

BOOK 2352 PAGE 379

This Indenture,

Made the 16th day of July, in the year of our Lord
One Thousand Nine Hundred and Sixty-three
Between

JERSEY COAST CRUISER SALES AND SERVICE, INC.

a corporation of the State of New Jersey

party of the first part

And

**MARAL REALTY ASSOCIATES, a co-partnership,
1500 Riverside Drive
Riviera Beach, Bricktown, New Jersey**

party of the second part:

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

----- One (\$1.00) Dollar and other good and valuable consideration -----
lawful money of the United States of America,

to 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
that certain tract or parcel 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.

FIRST TRACT: BEGINNING at a point in the northeasterly edge of the southerly section of the Metedeconk River leading from Forge Pond and line of lands of the State of New Jersey where the same is intersected by the southeasterly right-of-way line of the State Highway formerly designated Route 40, Section 11A, said beginning point being the southerly corner of Parcel 1D described in a deed from Lakewood Hotel and Land Association to State of New Jersey dated June 8, 1937; thence running (1) northeasterly 426.00 feet more or less along the southeasterly right-of-way line of said State Highway along line of said Parcel 1D to the southwesterly edge of the northerly section of said Metedeconk River leading from Forge Pond and line of lands of the State of New Jersey; thence (2) southeasterly along the northerly section of said river and line of lands of the State of New Jersey to the junction of said northerly and southerly sections of said river; thence (3) southwesterly, westerly and northwesterly along the edge of the southerly section of said River and line of lands of the State of New Jersey to the point of BEGINNING.

SECOND TRACT: All that tract of land now or formerly flowed by tidewater, situate in the Township of Brick, in the County of Ocean and State of New Jersey, bounded and described as follows:

BEGINNING at a point in the former mean high water line of the southwesterly shore of the Northerly Branch of the Metedeconk River where the same is intersected by the proposed southeasterly right-of-way line of New Jersey State Highway Route #70 distant 260 feet southeastwardly from the center line thereof, said beginning point being opposite New Jersey State Highway center line station 631 ± 42.11 as originally laid out 120 feet wide; thence (1) north 57 degrees, 25 minutes east along the extension of the aforesaid proposed southeasterly right-of-way line of New Jersey State Highway Route #70 a distance of 15 feet to a point in the combined Pierhead and Bulkhead Line established herein by the Department of Conservation and Economic Development, Division of Planning and Development, said last

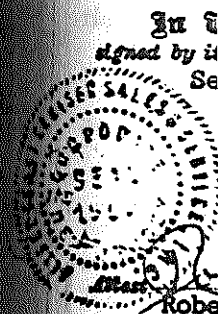
mentioned point being opposite New Jersey State Highway center line station 631 + 57.11; thence (2) south 32 degrees, 35 minutes east along said Pierhead and Bulkhead Line at right angles to the first course a distance of 70 feet to a point; thence (3) south 12 degrees, 35 minutes east still following said Pierhead and Bulkhead Line a distance of 255 feet to a point; thence (4) south 55 degrees, 56 minutes, 35 seconds west still following said Pierhead and Bulkhead Line a distance of 141.66 feet to a point; thence (5) north 88 degrees, 35 minutes west still following said Pierhead and Bulkhead Line a distance of 78 feet to a point; thence (6) north 58 degrees, 35 minutes west along the northeasterly shore of the Southerly Branch of the Metedeconk River, still following said Pierhead and Bulkhead Line a distance of 300 feet to a point in line with the proposed southeasterly right-of-way line of New Jersey State Highway Route #70, distant 260 feet south-eastwardly from the center line thereof, said last mentioned point being opposite New Jersey State Highway center line station 627 + 32.11 as originally laid out 120 feet wide; thence (7) north 57 degrees, 25 minutes east in line with said proposed southeasterly right-of-way line a distance of 10 feet to the former mean high water line of the northeasterly shore of the Southerly Branch of the Metedeconk River; thence (8) in a general southeastwardly, northeastwardly and northwestwardly direction following the former mean high water line to the point and place of BEGINNING.

With reference to the First Tract, this conveyance is subject to all of the rights of the State of New Jersey to construct and maintain bridge footings, abutments and wing walls; also drainage rights and slope rights as contained in the deed from Lakewood Hotel and Land Association to the State of New Jersey. Containing approximately 3.6 acres.

Being the same premises conveyed to the party of the first part by deed from Riverbay, Inc., formerly known as Jersey Coast Cruiser Sales, Inc., dated July 16, 1963, and recorded in the Clerk's Office of Ocean County.

Subject to a mortgage held by Riverbay, Inc. dated July 16, 1963 in the face amount of \$87,000.00.

R.S. 35 ✓



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County of

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said Instrume

Sworn and s
at Brick,
the date afor

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STELLA
NOTARY PUBLIC
BY COMMISSION

2052-10331

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 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 encumbrances whatsoever.

In Witness Whereof, the said party of the first part has caused these presents to be signed by its Secretary President and its corporate seal to be hereto affixed and attested by its the day and year first above written.

JERSEY COAST CRUISER SALES AND SERVICE, INC.

By Frank Alesso President



Robert W. Martz, Jr. Secretary

State of New Jersey, } ss:
County of OCEAN

Be it remembered, That on this 16th day of July, Nineteen hundred and Sixty-three before me the subscriber, a Notary Public of New Jersey personally appeared Robert W. Martz, Jr. who being by me duly sworn on his oath, says that he is the Secretary of Jersey Coast Cruiser Sales and Service, Inc. 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 Frank Alesso

who was at the date thereof the President of said corporation, in the presence of this deponent, and said 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 Brick, New Jersey the date aforesaid

Robert W. Martz, Jr.

Stella Gemeiner

STELLA GEMEINER
NOTARY PUBLIC OF NEW JERSEY
BY COMMISSION EXPIRING OCT. 2, 1965

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JERSEY COAST CRUISER SALES AND SERVICE, INC.

23

MAPAL REALTY ASSOCIATES

2003
July 18
2004

Entered in the
the County of
the day of
19 at o'clock, in the
and Recorded in Book
for said County, on page

This Indenture, made the 15th day of October
in the year One Thousand Nine Hundred and Sixty-four

BOOK 2432 PAGE 315

Between LEO GUGLIOMIELLO and ROCCO GUGLIOMIELLO, partners
trading as NUTLEY BUILDERS

residing at 136 Walter Road
in the Township of Brick in the County of
Ocean and State of New Jersey hereinafter referred to as the Grantor;

And RICHARD PETERS and MARJORIE PETERS, his wife

residing at 506 Princeton Avenue in the Township of Brick, in the
County of Ocean and State of New Jersey

Witnesseth, That the said grantor, for and in consideration of
ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION

lawful money of the United States of America, to grantor in hand well and truly paid by the
said grantee, at or before the sealing and delivery of these presents, the receipt whereof is hereby
acknowledged, and the said grantor being therewith fully satisfied, contented and paid has given,
granted, bargained, sold, aliened, released, enfeoffed, conveyed and confirmed, and by these presents
does give, grant, bargain, sell, alien, release, enfeoff, convey and confirm unto the said grantee
their heirs and assigns, forever,

All that certain

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

BEING known as Lot No. 14 in Block 1170-A-4 on map entitled "Laurel
Acres, Brick Township, Ocean County, N.J.", made by H.O. Uhden,
P.E. and L.S., June 27th, 1956, said map being filed in the Ocean
County Clerk's Office on July 2, 1957 in File No. D-67.

BEING the same premises conveyed to the grantors herein by deed
of Benjamin H. Duncan and Mildred Duncan, his wife, dated
July 3, 1964 and recorded in the Ocean County Clerk's Office on
July 8, 1964 in Book 2404 of Deeds at Page 398.

Subject to all covenants and restrictions of record and to zoning
ordinances.

Deed.

Together with all and singular the houses, buildings, trees, ways, waters, profits, privileges, and advantages, with appurtenances to the same belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and the profits thereof, and every part and parcel thereof:

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, unto the said grantee, unto the said grantee, unto the proper use, benefit and behoof of the said grantees their heirs and assigns forever.

And the said grantor

covenants and agrees to and with the grantees, 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 thereto 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 disturbance of the said grantor, or assigns, or of any other person or persons lawfully claiming or to claim the same.

And Also that the said grantor now has good right, full power and lawful authority, to grant, bargain, sell and convey the said land and premises in the manner aforesaid:

And Also that the said grantor will Warrant, secure, and forever defend the said land and premises unto the said grantee forever, against the lawful claims and demands of all and every person or persons, freely and clearly freed and discharged of and from all manner of encumbrance whatsoever.

The neuter gender when used herein shall include all persons and corporations, and words used in singular shall include words in the plural where the text of the instrument so requires.

All the covenants, provisions and conditions herein contained, shall be deemed to be covenants running with the land and shall be for the benefit of and shall bind the grantor, grantee, and their respective heirs, executors, administrators, successors and assigns.

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

Signed, Sealed and Delivered

in the presence of

Heinrich T. Brown

Attest:



State of New Jersey,

COUNTY OF OCEAN

Partners trading as NUTLEY BUILDERS



Be it Remembered, that on this 15th day of October in the year of our Lord One Thousand Nine Hundred and Sixty-four, before me the subscriber, An Attorney at Law of the State of New Jersey personally appeared LEO GUGLIOCCIELLO and ROCCO GUGLIOCCIELLO, Partners trading as NUTLEY BUILDERS

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.


HARRISON T. BARROW
An Attorney at Law of N. J.

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BOOK 2432 PAGE 315
OF 215
CLERK
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deed

LEO GUGLIUCCIello and
ROCCO GUGLIUCCIello, partners
trading as NUTLEY BUILDERS

TO

RICHARD PETERS and
MARJORIE PETERS, his wife

Dated: October 15th 1964

Charge & Return to:

Bernard A. Kannen
2775 Hooper Avenue
Brick Town, New Jersey

RECORDED
OCEAN COUNTY CLERK'S
OFFICE

the date aforesaid.

Sworn to and subscribed before me,

thereto as witness.

act and deed of said corporation, in presence of deponent, who thereupon subscribed

by said President, as and for voluntary act and deed and as and for the voluntary

ment is such corporate seal and was thereto affixed, and said instrument signed and delivered

deponent well knows the corporate seal of said corporation; and the seal affixed to said instru-

been duly authorized by a proper resolution of the board of directors of the said corporation, that

President of said corporation; that the execution, as well as the making of this instrument, has

to the

named in the within instrument.

the

that is the

who, being by me duly sworn on

oath, doth depose and make proof to my satisfaction

of the

day of

in the year of our Lord One Thousand Nine Hundred and

the subscriber,

personally appeared

as it is remembered, that on this

day of

before me

County of

State of New Jersey,

ss: }

County of

State of New Jersey,

ss: }

County of

State of New Jersey,

ss: }

BOOK 2498 PAGE 309
This Indenture,

Made the 29th day of June, in the year of our Lord
One Thousand Nine Hundred and Sixty-five

Between EDMUND C. BRENNER AND REBECCA BRENNER, his wife, both
residing at 215 Georges Road, Bricktown

In the Township of Brick County of Ocean
and State of New Jersey party of the first part;

And DONALD A. RAAB AND HELEN M. RAAB, his wife, residing at
378 Wharburton Street,

In the City of Long Branch County of Monmouth
and State of New Jersey party of the second part;

Witnesseth, That the said party of the first part, for and in consideration of
Ten Dollars (\$10.00) and other good and valuable considerations
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, has 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
and assigns forever,

All those certain
tracts or parcels of land and premises, hereinafter particularly described, situate, lying and being
in the Township of Brick County of Ocean
and State of New Jersey:

BEING KNOWN and designated as Lots 23, 24 and 25, in Block 5
as shown on map entitled "Riverland Development, Subdivision Map
of the J. W. Falkinburg Property, Brick Township, Ocean County,
N. J., dated September 29, 1953, Cornelius Carl Evans, Surveyor",
and filed January 7, 1955 as map B-374 in the Clerk's Office of
Ocean County.

BEING the same premises conveyed by Riverland Development
Co. to the parties of the first part by deed dated July 20, 1959
and recorded in the Ocean County Clerk's Office on July 22, 1959 in
Book 1996 of Deeds at Page 35.

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

SUBJECT to a first mortgage now held by the Howard Savings
Institution in the present unpaid principal balance of \$9,566.13
and interest, from June 1, 1965, which mortgage the parties of the
second part assume and agree to pay.

R+R
VACCARO and OSBORNE, Esq.
E. 64 RIDGEWOOD AVENUE
PARAMUS, NEW JERSEY 500

2498 310

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:

And, 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 parties of the first part

for themselves and their heirs, executors and administrators, do covenant, promise and agree to and with the said party of the second part, their heirs and assigns that they have 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 parties of the first part have set their hand and seal, and the parties of the second part have set their hand and seal, at the day and year first above written.

Signed, Sealed and Delivered
in the Presence of

Edmund C. Brenner L.S.
Edmund C. Brenner

Merritt T. Uiscardi
MERRITT T. UISCARDI

Rebecca Brenner L.S.
Rebecca Brenner

to
County of
In the year
personally
who, being
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the grantor
is the
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by said
act and deed
as witness.
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State
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...L.S.
...L.S.

State of New Jersey,
County of } ss:

300A 2498 PAGE 311

We it Remembered, that on this
In the year One Thousand Nine Hundred and
personally appeared

day of
before me, the subscriber,

who, being by me duly sworn on h oath, doth depose and make proof to my satisfaction, that he
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 thereto
as witness.

Sworn and subscribed before me,

at
the date aforesaid

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COUNTY CLERK'S
OFFICE

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DEED

EDMUND C. BRENNER AND
REBECCA BRENNER, his wife,

TO

DONALD E. RAAB AND HELEN M.
RAAB, his wife

Dated, June 29, 19 35

Retried 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

R. Robert Mauro, Esq.
610 Broadway
Long Branch, N.J.

4.50

State of New Jersey,
County of ESSEX } ss:

We it Remembered, that on this 29th day of June
In the year One Thousand Nine Hundred and Sixty-Five
personally appeared EDMUND C. BRENNER AND REBECCA BRENNER, his wife,

who, I am satisfied, are the grantors mentioned in the within instrument, 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.

Merritt T. Viscardi
MERRITT T. VISCARDI
An Attorney at Law of New Jersey