, executed or suffered any act or acts, thing or things whatsoever whereby or by means whereof the above mentioned and described premises, or any part or parcel thereof, now are, or at any time hereafter shall or may be impeached, charged or encumbered, in any manner or way whatsoever.

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

Signed, Sealed and Delivered

in the presence of

Lola H. Meekins
LOLA H. MEEKINS As to
Mable Farrow and Evin Farrow

Mable Farrow
MABLE FARROW



Evin Farrow
EVIN FARROW



Emma Erwin L.S.
EMMA ERWIN

Edson L. Erwin L.S.
EDSON L. ERWIN

Richard W. Sim
RICHARD W. SIM, A Master
of the Superior Court of
New Jersey, As to the
remainder.

Executor of the Estate of Charles W. Osborne, deceased.

Everette Osborne L.S.

Edwin L. Erwin L.S.
EDWIN L. ERWIN, Executor
under the last Will and Testament
of Charles W. Osborne, deceased L.S.

Rita M. Osborne L.S.
RITA M. OSBORNE

NORTH CAROLINA

State of ~~North Carolina~~

COUNTY OF DARE

Be it Remembered, that on this 6th day of June in the year of our Lord One Thousand Nine Hundred and fifty-seven, the subscriber, A Notary Public of the State of North Carolina, before me, personally appeared MABLE FARROW and EVIN FARROW, her husband

and I am satisfied, are the grantors mentioned in the within instrument, and thereupon they acknowledged that they act and deed, for the purposes therein expressed, I hereby certify that I am a Notary Public of the State of North Carolina.

Lola H. Meekins

My Commission Expires February 26, 1889,

BOOK 1860 PAGE 80

State of New Jersey.

County of MORRIS

Be it Remembered, that on this 22 day of July, before me, in the year of our Lord, One thousand nine hundred and fifty-seven the subscriber, a Notary Public of the State of New Jersey personally appeared

EMMA ERWIN and EDSON L. ERWIN, her husband and EDWIN L. ERWIN, Executor under the last Will and Testament of Charles W. Osborne deceased.

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.

Philip D. Moxley
 20

State of New Jersey.

County of OCEAN

Be it Remembered, that on this 31st day of August, before me, in the year of our Lord, One thousand nine hundred and fifty-seven the subscriber, a Master of the Superior Court of New Jersey personally appeared EVERETT OSBORNE, Executor of the Estate of CHARLES W. OSBORNE, deceased and RITA M. OSBORNE, 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.

Richard W. Elm
 RICHARD W. ELM, A Master of the Superior Court of New Jersey

Depd.

MAHLE FARROW, et. al.

TO

STEPHEN JONES

DATED June 6th 1957

RECORDED
OCEAN COUNTY
CLERK'S OFFICE

1957 NOV 22 PM 1:09

BOOK _____ PAGE _____
OF _____
Edward R. Bishop
CLERK

ROGERS, SIM & SINN

Counselors At Law

P. O. BOX 477

POINT PLEASANT BEACH, NEW JERSEY

Lease

THIS AGREEMENT, Made the **Eighth** day of November in the year of our Lord One Thousand Nine Hundred and Fifty-seven Between THE FIRST NATIONAL BANK OF TOMS RIVER, N. J. and NANCY MARGARET PEARL, Trustees under deed of trust with FRED A. C. PEARL dated January 1, 1953, Party of the First Part, Landlord,

AND FRED C. MAUSEZAHN and LENA B. MAUSEZAHN, his wife of Wanaque in the County of Passaic and the State of New Jersey Party of the Second Part, Tenant.

WITNESSETH, That the Landlord hath let and by these presents doth grant, demise and let unto said Tenant,

ALL THAT CERTAIN LOT OR TRACT of vacant land, known and designated as Lot No. Twenty W (20 W) Section No. Ocean Front (Sea View Road) as shown on a plan of Ocean Beach, Unit No. 3, situate in Dover Township, Ocean County, New Jersey, mapped and surveyed by William S. Logan, Jr., Civil Engineer and Surveyor, Manasquan, New Jersey, dated June 6, 1952 and filed in the Ocean County Clerk's Office on June 14, 1952 as Map No. A-371.

FOR THE TERM of Forty (40) years from the **Eighth** day of November in the year of our Lord One Thousand Nine Hundred and Fifty-seven to be paid yearly, in advance, at the annual or yearly rent or sum of **Three Hundred Fifty Dollars (\$350.00)** the receipt of the first year's rent to be separately acknowledged when paid.

AND the said Tenant doth hereby covenant and agree to and with the Landlord to pay said rent in the proportions and upon the conditions aforesaid, and not to assign this Lease without first obtaining the written approval of the Landlord, nor use or permit any portion thereof to be used for any purpose other than as a place for private residence; and also, at the expiration of said term, to yield up and surrender possession thereof. The said Tenant further agrees to faithfully abide by the restrictions attached hereto.

IT IS FURTHER EXPRESSLY AGREED between the parties hereto that if any year's rent shall become due and unpaid, and shall remain unpaid and in arrears for the space of Thirty days after the same shall become due; or if the Tenant shall at any time hereafter wilfully violate the restrictions, a copy of which is hereunto attached, or if said Tenant shall fail to pay the taxes assessed against the premises, or if the Tenant shall break any of the covenants or agreements above set forth to be observed by him, then in either of said events, the Landlord, at his option, without notice and without any demand for said rent, may forthwith declare this Lease null and said term ended, and may re-enter and repossess said premises and remove all persons therefrom, or proceed by action for the recovery of the possession thereof, or otherwise however.

IT IS FURTHER UNDERSTOOD AND AGREED by and between the parties hereto that said Tenant shall not remove any buildings or improvements from the aforesaid leased land during the term of this lease or any renewal thereof without the written consent of the Landlord.

IN FURTHER CONSIDERATION OF THE PREMISES, the Landlord hereby grants to the Tenant the right and option of renewing this lease for a term of Forty Years (40) to commence at the end of the term hereinbefore mentioned, at a rental to be determined by the Landlord, payable upon the same terms and subject to all the other terms and conditions of this Lease, provided the Tenant shall give to the Landlord at least three months before the expiration of term hereby granted Notice in writing of his determination to renew; shall accompany said notice by a payment of one year's rental in advance for the renewed term; and provided further that the Tenant shall have no right to renew this lease so long as or at any time when he shall be in default in the payment of any rental that has become due and remains in arrears.

BOOK 1860 PAGE 83

AND the said Landlord covenants and agrees to and with the said Tenant that on paying the said rental and performing the other conditions hereinbefore mentioned the Tenant shall and may peaceably and quietly have, hold and enjoy the demised premises for the term aforesaid.

IT IS MUTUALLY AGREED by and between the parties hereto that wherever "Tenant" and/or "Landlord" is mentioned herein it shall effectively apply to the heirs, executors, administrators, successors, or assigns of either or both said Landlord and/or Tenant.

Attached To And Forming A Part Of a certain Lease between The First National Bank of Texas River, N.J. and Nancy Margaret Pearl, Trustees under Deed of Trust with Fred A.C.

OCEAN BEACH, UNIT No. 3
Pearl and Fred C. Mauszahl, et ux; dated: November 8, 1957

RESTRICTIONS



BEACH CLUB

All property owners in this development are required to be members of a property owners' association known or to be known as "OCEAN BEACH CLUB" or similar name and to faithfully abide by its rules. No sale, resale, or rental of any property in Ocean 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 OCEAN BEACH CLUB shall make such rules as it deems necessary pertaining to the race, color, or creed of persons eligible for membership and any other rules or regulations it chooses.

The OCEAN 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.

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

The use of the bathing beaches designated on plan of Ocean Beach unit No. 3 are for the exclusive use of members in good standing of the OCEAN BEACH CLUB in unit No. 3, and/or guests, and/or tenants of such members.

The OCEAN BEACH CLUB shall lease on long term the bathing beaches designated on plan of Ocean Beach Unit No. 3 from the owners of said beaches.

Building Restrictions (Lots other than ocean front)

No building shall be built or placed closer than two (2) feet to front lot line, ten (10) feet to rear lot line, or two (2) feet to side lot line.

It is not recommended, but is permissible upon special approval by the Ocean Beach Inc. Developers, to have the front of buildings including porches, garages, etc., to total over twenty-four (24) feet. All buildings must be erected on the left side of lots when viewed from road. Vacant space on right side of lot when viewed from road is for private auto parking and/or garden, and/or open patio and/or terrace.

All lots fronting on the westerly side of Ocean Road are subject to all other restrictions contained herein but shall have the buildings thereon placed on the East end of such lots with the vacant space on the westerly portion of said lots being reserved for private auto parking and/or garden and/or open patio and/or terrace.