

BK 1400

COMMONWEALTH OF MASSACHUSETTS)
COUNTY OF HAMPDEN) SS:

I. LEWIS A. TWITCHELL, Clerk of the
Supreme Judicial Court, in and for
County, do hereby certify that said

is a
Court of Record; that Allyn K. Talmadge whose name is subscribed to the Certificate
proof of acknowledgment of the annexed instrument, was at the time of taking the same
a Notary Public, in and for said County of Hampden, duly commissioned and sworn, and
qualified to act as such; that as such Notary Public he is duly authorized by the
laws of the Commonwealth of Massachusetts to take the acknowledgments and proofs of
deeds or conveyance for lands, tenements or hereditaments in said Commonwealth of
Massachusetts; that I am well acquainted with the handwriting of said Notary Public,
and verily believe his signature to the same is genuine.

IN TESTIMONY WHEREOF I have hereunto set my hand and
the seal of said Court, at Springfield, in said County of Hampden, this 9th day of
August A. D. 1950.

() Lewis A. Twitchell Clerk
(LS)
()

COMPARED
By C.

Received and Recorded June 25, 1951 8:44 A. M.

SYLVESTER B. MATHIS, CLERK.

HENRY J. RUSSELL Executor)
TO)
CHARLES ALLAN)

THIS INDENTURE, made the twenty-second
day of May in the year one thousand
nine hundred and Fifty-one

BETWEEN HENRY J. RUSSELL, Executor of the last
will and testament of CARLIE ALLAN late of HUDSON COUNTY, NEW JERSEY deceased, party
of the First Part;

AND CHARLES ALLAN, of 627-37th Street, Union
City, New Jersey, party of the second Part:

WITNESSETH, That the said party of the first part
by virtue of the power and authority to him given in and by said Last Will and Testa-
ment, and for and in consideration of the sum of Two Hundred Dollars (\$200.00)
lawful money of the United States of America to him in hand paid by the said party
of the second part, at or before the ensealing and delivery of these presents, the
receipt whereof is hereby acknowledged, HAS granted, bargained, sold and conveyed,
and by these presents DOES grant, bargain, sell and convey unto the said party of the
second part, and to his heirs and Assigns, forever.

ALL those certain lots, tracts or parcels of
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 8 and 9, Block 7, on the Map of Laurelton Park Company, made by Roy T. [unclear]
Engineer and Surveyor, and dated March 3, 1927,

BEGINNING at the southeast corner of Princeton

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Avenue and Third Street, and running thence (1) Southerly along the Easterly side of Princeton Avenue, One Hundred Fifty (150) feet; thence (2) Easterly parallel with Third Street, Fifty (50) feet; thence (3) Northerly parallel with Princeton Avenue, One Hundred Fifty (150) feet to the southerly side of Third Street; thence (4) Westerly along the southerly side of Third Street, Fifty (50) feet to the place of beginning;

BEING the same premises conveyed to the said CARLIE ALLAN (therein called CAROLINE ALLAN) by LAURELTON PARK COMPANY, by deed dated April 5th, 1930, and recorded in the Ocean County Clerk's Office on April 22nd, 1930; and the said CARLIE ALLAN having since died leaving a Will Probated in the Surrogate's Office of Hudson County.

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, and of the said Testatrix 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 and described premises, together with the appurtenances, unto the said party of the second part, his heirs and Assigns forever,

AND the said party of the first part DOES hereby covenant, promise and agree to and with the said party of the second part, his heirs and assigns, that he has not as such executor as aforesaid, done or caused, suffered or procured to be done, any act, matter or thing, whereby the said premises or any part thereof, with the appurtenances, are or may be charged or encumbered in estate, title or otherwise.

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

SIGNED, SEALED AND DELIVERED)

IN THE PRESENCE OF)

James E. Pyle
JAMES E. PYLE

Henry J. Russell LS
HENRY J. RUSSELL
EXECUTOR OF THE LAST WILL
AND TESTAMENT OF CARLIE
ALLAN, DECEASED.

(U.S.STAMPS)

(\$.55)

(cancelled)

STATE OF NEW JERSEY)
COUNTY OF HUDSON) SS:

BE IT REMEMBERED, That on this 25th day of May in the year of our Lord one thousand nine hundred and Fifty-one,

before me, the subscriber, an Attorney at Law of New Jersey, personally appeared HENRY J. RUSSELL, Executor of the Last Will and Testament of CARLIE ALLAN, Deceased, who, I am satisfied, is the grantor in the within Deed of Conveyance named; and I having first made known to him the contents thereof, he did thereupon acknowledge that he signed, sealed and delivered the same as his voluntary act and deed, for the uses and purposes therein expressed.

James E. Pyle
JAMES E. PYLE
Attorney at Law of New Jersey

Received and Recorded June 25, 1951

8:46 A. M.

SYLVESTER B. MATHIS. CLERK.

ROBERT D. KEEHN)
TO)
HARRY MUSTALISH & WIFE)

THIS DEED, Made the 28th day of May in the
year One thousand nine hundred and
Fifty One

STATE OF
COUNTY OF

BETWEEN ROBERT D. KEEHN (Married)
AND HARRY MUSTALISH and MARJORIE MUSTALISH, his
wife

before me
Robert D.
to whom I
signed, se
uses and
()
(LS)
()

WITNESSETH, That in consideration of ONE DOLLAR
AND OTHER GOOD AND VALUABLE CONSIDERATIONS the said ROBERT D. KEEHN does grant and
convey unto the said HARRY MUSTALISH and, MARJORIE MUSTALISH, his wife and their
heirs and assigns forever

ALL Tract or Parcel of land and premises hereinafter
particularly described, situate, lying and being in the TOWNSHIP OF BRICK COUNTY OF
BRICK and STATE OF NEW JERSEY, of and known and designated as Lots 715-716-717 as
laid down and shown on a map entitled, "Godfrey Manor," property of the Silverton
Land Co., R. W. Morris, Surveyor, May A. D. 1926, which map has been filed and placed
on record in the Hall of Records, Toms River, N.J., November 15th, 1927.

Received a

The following restrictions shall attach to and run with
the land to wit:

The owner of lots in said tract shall be limited
to the construction of one house or bungalow for residential purposes upon a unit
of land consisting of two lots as laid out on said plan.

NED S. CARL
TO
SAMUEL HAYE
Fifty-One

That no building to be used for residential or
purposes shall be erected nearer than fifteen feet from the line of the sidewalk
of the street or avenue upon which the same is erected. All outhouses of any kind
whatsoever shall be erected along the rear line of the lots so built upon. And,
no houses with flat roofs.

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of the first

The Lake and the driveway around Godfrey Lake are
for the use of the lot owners owning lots in Godfrey Manor.

of Ocean and
Haven, County

TO HAVE AND TO HOLD said premises with the appurtenances,
unto the said grantees HARRY MUSTALISH, and MARJORIE MUSTALISH, heirs
and assigns forever.

for and in
consideration
by the said

The said ROBERT D. KEEHN COVENANTS:
1. That he is lawfully seized of the said land
2. That he has the right to convey the said land
to the grantee.

before the e
acknowledged

3. That the grantee shall have quiet possession
of the said land free from all incumbrances.

and confirmed
release, con

4. That the grantor will execute such further
assurances of the said land as may be requisite.

heirs and assigns

5. That he will warrant generally the property
hereby conveyed.

hereinafter
of Beach Haven

IN WITNESS WHEREOF, the said grantor has signed
these presents the day and year first above written.

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SIGNED, SEALED AND DELIVERED

Ocean and Sta

IN THE PRESENCE OF

Robert D. Keehn LS

Haven, New Je

L.B.Gittleman

Deceased, mad

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

BE IT REMEMBERED, That on this 28th
day of May in the year One Thousand
Nine Hundred and Fifty-one

before me, the subscriber, A Notary Public of New Jersey, personally appeared
Robert D. Keehn who, I am satisfied, is the grantor in the within Instrument, and
to whom I first made known the contents thereof, he did acknowledge that he
signed, sealed and delivered the same as his voluntary act and deed, for the
uses and purposes therein expressed.

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(LS)
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Louis B. Gittleman
LOUIS B. GITTLEMAN
NOTARY PUBLIC OF N.J.
My Commission Expires Sept. 25, 1952

Received and Recorded June 25, 1951

8:47 A. M.

SYLVESTER B. MATHIS, CLERK.

NED S. CARLTON & WIFE)
TO)
SAMUEL HAYES et al)
Fifty-One

THIS INDENTURE, MADE THE 19th day
of June in the year of our Lord
one thousand nine hundred and

BETWEEN NED S. CARLTON and RUBY L. CARLTON, his wife,
of the Borough of Beach Haven, County of Ocean, and State of New Jersey, Party
of the first part,

AND SAMUEL HAYES, of the Borough of Tuckerton, County
of Ocean and State of New Jersey; and HAROLD HAYES, of the Borough of Beach
Haven, County of Ocean and State of New Jersey, Parties of the second part;

WITNESSETH, That the said party of the first part,
for and in consideration of the sum of ONE DOLLAR and other good and valuable
considerations, 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, have granted, bargained, sold, aliened, enfeoffed, released, conveyed
and confirmed, and by these presents do grant, bargain, sell, alien, enfeoff,
release, convey and confirm, unto the said party of the second part, their
heirs and assigns,

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

ALL that certain lot or piece of ground, situate,
lying and being in the Borough of Beach Haven, Island of Long Beach, County of
Ocean and State of New Jersey, as shown on the "Sectional Plan No. 2 of Beach
Haven, New Jersey, Central Bay Side Tract" showing property of Joseph Taylor,
Deceased, made by Haines and Sherman, C. E., April 30, 1914, being known and

numbered on said Plan as Lot No. Ten (10) Block No. Seven (7) and more particularly described as follows, to wit:-

Situate on the Southwest side of Center Street beginning at a distance of Seventy-seven and Six One Hundredths (77.06) feet South eastwardly from the Southerly corner of West Avenue; CONTAINING in front or breadth along said Center Street, extending Southeastwardly Forty (40) feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles to said Center Street One Hundred Nine and Twenty-five One hundredths (109.25) feet.

Under and subject nevertheless to certain conditions, covenants and restrictions as set forth in a Deed from the Tuckerton and Long Beach Building Land and Improvement Association to Joseph Taylor, as recorded in Deed Book 320, page 433 in the Ocean County Clerk's Office. And also UNDER AND SUBJECT to the following restrictions:-

(1) Private garages may be erected upon any lot, but shall not project within less than Forty (40) feet of building line of street upon which lots face and may not be erected prior to the building of the dwelling or main building.

(2) No building shall be erected upon the within described lot at a cost of less than \$3000.00.

(3) At no time shall the herein described lot, or any part thereof, or any building erected thereon be sold, leased or transferred to or occupied by any person not a descendant of the Caucasian Race. This restriction, however, not to include occupancy by any servants or employees of the owner or occupant of said lot.

(4) At no time shall there be on the herein described property any cattle, horses, swine or other live stock for breeding or market purposes.

BEING the same premises which Ralph E. Apgar, et ux, by deed dated May 9, 1939 and recorded in the Ocean County Clerk's Office in Deed Book 1053, page 175, granted and conveyed unto Ned S. Carlton.

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

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Herman M.
HERMAN M.

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Received a

FRED RIDGWA
TO
RALPH G. WA

of Barnegat
part,

WARRANT and forever DEFEND.

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

SIGNED, SEALED AND DELIVERED)

Ned S. Carlton LS
NED S. CARLTON

IN THE PRESENCE OF)

Herman M. Gerber
HERMAN M. GERBER

Ruby L. Carlton LS
RUBY L. CARLTON

STATE OF NEW JERSEY)
COUNTY OF OCEAN) SS:

BE IT REMEMBERED, that on this 19th day of June in the year of our Lord one thousand nine hundred

and Fifty One. before me, an Attorney at Law in and of the State of New Jersey, personally appeared NED S. CARLTON and RUBY L. CARLTON, his wife, who, I am satisfied are the grantors mentioned in the above deed or conveyance and acknowledged that they signed, sealed and delivered the same as their act and deed. All of which is hereby certified.

Herman M. Gerber
HERMAN M. GERBER
An Attorney at Law in and
of the State of New Jersey.

Received and Recorded June

25, 1951

8:57 A. M.

SYLVESTER B. MATHIS, CLERK.

FRED RIDGWAY, Trustee,)
TO)
RALPH G. WALLING & WIFE)

THIS INDENTURE, MADE THE 3rd day of March in the year of our Lord one thousand nine hundred and fifty

BETWEEN FRED RIDGWAY, Trustee, of the Village of Barnegat, in the County of Ocean and State of New Jersey, party of the first part,

AND RALPH G. WALLING and JUNE I. WALLING, his wife, of Port Monmouth, Middletown Township in the County of Monmouth, and State of New Jersey, parties of the second part:

WITNESSETH, That the said party of the first part, for and in consideration of the sum of FIVE HUNDRED DOLLARS 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, their heirs and assigns,

ALL those certain lots, tracts or parcels of ground, situate, lying and being in the Township of Union, in the County of Ocean and State of New Jersey, being more particularly described as follows:

BEING Lot No. 33 on a certain map entitled

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SHALL and WILL

BOOK 1512 PAGE 376

This Indenture,

Made the Fourteenth day of September in the year of our Lord
One Thousand Nine Hundred and Fifty-three.
Between

LAURELTON PARK COMPANY

a corporation of the State of New Jersey,

And

party of the first part

ROBERT J. McARDLE and GRACE M. McARDLE, his wife,
of the Township of Brick, in the County of Ocean
and State of New Jersey,

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

party of the second part:

ONE DOLLAR and other good and valuable consideration

lawful money of the United States of America,

to it in hand well and truly paid by the said party of
the second part, at or before the sealing and delivery of these presents, the receipt whereof is hereby
acknowledged, and the said party of the first part being therewith fully satisfied, contented and paid,
has given, granted, bargained, sold, aliened, released, enfeoffed, conveyed and confirmed, and by these
presents does 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, tracts or parcels of land and premises, hereinafter particular-
ly 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 Nos. 26 and 27 in Block No. 20
on map of Laurelton Park made by Roy T. Havens, Surveyor, and filed
in the Ocean County Clerks Office.

BEGINNING at a point in the Southeasterly line of Forge Pond
Road distant Northeasterly therein one hundred twelve and forty-eight
hundredths feet from the intersection formed by said Southeasterly
line of Forge Pond Road and the Easterly line of Yale Place, which
point of beginning is also the Northeast corner of Lot No. 25 in said
Block, and running thence (1) Southerly parallel with Yale Place and
along the Easterly line of Lot No. 25, one hundred sixty-two (162)
feet, more or less, to a point the Southeast corner of said Lot No.
25; thence (2) Easterly at right angles to Yale Place, fifty (50)
feet, more or less, to the Southwest corner of Lot No. 19, in said
Block; thence (3) Northerly parallel with Yale Place, and along the
Westerly line of Lots Nos. 19, 20, 21 and 28 in said Block, one
hundred seventy-five (175) feet, more or less, to the Southeasterly
line of Forge Pond Road; thence (4) Southwesterly along said South-

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easterly line of Forge Pond Road, fifty-six and twenty-four hundredths (56.24) feet, more or less, to the place of BEGINNING.

SUBJECT to covenants and restrictions of record, if any.

This being a confirmatory deed given to correct errors made in the description of said premises in deed dated Sept. 28, 1949 and recorded in the Ocean County Clerks Office in Book 1341 of deeds on pages 180 &c.

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

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

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

And the said party of the first part does for itself and its successors, covenant and agree to and with the said party of the second part, their heirs and assigns, that it the said party of the first part is the true, lawful and right owner of all and singular the above described land and premises, and of every part and parcel thereof, with the appurtenances thereunto belonging; and that the said land and premises, or any part thereof, at the time of the sealing and delivery of these presents, are not encumbered by any mortgage, judgment or limitation, or by any encumbrance whatsoever, by which the title of 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 has good right, full power and lawful authority, to grant, bargain, sell and convey the said land and premises in manner aforesaid;

And also, that the said party of the first part, will Warrant, secure, and forever defend the said land and premises unto the said party 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 hath caused its corporate Seal to be hereto affixed and attested by its Secretary and these presents to be signed by its Vice President, the day and year first above written.

LAURELTON PARK COMPANY

By Allen D. Havens
ALLEN D. HAVENS, Vice-President

Attest David D. Cook
DAVID D. COOK, Secretary

State of New Jersey, } ss.
County of OCEAN

Be it remembered, That on this Fourteenth day of September, Nineteen hundred and Fifty-three before me the subscriber, a NOTARY PUBLIC OF NEW JERSEY personally appeared DAVID D. COOK who being by me duly sworn on his oath, says that he is the Secretary of LAURELTON PARK COMPANY the Grantor named in the foregoing Instrument; that he well knows the corporate seal of said corporation; that the seal affixed to said Instrument is the corporate seal of said corporation; that the said seal was so affixed and the said Instrument signed and delivered by ALLEN D. HAVENS who was at the date thereof the Vice-President of said corporation, in the presence of this deponent, and said Vice President, at the same time acknowledged that he signed, sealed and delivered the same as his voluntary act and deed, and as the voluntary act and deed of said corporation, by virtue of authority from its Board of Directors, and that deponent, at the same time, subscribed his name to said Instrument as an attesting witness to the execution thereof.

Sworn and Subscribed before me at Lakewood, New Jersey, the date aforesaid

Harriet G. S. Osborne
HARRIET G. S. OSBORNE
Notary Public of New Jersey.

David D. Cook
DAVID D. COOK

13250
Deed.

LAURELTON PARK COMPANY

TO

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

Dated SEPTEMBER 14th, 1953.

Received in the Office of the County of OCEAN on the 19th day of September, 1953, at 12 o'clock in the noon of DEEDS and recorded in Book 1512 on page 378 for this County on page 378

RECORDED
OCEAN COUNTY CLERK'S OFFICE

SEP 24 AM 10 27

CLERK

ALBERT S. LARRABEE
COUNSELOR AT LAW
SECOND STREET
LAKEWOOD, NEW JERSEY

Harriet B. Martin

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This Indenture, made the Twenty-first day of

BOOK 1512 PAGE 379
September

in the year One Thousand Nine Hundred and Fifty-three

Between

STEWART MARRINER and SARAH VIRGINIA MARRINER, his wife

residing at Osbornville

in the Township of Brick
Ocean and State of New Jersey

hereinafter referred to as the Grantor;

And

CHARLES H MAC QUESTEN and MARIE A MAC QUESTEN, his wife

residing in the Town of Bloomfield, in the County of Essex
and State of New Jersey

hereinafter referred to 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 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 that certain lot

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

Being shown and designated as Lot No. 12, Block 13, Section B, on map entitled "Cedar Bridge Manor, Brick Township, -Ocean County- New Jersey, owned and developed by Charles A. Carol, May 8, 1950, Scale 1" = 100', H. O. Uhden, Licensed Surveyor, Number 2158, Revised October 15, 1951 as to Blocks 6, 11, 12, 13, 14, 15 and 16 only, Approved October 17, 1951" and duly filed in the Office of the Clerk of the County of Ocean on November 16, 1951, file No. B-303.

Together with an easement to the party of the second part, his heirs and assigns, for ingress and egress from and to Hooper Avenue over existing improved streets and such other streets as may be hereafter laid out and improved.

A perpetual easement in all streets is reserved to the said Charles A. Carol, his heirs and assigns, for utility installation and maintenance.

Being the same premises conveyed to Stewart Marriner, by Charles A. Carol and Martha A. Carol, his wife by deed dated January 17, 1952 and recorded in the Ocean County Clerk's Office in Book 1434 of Deeds for said County page 351 &c.

SUBJECT to covenants, conditions and restrictions of record.

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 grantors

covenants and agrees to and with the grantee, that the said grantors 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, except as aforesaid

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

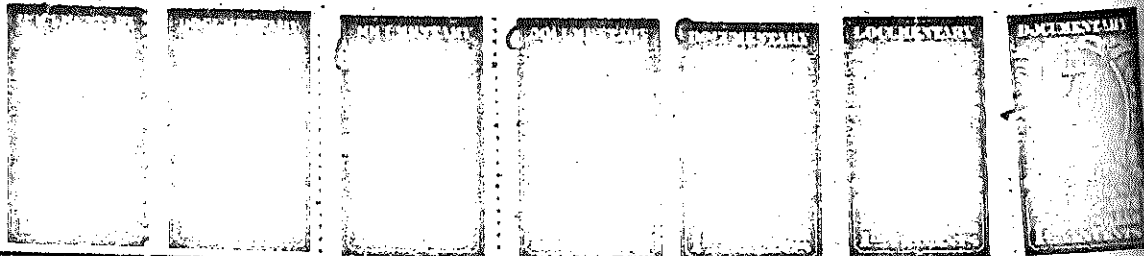
Signed, Sealed and Delivered

in the presence of

Evelyn M. Kohl
Evelyn M. Kohl

Steward Marriner (L.S.)
STEWART MARRINER

Sarah Virginia Marriner (L.S.)
SARAH VIRGINIA MARRINER



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State of New Jersey,
County of Ocean

BOOK 1512 PAGE 381

Be it Remembered, that on this 21st day of ~~May~~ September
in the year of our Lord One Thousand Nine Hundred and Fifty-three, before me,
the subscriber, A Notary Public of the State of New Jersey
personally appeared Steward Marriner and Sarah Virginia Marriner
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.

Evelyn M. Kohl
Evelyn M. Kohl

NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES DEC. 18, 1967

13222

Appl.

STEWART MARRINER, Et ux.,

TO

CHARLES H. MAC QUESTEN, E

DATED September 21, 1953

Received in the
the County of _____ Office
on the _____ day of _____ N.
A. D., 19 _____, at _____
noon and Recorded in Bo
of DEEDS for a
County, on page _____

JOHN LLOYD OLSON
COUNSELLOR at LAW
2 WASHINGTON STREET
TOMS RIVER, NEW JERSEY

400

This Indenture

made the 5th

1955 10 5 469
day of October

in the year One Thousand Nine Hundred and Fifty-five

Between GUSTAVE J. KIESER, Wilower,

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 JAMES H. BARNETT and LUCIE A. BARNETT, his wife, residing
at 9 Channel Road, Green Island, Toms River, N. J.

hereinafter referred to as the Grantees:

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

lawful money of the United States of America, to 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
themselves, 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 State of New Jersey.

KNOWN as Lots 8, 9 and 10 in Block 16, on the Map of
the Laurelton Park Company, made by Roy T. Havens, Engineer and
Surveyor, and dated March 3, 1927.

SUBJECT to conditions, covenants and restrictions of
record, if any.

BEING a part of the same premises conveyed by deed
from Laurelton Park Company to Gustave J. Kieser and recorded in
the Ocean County Clerk's Office in Book 1599 of Deeds at Page 421

Togelher 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 GUSTAVE J. KIESER, widower,

covenants and agrees to and with the grantee, that the said grantor

GUSTAVE J. KIESER, WIDOWER, 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

Gustave J. Kieser
GUSTAVE J. KIESER



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

MY COMMISSION EXPIRES APRIL 14, 1967



STATE OF NEW JERSEY,

COUNTY OF Ocean

ss. :

Be it Remembered, that on this 5th day of October in the year of our Lord One thousand Nine Hundred and Fifty-five, before me, the subscriber, a Notary Public in and for the State of New Jersey personally appeared GUSTAVE J. KIESER

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

Leland W. Downey
Leland W. Downey

Notary Public of N. J.

MY COMMISSION EXPIRES APRIL 14, 1967

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Deed.

GUSTAVE J. KIESER

TO

Pl. JAMES H. BARNETT et ux

DATED October 5th 1955

RECORDED
OCEAN COUNTY CLERK'S
OFFICE

1955 OCT 6 AM 10 30

BOOK _____ OF _____
PAGE _____

CLERK

Lyman B. Marsh

This Indenture, MADE THIS

TEENTH day of SEPTEMBER in the year
of our Lord one thousand nine hundred and Fifty-five

Between William E. Boyce and Mary C. Boyce, his wife
(residing at 405 David Street) of the City of
South Amboy, in the County of Middlesex and
State of New Jersey

of the first part, and Clarence Hough, Jr. and Virginia Hough, his wife
(residing at 95 Ridgewood Rd.) of the Township
of Washington, in the County of Union, State of
New Jersey

of the second part.

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

ONE DOLLAR AND OTHER GOOD AND 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 enrolling and delivery of these presents, the receipt whereof
is hereby acknowledged, have

granted, bargained, sold, aliened,
enfeoffed, released, conveyed and confirmed, and by these presents do grant, bargain, sell, alien,
enfeoff, release, convey and confirm, unto the said party of the second part,
their heirs and assigns:

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

AND being more particularly described as follows:

BEING known as Lot #33 West Bay View Drive Extension, Ocean Beach Peninsula Section,
and shown on a plan of Ocean Beach - Peninsula Section, Dover Township, Ocean County,
New Jersey, drawn by George W. Henn, P.E. & L.S., Ocean Beach, N.J. dated May 27,
1953, said plan having been approved for filing by the Committee of the Township
of Dover and filed in the office of the County Clerk, Ocean County, New Jersey on
September 24, 1953 as Map #C-266.

BEING a portion of the land conveyed to Robert McDonough by deed from Otis C.
Strickland and Lorna E. Strickland, his wife, dated August 10, 1953 and recorded in
the Ocean County Clerk's Office on August 11, 1953 in Book 1504, Page 118.

BEING a portion of the same premises conveyed to Otis C. Strickland and Loran E.
Strickland, his wife by deed from Chadwick Beach Company, dated February 15, 1952
and recorded in the Ocean County Clerk's Office on April 28, 1952 in Book 1439,
Page 305.

BEING a portion of the same premises conveyed to William E. Boyce and Mary C. Boyce, his wife by deed from Robert McDonough and Betty J. McDonough, his wife, dated September 25, 1953 and recorded in the Ocean County Clerk's Office on October 14, 1954 in Book 1593 of Deeds Page 192.

Attached To And Forming A Part Of a Deed between William E. Boyce, et ux and Clarence Hough, Jr. et ux dated 5-18-1955

OCEAN BEACH, UNIT No. 3

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) AND OTHER THAN PENINSULA SECTION FOR BUILDING RESTRICTIONS PERTAINING TO PENINSULA SECTION SEE OTHER SIDE

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.

Building Restrictions (Ocean front section; lots east of Sea View Road)

No building, alteration, addition, or structure of any kind shall be erected closer than thirty-five (35) feet to the front or easterly side of an ocean front lot; nor closer than ten (10) feet to side lines, or closer than 2 feet to road line.

It is intended that the parking of private automobiles on these lots shall at all times be in the area immediately west of the residence building.

An exception to this ruling shall only be made at such times as there is insufficient space in the area immediately west of the aforesaid residence building or for overflow space for provision for additional auto parking due to guests or other visitors.

In such cases of exception aforesaid, the additional space to be used shall be only the vacant 10 feet on the north side of the rear or western portion of the lot and under no condition shall the south ten foot space ever be used or excepted for auto parking.

(Ocean front section; lots west of Sea View Road)

Location of Buildings in Ocean Front Section between Seaview Road and Ocean Road.

1. All buildings shall be two (2) feet from east line and shall be placed two (2) feet from side road line. Rear or westerly portion of lot shall be used for garden, patio or private auto parking. No building in this part of the Ocean Front Section shall be larger than 20 x 32 feet. No building shall have its easterly or westerly end exceed twenty (20) feet.

GENERAL RESTRICTIONS

600-1673-14
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 Ocean Beach Inc.

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 extreme back line of any property in this Development for the purpose of installing facilities necessary to furnish gas, water, electric light or telephone service in 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 Ocean Beach Inc.

EXPIRATION

These covenants 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 Ocean Beach Club it is agreed to change said covenants in whole or in part.