

()
 (L. S.)
 ()

I, I. GRANT SCOTT, Clerk of the Superior Court of New Jersey, the same being a Court of Record, do hereby certify that the foregoing is a true copy of the Final Judgment now on the files of my office.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed seal of said Court, at Trenton, this 3rd day of August Nineteen hundred and

()
 (L. S.)
 ()

I. Grant Scott Clerk.

ED AND RECORDED Aug 7, 1950

10:29 A. M.

Sylvester B. Mathis, Clerk

an Park Co.)
 to)
 L. Honan & wife)

THIS INDENTURE, Made the Twenty-seventh day of June, in the year of our Lord One Thousand Nine Hundred and fifty

BETWEEN LAURELTON PARK COMPANY a corporation of the State of New Jersey, with its principal office in the Township of Lakewood in the County of Ocean and State of New Jersey party of the first part:

AND LEONARD L. HONAN and DOROTHY M. HONAN, his wife residing at 28th Street, in the City of Bayonne 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 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, receipt whereof is hereby acknowledged, and the said party of the first part therewith fully satisfied, contented and paid, has given, granted, bargained, aliened, released, enfeoffed, conveyed and confirmed, and by these presents does, grant, bargain, sell, alien, release, enfeoff, convey and confirm unto the party of the second part, and to their heirs and assigns, forever,

ALL those certain lots, tracts or parcels of land and premises, more particularly described, situate, lying and being in the Township of Lakewood in the County of Ocean and State of New Jersey.

KNOWN and DESIGNATED as Lots Numbers 50, 51, 52 and 53, Block 1 of Laurelton Park, Brick Township, Ocean County, New Jersey, made by Roy L. Honan and duly filed in the Ocean County Clerk's Office.

BEGINNING at a point in the northwesterly boundary of the Laurelton Park property north twelve degrees forty-eight minutes east as the magnetic meridian in the year 1927 A. D., a distance of two hundred seventy-five and thirty feet from a stone on the northwesterly property line of Laurelton

Park Company and running thence (1) North twelve degrees forty-eight minutes
a distance of one hundred and no hundredths feet to a point; thence (2) North
seven degrees twelve minutes east a distance of one hundred forty-eight
hundredths feet to a point in the northerly line of Forge Pond Road; thence
Along Forge Pond Road south twelve degrees forty-eight minutes west a distance
one hundred and no hundredths feet; thence (4) North seventy-seven degrees
minutes west a distance of one hundred forty-eight and six hundredths feet to
point or place of Beginning.

SUBJECT to covenant, conditions and restrictions,
TOGETHER with all and singular the houses, buildings, structures, fixtures,
ways, waters, profits, privileges and advantages, with appurtenances to the same
belonging or in anywise appertaining, and the reversion and reversions, remainders,
and remainders, rents, issues and the profits thereof, and of every part and
thereof;

AND ALSO, all the estate, right, title, interest, claim and demand whatsoever, as well in law as in equity, of
party of the first part, of, in and to the above described premises, and
and parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD, all and singular, the above described
premises, together with the appurtenances, unto the said party of the first part,
heirs and assigns, to their own proper use, benefit and behoof forever.

AND the said LAURELTON PARK COMPANY for itself, its heirs, assigns,
and assigns, does covenant, grant and agree to and with the said party of the first
part, their heirs and assigns, that the said LAURELTON PARK COMPANY at the time of
the sealing and delivery of these presents, is lawfully seized in its own right
good absolute, and indefeasible estate of inheritance in fee simple, of the
singular the above granted, bargained and described premises, with the appurtenances,
has good right, full power and lawful authority to grant, bargain, sell, convey,
same in manner and form aforesaid; and that the same are free and clear of all
branches,

AND that the said LAURELTON PARK COMPANY will and lawfully shall
DEFEND the premises hereby conveyed against all persons lawfully claiming the same.

IN WITNESS WHEREOF, the said party of the first part, of the first part,
these presents to be signed by its President, Attested by its Secretary,
seal to be hereto affixed the day and year first above written.

ATTEST: () LAURELTON PARK COMPANY
David D. Cook (L. S.) By Harry T. Hagaman
DAVID D. COOK, () HARRY T. HAGAMAN,
Secretary ()
(U. S. STAMPS)
(\$0.55)
(6/27/1950)

STATE OF NEW JERSEY,)
COUNTY OF OCEAN) SS.:

BE IT REMEMBERED, that on the
seventh day of June 1950
Lord One Thousand Nine Hundred and Fifty

before me, the subscriber, A NOTARY PUBLIC OF NEW JERSEY personally appeared
who, being by me duly sworn on his oath, doth depose and make proof to me
that he is the Secretary of the LAURELTON PARK COMPANY the grantor named in the

ment; that HARRY T. HAGAMAN is the President of said corporation; that the
 tion, as well as the making of this Instrument, has been duly authorized
 proper resolution of the Board of Directors of the said corporation; that
 ent well knows the corporate seal of said corporation; and the seal affixed
 said Instrument is such corporate seal and was thereto affixed, and said Instru-
 signed and delivered by said President, as and for his voluntary act and deed
 and for the voluntary act and deed of said corporation, in presence of
 ent, who thereupon subscribed his name thereto as witness.

and subscribed before me)
 wood, N. J.)
 ate aforesaid.)

Beatrice P. Drew
 BEATRICE P. DREW
 Notary Public of New Jersey

David D. Cook
 DAVID D. COOK

ED AND RECORDED Aug. 7, 1950

10:32 A. M.

Sylvester B. Mathis, Clerk

S. Jordan & wife) THIS INDENTURE, Made the Twenty Eighth
 to) day of July, in the year of our Lord
 Fasold & wife) One Thousand Nine Hundred and Fifty.

BETWEEN FRANCIS STANLEY JORDAN and NANCY P. JORDAN, his wife,
 ing at #1 Great Oak Drive, of the Town of Short Hills, in the County of
 and State of New Jersey, party of the first part, hereinafter referred to as
 Grantors;

AND GEORGE FASOLD and ELSIE FASOLD, his wife, residing at 19
 Terrace, of the City of Summit, in the County of Union, and State of New
 Jersey, party of the second part, hereinafter referred to as the Grantees;

WITNESSETH, That the said Grantors for and in consideration of
 of ONE DOLLAR (\$1.00), and other good and valuable considerations, lawful
 of the United States of America, to them in hand well and truly paid by the
 Grantees at or before the sealing and delivery of these presents, the receipt
 of is hereby acknowledged, and the said Grantors being therewith fully satis-
 fied and paid have given, granted, bargained, sold, aliened, released,
 sold, conveyed and confirmed, and by these presents do give, grant, bargain,
 alien, release, enfeoff, convey and confirm unto the said Grantees, their heirs
 assigns, forever

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

BEING known and designated as Lot No. Twenty-Seven (27) in Block
 No (2) as shown on map entitled "Point O' Woods, Section B, Dover Township,
 County, N. J." made by Andrew Handzo, C. E., April 25, 1946 and duly filed
 in County Clerk's Office on March 10, 1949 as Map No. E 224.

BEING a portion of the same premises conveyed to the grantors herein
 from Stanley Jordan and wife bearing date the 27th day of April, 1946, and

LAURELTON PARK COMPANY) THIS INDENTURE, made the Twenty-seventh day
 TO) of March in the year of our Lord One Thousand
 J. A. McDERMOTT & WIFE) Nine Hundred and Forty-eight

BETWEEN LAURELTON PARK COMPANY A corporation of the State of New Jersey with its principal office in the Township of Lakewood in the County of Ocean State of New Jersey hereinafter referred to as the Grantor;

AND JOHN A. McDERMOTT and IRENE R. McDERMOTT, his wife residing at 29 Mt. Prospect Avenue, in the Town of Bellville 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 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 grantee, at or before the signing and delivery of these presents, the receipt whereof is hereby acknowledged, the said grantor being therewith fully satisfied, contented and paid has given, granted, bargained, sold, aliened, released, enfeoffed, conveyed and confirmed, and these presents does give, grant, bargain, sell, alien, release, enfeoff, convey and confirm unto the said grantee, and to their heirs and assigns, forever,

ALL those certain lots, tracts or parcels of land and premises, hereinafter particularly described, situate, lying and being in the Township of Lakewood in the County of Ocean and State of New Jersey.

KNOWN and DESIGNATED as Lots Numbers 12, 13, 14 and 15 in Block Number 1 on the "Amended Map of Laurelton Park, Waterfront Section" drawn by Andrew J. McDERMOTT in February, 1947, more particularly described as follows:

BEGINNING at a point in the southerly side of First Street at its intersection with the easterly side of Forge Pond Road, said starting point being on a course south seventy-five degrees two minutes west one hundred eighty-seven and one hundredths (187.03) feet from a monument marking the southwesterly corner of the intersection of First Street and Princeton Avenue and running thence (1) North sixty-five degrees two minutes east along the southerly side of First Street a distance of one hundred twelve and three hundredths (112.03) feet to a point; thence South fourteen degrees fifty-eight minutes east a distance of one hundred (100) feet to a point; thence (3) from the point of beginning, a distance of one hundred and four hundredths (103.04) feet in a southerly direction along the easterly side of Forge Pond Road to a point; thence (4) In an easterly direction a distance of one hundred twenty-seven and ninety-five hundredths (127.95) feet to the end of the line two (2).

SUBJECT to covenants and restrictions of record.

TOGETHER with all and singular the houses, buildings, trees, ways, rights, profits, privileges, and advantages, with appurtenances to the same belonging in anywise appertaining, and the reversion and reversions, remainder and remainders, issues and the profits thereof, and of every part and parcel thereof;

ALSO all the estate, right, title, interest, property, claim and 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, their heirs and assigns, to the proper use, benefit and behoof of the said grantee, their heirs and assigns forever:

AND the said grantor LAURELTON PARK COMPANY does for itself, its successors and assigns covenant and agree to and with the grantee, their heirs and

assigns, that it the said LAURELTON PARK COMPANY is the true, lawful and sole owner of all and singular the above described land and premises, and of every part 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 the same are not encumbered by any mortgage, judgment, or limitation, or by any and whatsoever, by which the title of the said grantee, hereby made or intended for the above described land and premises, can or may be changed, charged, or defeated in any way whatsoever:

AND ALSO that the said grantor now has good right, title, and lawful authority, to grant, bargain, sell and convey the said land and premises in the manner aforesaid;

AND ALSO that LAURELTON PARK COMPANY will WARRANT, defend and forever defend the said land and premises unto the said grantee JOHN A. McDERMOTT, his wife, their heirs and assigns, forever, against all claims and demands of all and every person or persons, freely and clearly discharged of and from all manner of encumbrance whatsoever.

IN WITNESS WHEREOF, the said grantor has caused this instrument to be signed by its President, attested by its Secretary and its corporate seal hereto affixed the day and year first above written.

ATTEST - () LAURELTON PARK COMPANY
David D. Cook (SEAL) By Harry T. Hagaman
DAVID D. COOK - Secretary () HARRY T. HAGAMAN - President
(U. S. STAMPS)
(\$.55)
(3/27/48)

STATE OF NEW JERSEY,)
COUNTY OF OCEAN) SS.:

BE IT REMEMBERED, That on this seventh day of March, in the year of our Lord One Thousand Nine Hundred

eight, before me the subscriber, a Notary Public of New Jersey personally known to DAVID D. COOK who being by me duly sworn on his oath, says that he is the President of the LAURELTON PARK COMPANY, the grantor named in the within Mortgage; that T. HAGAMAN is the President of said Corporation; that deponent well knows the corporate seal of said corporation; and the seal affixed to said Mortgage is the corporate seal and was thereto affixed, and said Instrument signed and delivered by the President, as and for his voluntary act and deed and as and for the volun- and deed of said corporation, in presence of deponent, who thereupon subscribed his name thereto as witness.

Sworn and subscribed before me at Lakewood, N. J. the date aforesaid.

Beatrice P. Drew
BEATRICE P. DREW
Notary Public of New Jersey

David D. Cook
DAVID D. COOK

COMPANEL

RECEIVED AND RECORDED August 15, 1950 12:33 P. M.

Sylvester B. Mathis

BOOK 2278 PAGE 420

This Agreement,

made the 29th day of January in the year of our Lord,
One Thousand Nine Hundred and Sixty-Three.

Between HOTEL COMMODORE, INC., a corporation of the State
of New Jersey, with its principal place of business
at Madison Avenue & 11th Street, Lakewood, N.J., and
NATHAN BAKST and FRANCIS BAKST, his wife,
in the Township of Lakewood in the County of
Ocean and State of New Jersey hereinafter designated the Seller;

And MORTON C. STEINBERG and SOPHIA STEINBERG, his wife, and
SIEGFRIED W. STEKLE,
300 Carey Street,

in the Township of Lakewood in the County of
Ocean and State of New Jersey hereinafter designated the Purchaser;

Witnesseth, That the Seller, for and in consideration of the sum of TWENTY-NINE THOUSAND
DOLLARS AND 00/100 (\$29,000.00) - - - - - Dollars

to be paid and satisfied as hereinafter mentioned, and also in consideration of the covenants and
agreements herein contained, made and entered into by the Purchaser, agrees to and with the
Purchaser, that the Seller will convey to the Purchaser by deed of Warranty

mentioned, on or before the 15th day of May One
Thousand Nine Hundred and Sixty-Three

All that certain lot,
~~certains~~ tract, or parcel of land together with the buildings thereon
and the appurtenances thereto pertaining, hereinafter particularly described, situate, lying and being
in the Township of Lakewood in the County of Ocean
and State of New Jersey.

Known on the Map of lots of the A. M. Broadshaw Co., Syndicate
filed in the Ocean County Clerk's Office as Lots #1-2-3 Block 4.

BEGINNING at a point in the Northeasterly corner of Madison
Avenue and 11th Street and running thence (1) Northerly on the
Easterly line of Madison Avenue, a distance of 150 feet; thence (2)
Easterly, at right angles to Madison Avenue a distance of 150 feet;
thence (3) Southerly parallel with Madison Avenue 150 feet; thence (4)
Westerly, on the Northerly side of 11th Street and at right angles
to Madison Avenue 150 feet to the place of beginning.

Having a front on Madison Avenue of 150 feet by 150 feet deep.

BEING the same premises conveyed to Hotel Commodore, Inc., a
corporation of New Jersey, by Warranty Deed dated October 10, 1949,
from Hotel Paramount, Inc., a corporation of New Jersey, and recorded
in the Ocean County Clerk's Office on October 21, 1949 in Book 1343
of Deeds Page 45.

And the Purchaser covenants, promises and agrees to and with the Seller that the Purchaser will pay and satisfy or cause to be paid and satisfied unto the Seller, the said sum aforesaid as and for the purchase money of the foregoing described land and premises in the following manner, that is to say:

On Execution of this agreement for which this is also a receipt \$ 1,000.00

On delivery of deed, cash amount to be adjusted \$ 9,027.80

By assuming the ^{Lakewood Trust Company} mortgage at present a lien on the premises, and paying the same according to the terms thereof \$ 16,972.20

By assuming the Philip Cohen second mortgage at present a lien on the premises, and paying the same according to the terms thereof 2,000.00

~~On the second mortgage~~

~~same contains usual interest for same, insurance and installment default clause, and no agreement not to share credit on the interest payable on bank and mortgage as shown on the tax assessed, tax for the assessed amount the premises with interest at for payable for~~

The purchasers shall have immediate right of possession in order to go upon the premises for the purpose of preparing plans and surveys and arrangements for the wrecking and removing of said buildings upon the premises, etc.

The down payment on this contract and all other monies advanced for payment on mortgage or mortgages, taxes, insurance, etc. which are now in default shall become liens against the premises on behalf of the purchasers and shall be applied in reduction of the purchase price on date of closing title.

It is also agreed and understood that the purchasers names shall be included in all insurance policies to cover the purchasers in the event of fire, public liability, etc.

This contract, in its entirety, shall be recorded and become a lien against the premises described above.

This contract is entered into upon the knowledge of the parties as to the land and whatever things are upon the same, and not on any representations made as to character or quality.

~~And the Seller hereby covenants that~~

~~the purchase price of the premises shall be paid in full at the time of the closing of the title and the Seller shall not be bound to refund any portion of the purchase price if the premises are not sold within the time specified in the contract.~~

And it is agreed, by the parties to these presents, that the Purchaser may enter into and upon said land and premises on closing contract and from thence take the rents, issues and profits to the use of the Purchaser.

And it is further Agreed, by the parties hereto, that the aforesaid Deed shall be delivered and received at the office of Steinberg & Steele, Esquires, 1121 Madison Avenue, Lakewood, N.J.

between the hours of 10:00 in the fore noon and 4:00 in the after
noon on the said 15th day of May 1963.

The rents of said premises, insurance premiums, water rents, taxes, and interest on Mortgage, if any, shall be adjusted, apportioned and allowed as of the day of delivery of said deed.

Seller agrees to furnish Affidavit of Title at closing of title in the usual form.

Gas and electric fixtures, gas-stoves, hot water heaters and chandeliers, carpets, linoleum, mats and matting in halls, screens, shades, awnings, ash cans, heating apparatus, storm sash and doors, and all other personal property appurtenant to or used in the operation of said premises is represented to be owned by the Seller and is included in this sale, except furnishings and furniture are not included in this contract.

The risk of loss or damage to said premises by fire or otherwise until the delivery of said deed is assumed by the Seller.

In case the premises shall suffer injury beyond the ordinary wear and tear, the Seller shall repair the damage before the date set for delivery of said deed or make an appropriate deduction from the purchase price herein stated.

It is understood and agreed that the buildings, driveways and all other improvements upon said premises are all within the boundary lines of the property as described in the deed therefor, and that there are no encroachments thereon and that the buildings comply with municipal ordinances and regulations and the provisions of the New Jersey State Tenement House Act as enforced by the State Board of Tenement House Supervision to be shown by the report of the department or board enforcing the same where such ordinances, regulations and said act apply.

It is expressly understood and agreed that the title to the land and premises hereby agreed to be conveyed is not derived from any Martin Act proceedings or any Act for the Sale of Land for non-payment of the municipal taxes or assessments, or adverse or color of title possession.

The above described premises are sold subject to zoning ordinances, tenancies, such facts as an accurate survey may disclose and restrictions of record, if any.

If at the time for the delivery of the deeds, the premises or any part thereof shall be or shall have been affected by an assessment or assessments which are or may become payable in annual installments of which the first installment is then due or has been paid, then for the purposes of this contract all the unpaid installments of any such assessment, including those which are to become due and payable after the delivery of the deed, shall be deemed to be due and payable and to be liens upon the premises affected thereby and shall be paid and discharged by the Seller thereof, upon the delivery of the deed. Unconfirmed improvements or assessments, if any, shall be paid and allowed by the Seller on account of the purchase price, if the improvement or work has been completed on or before

All sums paid on account of this contract, and the reasonable expense of the examination of the title to said premises are hereby made liens thereon, but such liens shall not continue after default by the Purchaser under this contract.

And for the performance of all and singular the covenants and agreements aforesaid, the said parties bind themselves and their respective heirs, executors, administrators, successors and assigns; and they hereby agree to pay, upon failure to perform the same, the sum of ONE THOUSAND DOLLARS AND 00/100 (\$1,000.00) and all other monies advanced by the Seller and expended

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

HOTEL COMMODORE, INC.

BY Francis Bakst
FRANCIS BAKST, PRESIDENT

Nathan Bakst
NATHAN BAKST

Francis Bakst
FRANCIS BAKST

Morton Steinberg
MORTON STEINBERG

Suzella Steinberg
SUZELLA STEINBERG

sellers

Francis Bakst
FRANCIS BAKST, SECRETARY.

W. V. Steinberg
W. V. STEINBERG

ACKNOWLEDGEMENT IND.

ALL-STATE OFFICE SUPPLY CO.
49 EDISON PLACE, NEWARK 2, N. J.

State of New Jersey,
County of OCEAN

} ss.:

BOOK 2278 PAGE 423

Be it Remembered, that on this 29th day of January
in the year of our Lord One Thousand Nine Hundred and Sixty-Three, before me,

the subscriber, A NOTARY PUBLIC OF THE STATE OF NEW JERSEY

personally appeared MORTON C. STEINBERG and SOPHIA STEINBERG, his wife,
and SIEGFRIED W. STEELE

and 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.

Marie Cant
MARIE CANT
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Sept. 29, 1965

State of New Jersey.

County of OCEAN

Be it Remembered, that on this 29th day of January, before me, in the year of our Lord One Thousand Nine Hundred and Sixty-Three the subscriber, A NOTARY PUBLIC OF THE STATE OF NEW JERSEY personally appeared NATHAN BAKST and FRANCIS BAKST, his wife,

who, I am satisfied, are the person or 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.

Marie Gant
MARIE GANT
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Sept. 29, 1965

State of New Jersey.

County of OCEAN

Be it Remembered, that on this 29th day of January, before me, in the year of our Lord One Thousand Nine Hundred and Sixty-Three the subscriber, A NOTARY PUBLIC OF THE STATE OF NEW JERSEY personally appeared SYLVIA BAKST

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

that FRANCIS BAKST is the Corporate 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 Corporate President, as and for his voluntary act and deed and as and for the voluntary act and deed of said Corporation, in presence of deponent, who thereupon subscribed his name thereto as witness.

Sworn to and subscribed before me, at Lakewood, N.J. the date aforesaid.

Sylvia Bakst
SYLVIA BAKST

MARIE GANT

NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Sept. 29, 1965

Contract
For Sale of Property
HOTEL COMMODORE, INC., a corporation of New Jersey, NATHAN BAKST and FRANCIS BAKST, his wife,

TO

MORTON G. STEINBERG and SOPHIA STEINBERG, his wife, and SIEGFRIED W. STEINBERG.

Dated JANUARY 29, 1963.

STEINBERG & STEINBERG
COUNSELLORS AT LAW
1121 MADISON AVENUE
LAKEWOOD, NEW JERSEY

RECORDED
OCEAN COUNTY CLERK'S OFFICE
BOOK 2278 PAGE 420
FEB 4 1963

In consideration of (\$) dollars to in hand paid this contract and all hereby assign to rights thereunder, subject to all conditions herein mentioned. Notarized

Witness with hand and seal this Micro-Filmed day of 19

Indexed

Abstracted

The terms of this agreement insofar as they relate to the payment of commissions are hereby accepted.

12. UNDER THE TERMS OF THIS AGREEMENT...

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