

This Indenture,

BOOK 2621 PAGE 85

Made the 24th day of August, 1966,
Between LEO GUGLIOCCIELLO and MAUDE GUGLIOCCIELLO, his wife,

residing at 136 Walter Road
in the Township of Brick in the County of
Ocean and State of New Jersey herein designated as the Grantors,
And GEORGE BOSL and ROSE BOSL, his wife,

residing or located at 640 East Passaic Avenue,
in the Town of Bloomfield in the County of
Essex and State of New Jersey herein designated as the Grantees;

Witnesseth, that the Grantors, for and in consideration of the sum of ONE (\$1.00)
DOLLAR and other good and valuable considerations
lawful money of the United States of America, to the Grantors in hand well and truly paid by the
Grantees, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowl-
edged, and the Grantors being therewith fully satisfied, do by these presents grant, bargain, sell and
convey unto the Grantees forever,

All that tract or parcel of land and premises, situate, lying and being in the
County of Township of Brick in the
Ocean and State of New Jersey, more particularly described as follows:

BEING known as Lot No. 5, in Block 1170-A-5, on map entitled
"Laurel Acres, Brick Township, Ocean County, N. J.", made by H. O.
Haden, 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 part of the same premises conveyed to Leo Gugliocciello
and Maude Gugliocciello, his wife, by deed from John F. Tittel and
Jessie M. Tittel, his wife, dated March 30th, 1960 and recorded in
the Ocean County Clerk's Office on April 5, 1960, in Book 2055, Page 223.

Subject to grants to utility companies.

Subject to zoning ordinances of Brick Township.

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

Subject, however, to the lien and operation of a certain mortgage
made by Leo Gugliocciello and Maude Gugliocciello, his wife, to
Ocean Federal Savings and Loan Association, which mortgage was
dated May 7, 1964 and was recorded in the Ocean County Clerk's
Office on May 21, 1964, in Book 1135, Page 108, in the original
amount of \$13,200.00. The grantees herein by the acceptance of this
deed assume and covenant and agree to pay the balance remaining due
on said mortgage.

Together with all and singular the buildings, improvements, ways, woods, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances to the same belonging or in anywise appertaining; and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and of every part and parcel thereof: And also all the estate, right, title, interest, use, possession, property, claim and demand whatsoever, of the Grantors both in law and in equity, of, in and to the premises herein described, and every part and parcel thereof, with the appurtenances. To Have and to Hold all and singular, the premises herein described, together with the appurtenances, unto the Grantees and to Grantees' proper use and benefit forever.

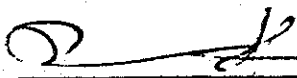
And the Grantors covenant that they have not done or executed, or knowingly suffered to be done or executed, any act, deed or thing whatsoever whereby or by means whereof the premises conveyed herein, or any part thereof, now are or at any time hereafter, will or may be charged or encumbered in any manner or way whatsoever.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

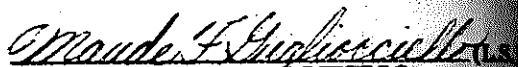
Wherever in this instrument any party shall be designated or referred to by name or general reference, such designation is intended to and shall have the same effect as if the words "heirs, executors, administrators, personal or legal representatives, successors and assigns" had been inserted after each and every such designation.

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

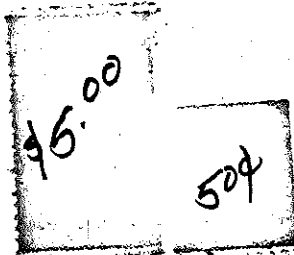
Signed, Sealed and Delivered
in the presence of


BERNARD A. KANNEN


LEO GUGLIOCCIELLO


MAUDE F. GUGLIOCCIELLO

Documentary Stamps:

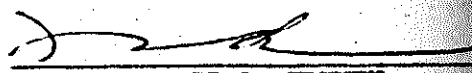


State of New Jersey,
County of OCEAN

Do it Remembered, that on this 27th day of August, 1966, before me, the subscriber, An Attorney at Law of the State of New Jersey

personally appeared Leo Gugliocciello and Maude F. Gugliocciello, his

who, I am satisfied, are the persons named in and who executed 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.


BERNARD A. KANNEN
An Attorney at Law of New Jersey

RECORDED
OCEAN COUNTY CLERK'S
OFFICE

1966 SEP 1 AM 10 33

2621 PAGE 85
Clerk
CLERK

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LEO GUGLIOCIELLO and MAUDE
GUGLIOCIELLO, his wife,

TO

GEORGE BOSTL and ROSE BOSTL, his
wife,

Dated August 29th, 1966

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

This Deed, made the 11th day of February, 1974,

Between

ROBERT BORDEN, Single,

COUNTY OF OCEAN

CONSIDERATION \$27,500.00
DEEDY TRANSFER FEE \$27.50
DATE 2-13-74 BY 79

residing at 123 Walter Road
in the Township of Brick
Ocean and State of New Jersey

in the County of
herein designated as the Grantors,

And

SYLVESTER JOHN MATTIA and
PATRICIA A. MATTIA, his wife.

residing or located at 3-5 Fountain Drive
in the Township of Lakewood
Ocean and State of New Jersey

in the County of
herein designated as the Grantees;

Witnesseth, that the Grantors, for and in consideration of

TWENTY SEVEN THOUSAND FIVE HUNDRED-----(\$27,500.00)-----DOLLARS

lawful money of the United States of America, to the Grantors in hand well and truly paid by the
Grantees, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowl-
edged, and the Grantors being therewith fully satisfied, do by these presents grant, bargain, sell and
convey unto the Grantees forever,

All that tract or parcel of land and premises, situate, lying and being in the
Township of Brick
County of Ocean and State of New Jersey, more particularly described as follows:

BEGINNING at a point in the Southerly line of Walter Road, distant
therein 75.00 feet Easterly along same from its intersection with the
Easterly line of Fairwood Lane and running thence (1) North 76 degrees
05 minutes East along said Southerly line of Walter Road, 75.00 feet
to a point; thence (2) South 13 degrees 55 minutes East 100.00 feet to
a point; thence (3) South 76 degrees 05 minutes West 75.00 feet to a
point; thence (4) North 13 degrees 55 minutes West 100.00 feet to a
point in the Southerly line of Walter Road, the point and place of
BEGINNING.

BEING also known and designated as Lot 9 in Block 1170A-4 as shown on a
certain map entitled "Map of Laurel Acres, situated in the Township of
Brick, Ocean County, New Jersey", filed in the Ocean County Clerk's
Office on June 2, 1957 as Map D-67.

The above description is in accordance with survey made by Walter J.
Partington, L.L.S., dated December 31, 1973.

BEING, and intended to be, the same premises conveyed to Robert Borden
by deed of Catherine Borden dated October 22nd 1973 and recorded in the
Ocean County Clerk's Office October 31st 1973 in Book 3348 at Page 520
of Deeds.

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RECORDED
OCEAN COUNTY CLERK'S
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BOOK 3369 PAGE 744
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281-121-14 Robert B.

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Together with all and singular the buildings, improvements, ways, woods, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances to the same belonging or in anywise appertaining; and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and of every part and parcel thereof; And also all the estate, right, title, interest, use, possession, property, claim and demand whatsoever, of the Grantors both in law and in equity, of, in and to the premises herein described, and every part and parcel thereof, with the appurtenances. **To Have and to Hold** all and singular, the premises herein described, together with the appurtenances, unto the Grantees and to Grantees' proper use and benefit forever.

And the Grantors covenant that they have not done or executed, or knowingly suffered to be done or executed, any act, deed or thing whatsoever whereby or by means whereof the premises conveyed herein, or any part thereof, now are or at any time hereafter, will or may be charged or encumbered in any manner or way whatsoever.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

Wherever in this instrument any party shall be designated or referred to by name or general reference, such designation is intended to and shall have the same effect as if the words "heirs, executors, administrators, personal or legal representatives, successors and assigns" had been inserted after each and every such designation.

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

Signed, Sealed and Delivered
in the presence of

Robert C. Borden (L.S.)
Robert C. Borden

Robert C. Blank
Robert C. Blank, Esq.
An Attorney at Law in the
State of New Jersey

..... (L.S.)

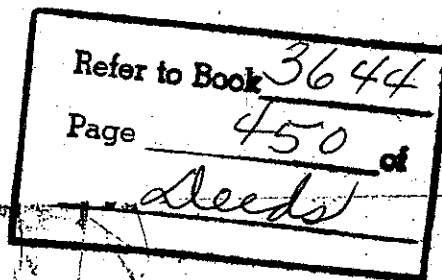
State of New Jersey, County of Monmouth } ss.: We it Remembered,
that on February 11 1974, before me, the subscriber, an attorney at
Law in the State of New Jersey
personally appeared Robert Borden, Single

who, I am satisfied, is the person named in and who executed 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, and that the full and actual consideration paid or to be paid for the transfer of title to realty evidenced by the within deed, as such consideration is defined in P.L. 1968, c. 49, Sec. 1 (c), is \$27,500.00.

Prepared by:

Fredric M. Milstein, Esquire.

Robert C. Blank
Robert C. Blank, Esq.,
An Attorney at Law in the
State of New Jersey



BOOK 3417 PAGE 511

AGREEMENT, made this 31st day of August, 1974, between LAURELTON ENTERPRISES, INC., a Corporation of the State of New Jersey, having its principal office at 509 Main Street, Toms River, Ocean County, New Jersey, hereinafter designated as Seller, and HENRY O. BOENNING, DAVID BJORSTAD, and HENRY LE GREIDE, trading as B. S. & L., hereinafter designated as Purchasers.

W I T N E S S E T H:

WHEREAS, the Seller owns certain lands and premises known as the Cedar Pine Apartments located in the Township of Brick, County of Ocean and State of New Jersey; and,

WHEREAS, the Seller desires to sell and the Purchasers desire to purchase all of the land and apartments for the price and upon the terms as are more particularly hereinafter set forth:

IT IS THEREFORE AGREED by and between the parties hereto as follows:

1. PURCHASE PRICE. The purchase price for the land and apartments shall be the sum of TWO HUNDRED FORTY-FIVE THOUSAND and 00/100 (\$245,000.00), which includes the land, buildings, accessories, fixtures and any other personalty connected with the operation of the "Cedar Pine Apartments".

2. DESCRIPTION OF PROPERTY. The property being sold herein is all that certain lot, tract or parcel of land, together with the buildings and improvements thereon, and the privileges and appurtenances thereto, pertaining, situate, lying and being in the Township of Brick, in the County of Ocean and State of New Jersey, more particularly described as follows:

BEING known and designated as Lots Number Twelve (12) to Thirty-three (33) inclusive in Block Twenty-five (25) on Map of Laurelton Park Company made by Roy T. Havens, Engineer and Surveyor, dated March 3, 1927 and duly filed in the Ocean County Clerk's Office.

ADDITIONAL DESCRIPTION. Seller will supply such description in deed as will be necessary for buyers to obtain title insurance and as approved by the mortgagee and title insurance company.

DESCRIPTION. Together with all the right, title and interest of the said grantors, in and to all the land and premises included within all adjoining streets and roads, lagoons or other waterways.

3. PAYMENT OF PURCHASE PRICE. The purchase price shall be payable as follows:

- (a) \$25,000.00 on execution and delivery of this agreement receipt whereof is hereby acknowledged.
- (b) A sum equal to the present payment to Hudson City Savings Bank, which payment includes payment on principal, interest and one-twelfth (1/12th) of the annual real estate taxes, such payment to be made monthly, and in addition thereto, an additional payment equal to one-twelfth (1/12th) of the annual interest at eight per cent (8%) on the balance of the purchase price, less the existing balance on mortgage presently held by the Hudson City Savings Bank. The payments provided for in this sub-paragraph shall be monthly, the first payment being due one month from the date of the execution of this agreement and to be made for the period of twelve (12) months.
- (c) \$20,000.00 one (1) year from the date hereof, together with a second purchase money mortgage representing the balance due on the purchase price, said mortgage to be for a term of two (2) years with a fifteen year payout of monthly payments on principal and interest.

4. ADDITIONAL COVENANTS. (a) In the event Purchasers desire to prepay the mortgage presently held by Hudson City Savings Bank within the first year of this agreement, any prepayment penalty set shall be paid by Seller, and in the event the prepayment is to be made subsequent to one year from the date of this agreement any penalty shall be divided equally between Seller and Purchasers.

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(b) It is understood and agreed that any mortgages and security interests shall be given to and in the name of LAURELTON ENTERPRISES, a partnership.

(c) Mortgage and note forms shall be All-State Legal Supply Co., Nos. 2004 and 204.

5. POSSESSION. It is understood and agreed that Purchasers shall be entitled to possession immediately upon execution of these presents and the payment of the deposit as herein provided, and shall be entitled to operate and control the apartments during the period of the existence of this contract and prior to the closing as hereinafter provided. It is further understood that in the operation of the apartments, Seller shall not be required to exercise any control, make any repairs, collect any rents or comply with any orders, regulations or other directives concerning the ownership and operation of the premises, and that any repairs or things done in compliance with this paragraph shall be at the sole expense of the Purchasers without any recourse to Seller in the event of a default or any other purpose.

6. SECURITY RENTS. The security rents presently being held by Seller on behalf of the tenants, shall remain in the possession of Seller until such time as there is a closing of title, but that Seller shall relinquish said security for any tenant who might vacate the premises and be entitled to a return thereof during the pendency of this contract.

7. CERTIFICATE OF OCCUPANCY. The subject property is being sold as it exists in its present condition and in the event it is necessary to obtain a certificate of occupancy prior to the transfer of title and possession, the cost and obtaining of same shall be the sole responsibility of purchaser, it being understood seller shall not be required to make any repairs, alterations, or any certifications whatsoever which might be a prerequisite to the issuance of the certificate of occupancy. Seller further represents that there are no violations outstanding under the New Jersey

Multiple Dwelling Act. In the event that there are such violations, prior to purchasers taking occupancy or October 1, 1974, whichever occurs first, sellers agree to remain responsible for the same until they are fully cured. In the event that it is determined that such violations exist, sellers agree to cure the same within ninety (90) days from November 30, 1974. In the event that sellers fail to cure the same within the aforesaid ninety (90) days, purchaser shall be entitled to cure the same and to deduct the cost of said improvements or repairs from the interest due and owing to sellers on the balance of the purchase price, commencing with the first payment next due and thereafter until purchasers are fully reimbursed for all said costs and expenses.

7A. Seller agrees to, at its own option, replace or repair any air conditioner, stove or refrigerator which are inoperable at time of transfer of possession.

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8. ASSESSMENTS. The within contract and contract price only contemplates and includes those assessments and charges which exist at time of execution of this agreement and in the event there are additional assessments at the time of closing of title, these shall be the sole responsibility of purchaser regardless of whether they have already been paid by seller.

9. ASSIGNMENT. This agreement shall not be assigned without the written consent of the sellers,**

10. RISK OF LOSS. The risk of loss or damage to said premises by fire or otherwise excepting ordinary wear and tear, is on the purchasers from the date of execution of this agreement.

11. DOCUMENTS TO BE DELIVERED BY SELLERS: Sellers shall deliver all documents deemed necessary to effectuate the terms and intent of this agreement and the parties hereto as requested by the purchasers including deed of premises located in Brick Township, New Jersey; bill of sale for all personalty and fixtures; and affidavit setting forth all outstanding debts and names and addresses of all creditors of sellers and amounts owed to each.

12. DOCUMENTS TO BE DELIVERED BY PURCHASERS: Purchasers agree to deliver any and all documents and papers deemed necessary by the sellers to effectuate the terms of the within agreement and the intentions of the parties hereto including mortgage, promissory note, for the obligation represented by the mortgage, affidavit of title, fire insurance with extended coverage, liability insurance and title insurance.

**provided, however, purchasers may assign to a corporation without prior consent so long as the principals remain the same as purchasers herein.

13. SUBJECT TO: Subject to covenants, conditions, restrictions and easements of record and such state of facts as would be revealed by an accurate search and survey, and inspection; provided, however, there can be no reversion for violations, past, present or future of any of the said restrictions.

14. NO REPRESENTATIONS. This contract is entered into upon the knowledge of the parties as to the land and whatever buildings are upon the same, and not on any representations made as to character or quality.

15. MORTGAGE POINTS. The Sellers shall pay no points or mortgage commissions for the buyers obtaining a mortgage.

16. REAL ESTATE COMMISSION. It is understood between the parties hereto that there shall be no real estate commission payable to anyone or any broker and if there is, seller shall be responsible for same.

17. RENUNCIATIONS. The within contract when executed by the parties shall also constitute a release and renunciation of any prior agreements, and representations whether written or oral made by the parties and their agents or representatives.

18. ZONING. The sellers represent that the premises and the use thereof are not in violation of applicable restrictions or zoning ordinances.

19. EXECUTION. This agreement may be executed in several counterparts with the same effect as if the parties executing the several counterparts had all executed one counterpart as of the effective date of this agreement.

20. SURVIVAL. All covenants contained herein shall survive the closing and delivery of the deed.

21. WAIVER. Any breach committed by any party and not enforced by the offended party shall not be considered to be waived but shall be an individual breach and shall not effect any subsequent breach or breaches of that provision or other provisions of the within agreement by any party hereto.

18. EXECUTION. This agreement may be executed in several counterparts with the same effect as if the parties executing the several counterparts had all executed one counterpart as of the effective date of the deed.

19. SURVIVAL. All covenants contained herein shall survive the closing and delivery of deed.

20. WAIVER. Any breach committed by any party and not enforced by the offended party shall not be considered to be waived but shall be an individual breach and shall not effect any subsequent breach or breaches of that provision or other provisions of the within agreement by any party hereto.

21. INTERPRETATIONS. It is understood and agreed that if any provision of the within agreement shall be waived or declared to be null and void, all other provisions of said agreement shall be considered to have survived and still be in effect and shall not be effected by the removal of any portion of this agreement whether at law or by action of the parties.

22. BENEFIT. This agreement shall inure to the benefit and shall bind the respective parties hereto and their legal representatives, their heirs, successors and assigns.

23. CLOSING. The closing of this transaction shall take place at the law offices of Howard S. Borden, Jr., Esq., 509 Main Street, Toms River, New Jersey, on or before the 30th day of September, 1974.

IN WITNESS WHEREOF, the parties hereto have hereunto
set their hands and seals or caused these presents to be
signed by their proper officers and their corporate seal to be
hereto affixed, the day and year first above written.

Signed, sealed and delivered
in the presence of:

B. S. & L.

By: Henry O. Boenning
HENRY O. BOENNING

By: David Bjorstad
DAVID BJORSTAD

By: Henry Le Grelde
HENRY LE GRELDE

LAURELTON ENTERPRISES, INC.

By: Robert J. Remy

ATTEST:

Vincent R. Mast

INSTRUMENT—Corporation. (0215)

Shattuck and Chase & Sons Co., Printers of New Jersey Legal Blanks, Camden, N. J. 08101

OF NEW JERSEY

OF OCEAN

} ss.

Remembered, that on this

30th

day of

September

of our Lord one thousand nine hundred and seventy-four

before me

an Attorney at Law of the State of New Jersey

appeared VINCENT NASTO

by me duly sworn, on his oath saith, that he is the Secretary

of

LAURELTON ENTERPRISES, INC.

corporate grantor within named, and that

V. ROBERT RICCIUTI

is the

President; that deponent knows the common or corporate seal of said corporation and that the seal to the within instrument is such common or corporate seal; that the said instrument was signed by the said

President and the seal of said corporation affixed thereto in the presence of said deponent; that said instrument was signed, sealed and delivered as and for the voluntary act and deed of said corporation for the uses and purposes therein expressed, pursuant to a resolution of the Board of Directors of said corporation; and at the execution thereof this deponent subscribed his name as witness.

XXXXXXXXXXXX
XXXXXXXXXXXX

HOWARD S. BORDEN, JR.

Attorney at Law of the State of N. J.

of New Jersey.

of OCEAN

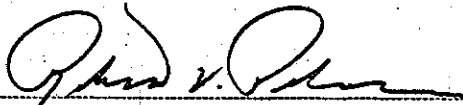
} ss.

Remembered, that on this 30th day of September 19 74, before me,
Notary Public of the State of New Jersey, AN ATTORNEY-AT-LAWpersonally appeared HENRY O. BOENNING, DAVID BJORSTAD AND HENRY LE GREIDE,
individually and trading as B.S.&L.,

personally satisfied, are the persons named in and who executed the within Instrument,

whereupon they acknowledged that they signed, sealed and delivered the same as

their act and deed, for the uses and purposes therein expressed.



A Notary Public of New Jersey

My Commission Expires

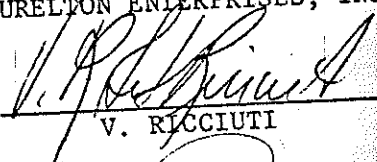
AN ATTORNEY-AT-LAW

Signed by:

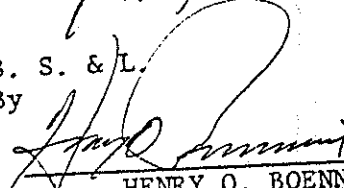
AND S. BORDEN, JR., ESQ.

ADDENDUM TO AGREEMENT DATED AUGUST 31, 1974
By and between LAURELTON ENTERPRISES, INC. and
HENRY BOENNING, DAVID BJORSTAD and
HENRY LE GREIDE, t/a B. S. & L.

1. Notwithstanding anything in paragraph 6 to the contrary, the security deposits of new tenants shall be the exclusive responsibility of purchasers, and purchasers agree to hold sellers harmless therefor.
2. The purchase price as set forth in the attached contract is broken down as follows: land - \$20,000.00; personalty - \$25,000.00; buildings - \$200,000.00.
3. Notwithstanding paragraph 9 to the contrary, it is mutually agreed that this agreement shall be assignable without the permission of sellers provided, however, the purchasers and their respective spouses shall remain personally liable for the balance due and owing on this contract and any subsequent mortgage.
4. The undersigned who are executing this contract on behalf of Laurelton Enterprises, Inc. and B. S. & L. represent that they have the full right to do so for and on behalf of same.

LAURELTON ENTERPRISES, INC.
By 

V. RICCIUTI

B. S. & L.
By 

HENRY O. BOENNING

RECORDED
OCEAN COUNTY CLERK'S
OFFICE

74 OCT 8 AM 11 49

HEMMA O. ROEMING

BY
B. S. & L.

A. K. K. K. K. K.

BY
FARMINGTON ENTERPRISES, INC.

These parties have agreed to do so for and on behalf of some
Farmington Enterprises, Inc. and B. S. & L. represent that they
are authorized and are executing this contract on behalf of
said parties.

The parties who are entering on this contract and any agreement
shall be binding upon them and their heirs and assigns.

of matters provided, however, that the parties and
this agreement shall be binding upon them and their heirs and
assigns and to the contrary notwithstanding.

the business of the parties set forth in the contract is
conducted by the parties.

responsibility of the parties, and the parties agree to hold
the parties responsible for the business of the parties.

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the parties agree to hold the parties responsible for the business of the parties.

RECORDED
OCEAN COUNTY CLERK'S
OFFICE

74 OCT 8 AM 11 49

BOOK 3417 PAGE 521
BY [Signature]
CLERK

Passion + Living Corp.
1620 Hwy 37 East
Toms River, NJ 08855
1500 chg

NOTED
10-11-1974