

This Indenture,

Made the 6th day of April, in the year of our Lord
One Thousand Nine Hundred and Sixty-six.

Between EUGENE V. RATHJEN and EMMA B. RATHJEN, his wife
and JOHN D. CHRISTIE and AILEEN CHRISTIE, his wife

presently residing at 1118 Shore Drive
in the Borough of Brielle in the County of
Monmouth and State of New Jersey party of the first part;

And PATSY L. BOTTAZZI and ALMA P. BOTTAZZI, his wife

residing at 181-A Bay Avenue, Toms River,

the Ocean Township of Dover in the County of
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 (\$1.00) DOLLAR - - - - -
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, forever,

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

BEGINNING at the northeast corner of lands conveyed by Carol J. and Henry Bonhag to Steve Wolar, said beginning being distant 201.35 feet on a course of North 69 degrees 00 minutes 50 seconds East from a stone at the second and southeast corner of tract #1 in a deed from Laurelton Farms, Inc. to Samuel Kaufman, dated April 8, 1930 and recorded in the Ocean County Clerk's Office in Book 856, page 117 of Deeds, and running from said beginning point (1) North 69 degrees 00 minutes 50 seconds East 523.65 feet along the southerly line of lands now or formerly of Laurel Acres and lands now or formerly of Nathan Silverman and Jack Kamein to the northwesterly corner of lands conveyed by Carol J. and Henry Bonhag and Valentine Bonhag to Anna Duerler; thence (2) South 20 degrees 59 minutes 10 seconds East, and along the westerly line of lands now or formerly of Anna Duerler, which line is also the westerly line of a tract known as Riverland Park, a distance of 688.34 feet to a point in the northerly line of the right-of-way of New Jersey State Highway Route 70 (520 feet wide); thence (3) along said State Highway Route 70, South 69 degrees 00 minutes 50 seconds West 132.12 feet to a point of curvature in said State Highway Route 70; thence (4) still along said State Highway Route 70, along the arc of a curve bearing to the left having a radius of 2170.08 feet, an arc distance of 482.02 feet to the easterly line of said Steve Wolar premises; thence (5) North 14 degrees 19 minutes 50 seconds West 746.68 feet to the point and place of Beginning.

EXCEPTING and reserving therefrom a tract of land at the southeasterly corner of the whole tract more particularly described as follows:

BEGINNING at the southeasterly corner of the whole tract, of which this is a part, and extending thence (1) Westwardly, along the

northerly line of State Highway Route #70, 100 feet; thence (2) North 20 degrees 59 minutes 10 seconds West 200 feet to a point; thence (3) North 69 degrees 00 minutes 50 seconds East 100 feet to a point in the easterly line of the whole tract; thence (4) along the same, South 20 degrees 59 minutes 10 seconds East 200 feet to the northerly line of said State Highway Route #70, at the point and place of Beginning.

The above description is in accordance with a map entitled, "Map of a Proposed Subdivision of Lots 16 & 16-1, Block 1170 on Tax Map, Township of Brick, Ocean County, N. J., date April, 1960, scale 1"=100', prepared by Stuart Christie, L. S." and approved by the Planning Board of the Township of Brick on April 25, 1960.

AND ALSO EXCEPTING AND RESERVING from the above described whole tract, a plot of land conveyed by Eugene V. Rathjen et al to Lillian Romanski by deed dated Oct. 19, 1962, recorded Oct. 22, 1962 in the Ocean County Clerk's Office in Deed Book 2257 page 161, and more particularly described as follows:

BEGINNING at a point in the northerly line of the whole tract, of which this is a part, and which line is also the common dividing line between the said whole tract and the southerly line of the development known as "Laurel Acres, Brick Township, Ocean County, N. J. dated June 27, 1956" made by H. C. Uhden, P. E. & L. S. and duly filed in the Ocean County Clerk's Office on July 2, 1957 in File D-67, said point of beginning being distant North 69 degrees 00 minutes 50 seconds East 2.43 feet from the northwesterly corner of said whole tract of which this parcel is a part, thence (1) North 69 degrees 00 minutes 50 seconds East, along the northerly line of said whole tract (being the southerly line of "Laurel Acres") 157.50 feet to a point, being the southeasterly corner of Lot No. 4, Block 1170-A-6, as shown on the aforesaid map of Laurel Acres; thence (2) South 20 degrees 59 minutes 10 seconds East 20 feet to a point; thence (3) South 69 degrees 00 minutes 50 seconds West 157.50 feet to a point; thence (4) North 20 degrees 59 minutes 10 seconds West 20 feet to the point and place of Beginning.

Subject to covenants and restrictions contained in former deeds of record, and to local zoning ordinances and other governmental rules and regulations affecting the use of said premises. Subject to such state of facts that an accurate survey may disclose.

2575 409

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 EUGENE V. RATHJEN and EMMA B. RATHJEN, his wife and JOHN D. CHRISTIE and AILEEN CHRISTIE, his wife

for themselves, 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 said party of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered
in the Presence of

Eugene V. Rathjen (L.S.)
EUGENE V. RATHJEN

Emma B. Rathjen (L.S.)
EMMA B. RATHJEN

Frederick J. Moench
FREDERICK J. MOENCH

John D. Christie (L.S.)
JOHN D. CHRISTIE

Aileen Christie (L.S.)
AILEEN CHRISTIE

37-2575-410

RECORDED
OCEAN COUNTY CLERK'S
OFFICE

1966 APR 11 PM 12 53

2575-407
Docket CLERK
11-11-66

Photostated
Micro-filmed
Indexed

Deed.

EUGENE V. RATHJEN and
EMMA B. RATHJEN, his wife
and
JOHN D. CHRISTIE and
AILEEN CHRISTIE, his wife
TO
PATSY L. BOTTAZZI and
ALMA P. BOTTAZZI, his wife

Dated, April 6, 1966

FREDERICK J. MOENCH
COUNSELLOR AT LAW
507 LAUREL AVENUE
PT. PLEASANT BEACH, N. J.

10-22-66 J. M. M. M.

This Deed, made the 6th day of February

in the year One Thousand Nine Hundred and Seventy-Four.

Between

JERSEY SHORE SAVINGS AND LOAN ASSOCIATION,

a corporation duly organized and existing under and by virtue of the laws of the State of
New Jersey having its principal office in the Township of Dover
County of Ocean and State of New Jersey hereinafter referred to as the Grantor;

And

ANDOR MANAGEMENT CORPORATION, a corporation of N. J.
having its principal office at 557 Yale Avenue,
Hillside, Union County, New Jersey

hereinafter referred to as the Grantee;

Witnesseth, That the said grantor, for and in consideration of TWENTY FOUR THOUSAND
TWO HUNDRED SEVENTEEN DOLLARS AND SEVENTY FOUR CENTS (\$24,217.74)

lawful money of the United States of America, to it in hand well and truly paid by the said grantor
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
its successors and assigns, forever

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

KNOWN and designated as Lots 20, 21, 22, 23 in Block 1, as
shown on map entitled "Riverland Development Subdivision Map of
J. W. Falkinburg Property, Brick Township, Ocean County, N. J.,
dated September 29, 1953, Cornelius Carl Evans, Surveyor", filed
January 7, 1955 in the Ocean County Clerk's Office as Map B-374,
and more particularly described as follows:

BEGINNING at the intersection of the Southerly line of Page
Drive with the Easterly line of Georges Road and running thence
Along the Southerly line of Page Drive, North 69 degrees 01 minutes
East a distance of 100 feet to a point; thence (2) South 20 degrees
59 minutes East a distance of 135.5 feet to the northerly line of
Falkinburg Road; thence (3) Along the Northerly line of Falkinburg
Road, South 69 degrees 01 minutes West a distance of 100 feet to the
intersection of the Easterly line of Georges Road with the Northerly
line of Falkinburg Road; thence (4) Along the Easterly line of
Georges Road North 20 degrees 59 minutes West a distance of 135.5
feet to the point and place of BEGINNING.

THE above description is in accordance with a survey of the
property made by Elbert Morris, Surveyor, dated August 26, 1958 and
continued to August 27, 1960 by Charles W. Glasgow, Surveyor of the
Firm of Morris & Glasgow, Inc.

BEING the same premises conveyed to Jersey Shore Savings and
Loan Association, a corporation of the State of New Jersey by deed
from James N. Rutter, Sheriff of Ocean County, dated December 26,
1973, recorded January 18, 1974 in Book 3365 of Deeds for Ocean
County, at Page 462.

COUNTY OF OCEAN
CONSIDERATION \$24,217.74
REALTY TRANSFER FEE \$24.50
DATE 2-11-74 BY J.M. 12

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

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

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

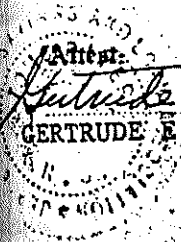
And the said grantor Jersey Shore Savings and Loan Association,

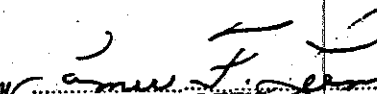
for itself, its successors and assigns, does covenant, promise and agree to and with the said grantee,

its successors and assigns, that it has not made, done, committed, executed or suffered any act or acts, thing or things whatsoever whereby or by means whereof the above mentioned and described premises, or any part or parcel thereof, now are, or at any time hereafter shall or may be impeached, charged or encumbered, in any manner or way whatsoever.

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

JERSEY SHORE SAVINGS & LOAN ASSOCIATION

Attest:

 Gertrude E. McCandleless, Secretary.

By 
 JAMES F. LEEN, President.

State of New Jersey,

County of OCEAN

ss.:

Be it Remembered, that on this 6th day of February 1974, before me, the subscriber, A Notary Public of the State of New Jersey

personally appeared GERTRUDE E. McCANDLESS

who, being by me duly sworn on her oath, deposes and makes proof to my satisfaction, that she is the Secretary of Jersey Shore Savings and Loan Association, the Corporation named in the within Instrument, that JAMES F. LEEN 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 the said Corporation; that deponent well knows the corporate seal of said Corporation; and that the seal affixed to said Instrument is the proper corporate seal and was thereto affixed and said Instrument signed and delivered by said

President as and for the voluntary act and deed of said Corporation, in presence of deponent, who thereupon subscribed her name thereto as attesting witness, 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 \$ 24,217.74.

Sworn to and subscribed before me, the date aforesaid.

Glady's E. Sober
GLADYS E. SOBER
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Feb. 2, 1975

Prepared by:

JOSEPH J. SUMMERILL, III

Gertrude E. McCandless
GERTRUDE E. McCANDLESS

#12,530 - JJS

Deed

JERSEY SHORE SAVINGS & LOAN ASSOCIATION, a corp. of N. J.

— TO —

ANDOR MANAGEMENT CORPORATION, a corp. of N. J.

DATED February 6th, 1974.

Received in the Office of the County of N. J.,

on the day of

A.D., 19, at

noon and Recorded in Book

of DEEDS for said

County, on page

BERRY, SUMMERILL, RINCK & BERRY
A Professional Corporation
34 Washington Street
Toms River, N. J.

24 R
RECEIVED
FEB 11 1974

RECORDED
OCEAN COUNTY CLERK'S
OFFICE

1974 FEB 11 AM 11 43

BOOK 3369 PAGE 588
OF 3000 CLERK

This Deed, made the 7th day of March 19 75,

Between TOWN 'N COUNTRY CARPET, INC.

a corporation existing under and by virtue of the laws of the State of New Jersey
having its principal office at 400 Madison Avenue
in the Township of Lakewood in the County of
Ocean and State of New Jersey herein designated as the Grantor,
And

FRANCIS MARINCOLA

residing or located at 1714 Highway 88
in the Township of Brick in the County of
Ocean and State of New Jersey herein designated as the Grantees;

Witnesseth, that the Grantor, for and in consideration of NO CONSIDERATION

lawful money of the United States of America, to it in hand well and truly paid by the Grantees, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, and the Grantor being therewith fully satisfied, does 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 Ocean Township of Brick in the
and State of New Jersey, more particularly described as follows:

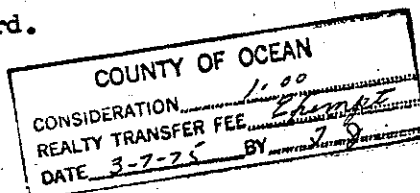
BEGINNING at a concrete monument in the Easterly line of New Jersey State Highway Route 88, said monument being 220 feet Southerly along said line from the intersection of the same with the Southerly line of Allaire Avenue (not constructed), said beginning point being also the Southwesterly corner of Lot 7, Block 1170, as shown on the Tax Map of the Township of Brick, and from said beginning point; thence (1) North 71 degrees 11 minutes East along the dividing line between Lots 6 and 7, Block 1170 on said Tax Map, 296.76 feet to a concrete monument; thence (2) North 18 degrees 59 minutes 20 seconds West along the dividing line between Lot 6, and Lots 7, 8 and 9, Block 1170 on said Tax Map, 220.00 feet to a monument in the Southerly line of said Allaire Avenue, thence (3) North 70 degrees 46 minutes 50 seconds East along the Southerly line of said Allaire Avenue, 766.95 feet to a stone in the dividing line between Lots 6 and 15, Block 1170, on said Tax Map thence (4) South 18 degrees 08 minutes 20 seconds East along the dividing line between said Lots 6 and 15, 349.87 feet to a stake in the Northerly line of New Jersey State Highway Route 70; thence (5) Southwesterly along the Northwesterly line of Route 70 along the arc of a curve bearing to the left having a radius of 2170.08 feet a distance of 195.06 feet to a stake in said Northerly line; thence (6) South 71 degrees 00 minutes West along the dividing line between Lots 5 and 6, Block 1170 on said Tax Map, 887.10 feet to a stake in the Easterly line of said Route 88; thence (7) North 18 degrees 53 minutes West along the Easterly line of Route 88, 220.00 feet to the place of Beginning.

Containing 9.04 acres.

Being and intended to be all of Lot 6, Block 1170 as shown on the Tax Map of Brick Township, Ocean County, New Jersey

Being the same premises conveyed to the grantor herein from Robert Land Holding Corporation, Inc. dated June 11, 1969 and recorded in the Ocean County Clerk's Office on June 13, 1969 in Book 2915 of Deeds at page 214&c.

Subject to all mortgages of record.



State of New Jersey

Affidavit of Consideration

To Be Recorded with Deed Pursuant to c. 49, P.L. 1968 (N.J.S.A. 46:15-5 et seq.)

State of New Jersey,
County of Ocean

SS.:

FOR RECORDER'S USE ONLY

County of Ocean
Consideration \$ 1.00
Realty Transfer Fee \$ Exempt

(1) PARTY OR LEGAL REPRESENTATIVE (see Instruction #3)

According to law upon his oath deposes and says that he is the _____ being duly sworn

(State whether Grantor, Grantee or Legal Representative; if Legal Representative, specify in what capacity)

in the deed between

.....
(Name and Address of Grantor)

(Name and Address of Grantee)

dated..... and annexed hereto.

(2) OFFICER OF CORPORATE GRANTOR OR CORPORATE GRANTEE (see Instruction #4)

Deponent states that he is the President

(Title of Corporate Officer)

of Town 'N Country Carpet Inc., and that he is fully
(Name of Corporate Grantor or Grantee)
acquainted with the business of said corporation and knows the actual and full consideration paid or to be
paid for the transfer of title to the premises described in the deed annexed hereto.

(3) OFFICER OF TITLE COMPANY OR LENDING INSTITUTION (see Instruction #5)

Deponent states that he is the _____ of _____
(Title)

(Title)

_____ participating in
(Name of Title Company or Lending Institution)
the deed transaction herein described and that he knows the actual and full consideration paid or to be
paid for the transfer of title to the premises described in the deed annexed hereto.

70) CONSIDERATION (see Instruction #6)

Deponent states that, with respect to deed hereto annexed, the actual amount of money and the monetary value of any other thing of value constituting the entire compensation paid or to be paid for the transfer of title to the lands, tenements or other realty, including the remaining amount of any prior mortgage to which the transfer is subject or which is to be assumed and agreed to be paid by the grantee and any other lien or encumbrance thereon not paid, satisfied or removed in connection with the transfer of title is \$ None.....

(3) LOCATION OF PROPERTY

Deponent states that the real property transferred by the deed annexed hereto is located in

Brick Town

(Taxing District (s))

and Ocean (County(s))

(5) **EXEMPTION FROM FEE** (complete only if exemption from fee is claimed. See Instruction #7)

Deponent claims that this deed transaction is exempt from the realty transfer fee imposed by c. 49, P.L. 1968 for the following reason(s): to clear chain of title

Deponent makes affidavit to induce the County Clerk or Register of Deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of c. 49 P.L. 1987.

Subscribed and Sworn to before me
the 7th day of March

19 75

Name of Deposition:

Francis Marincola, Pres

ARA K. SMITH

1714 Route 88, Brick Town, N.J.
Address of Deponent

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.

THE PUBLIC OF NEW JERSEY
1978

DEED NUMBER _____ BOOK 3442 PAGE 230
DEED DATED March 7, 1975 DATE RECORDED March 7, 1975

IMPORTANT—BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HEREOF.

This form is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered or amended without the approval of the Director.

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 Grantor 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.

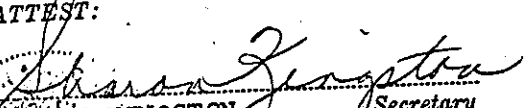
And the Grantor covenants that it has not done or executed, or knowingly suffered to be done or executed, any act, deed or thing whatsoever whereby or by means whereof the premises conveyed herein, or any part thereof, now are or at any time hereafter, will or may be charged or encumbered in any manner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

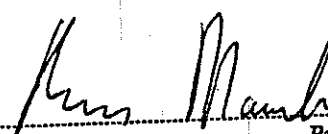
In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

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 Grantor has caused these presents to be signed and attested by its proper corporate officers and its corporate seal to be hereto affixed the day and year first above written.

ATTEST:


SHARON KINGSTON Secretary

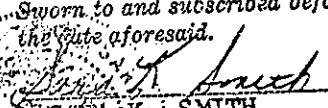
By: 
President

State of New Jersey, County of Ocean } ss.: Be it Remembered,
that on March 7th 19 75, before me, the subscriber, a Notary
Public of New Jersey
personally appeared Sharon Kingston

who, being by me duly sworn on her oath, deposes and makes proof to my satisfaction, that she is the Secretary of Town "N Country Carpet Inc.
the Corporation named in the within Instrument;

that Francis Marincola 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 the said Corporation; that deponent well knows the corporate seal of said Corporation; and that the seal affixed to said Instrument is the proper corporate seal and was thereto affixed and said Instrument signed and delivered by said President as and for the voluntary act and deed of said Corporation, in presence of deponent, who thereupon subscribed her name thereto as attesting witness; 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 \$ None

Sworn to and subscribed before me,
the date aforesaid.


SARA K. SMITH
A NOTARY PUBLIC OF NEW JERSEY
My Commission Expires May 16, 1977
Prepared by:
EUGENE JUME, ESQ.


SHARON KINGSTON

RECORDED
OCEAN COUNTY CLERK'S
OFFICE

MAR 7 3 43 PM '75

Book 3442 Page 230
Of Record Clerk
Edward H. Burge

Deed

TOWN 'N COUNTRY CARPET, INC.

A corporation of
New Jersey
TO

FRANCIS MARINCOLA

Dated March 7th 19 75

Record and Return to:
Francis Marincola
1714 Highway 88
Brick Town, New Jersey

10⁰⁰ cash

Photostated
Micro-filmed
Indexed

BOOK 3442 PAGE 233