

Deed Book 411

BE IT REMEMBERED, That
 twenty-seventh day of
 in the year One Thousand

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one hundred and
(4) Westerly a.
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1:34 P. M.

and appurtenances
reversion and
profits thereof

CORNELIA L. RULAND)
TO)
LILLIAN K. LOCKWOOD)

THIS INDENTURE, made
day of July, 1951

Lockwood her
covenant with
that the said
right and law
Lockwood; and
shall WARRANT
lawful claims

party of the first part

BETWEEN CORNELIA L. RULAND, a wife

of the second part

AND MRS. LILLIAN K. LOCKWOOD,

WITNESSETH; That the said party
first part, for and in consideration of the sum of Ten (\$10.00) Dollars,
money of the United States of America, to her in hand paid by the said
second part, the receipt whereof is hereby acknowledged, does by these
grant, bargain, sell, convey and confirm, unto the said party of the
and to her heirs and assigns forever,

STATE OF CALI
COUNTY OF LO

ALL that certain lot, piece or
land situate, lying and being in the Township of Brick, County of Ocean,
of New Jersey and bounded and particularly described as follows, to-wit:

in and for sa
known to me,
is subscribed
the same.

Known as Lots numbers Eight (8)

and affixed in
written.

(9), Ten (10), Eleven (11) and Twelve (12), Block Seventeen (17), on the the LAURELTON PARK COMPANY, made by Roy T. Havens, Engineer and Surveyor dated March 3, 1927.

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(LS)
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Beginning at a point in the north
of Fifth Street distant one hundred seventy-five (175) feet eastwardly
crete monument standing at the intersection formed by the northerly line
Street and the easterly line of Harvard Avenue, and running thence (1)
along the easterly line of lot #7 in said block and parallel with Harvard

ERED, That on
th day of
One Thousand
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one hundred and fifty (150) feet to the southerly side of lot #21; thence
(2) Easterly parallel with Fifth Street and along the southerly line of said
lot #21 one hundred and twenty-five (125) feet to the westerly line of Prince-
ton Avenue; thence (3) Southerly along the westerly line of Princeton Avenue
one hundred and fifty (150) feet to the northly line of Fifth Street; thence
(4) Westerly along the northly line of Fifth Street one hundred and twenty-
five (125) feet to the point and place of BEGINNING. SUBJECT, nevertheless,
to the following Restrictions:

7, 1953.

(1) That no building costing less than \$1,500 shall be erected
upon the premises herein described excepting a garage, private stable or the
usual and necessary out-buildings accessory to a private dwelling; (2) That
no dwelling or other building shall be erected or built nearer than 20 feet
from any street line or nearer than 5 feet from any lot boundary line, that
is the outside boundary of any one owner; (3) That the premises will be kept
and maintained in a proper sanitary and neat condition at all times.

TOGETHER with all and singular the tenements, hereditaments
and appurtenances thereunto belonging, or in anywise appertaining and the
reversion and reversions, remainder and remainders, rents, issues and
profits thereof.

TO HAVE AND TO HOLD, the same to the said Mrs. Lillian K.
Lockwood her heirs and assigns forever; and the said first party DOES hereby
covenant with the said Mrs. Lillian K. Lockwood and her legal representatives,
that the said real estate is free from all incumbrances; that I have good
right and lawful authority to sell the same to the said Mrs. Lillian K.
Lockwood; and that I will, and my heirs, executors and administrators
shall WARRANT and DEFEND the title to said premises against the just and
lawful claims and demands of all persons whomsoever.

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

Cornelia L. Ruland

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

SS:

ON THIS 10th day of July, A.
D., 1951, before me, the
undersigned a Notary Public

and for said County and State, personally appeared CORNELIA L. RULAND
known to me, (or proved to me on the oath of), to be the person whose name
is subscribed to the within Instrument, and acknowledged to me that she executed
the same.

IN WITNESS WHEREOF, I have hereunto set my hand
and affixed my official seal the day and year in this certificate first above
written.

Hazel M. Gilbert
Notary Public in and for said County and
State.

COMPARED
By

Received and Recorded Sep 7; 1951

My commission expires February 13,

1:34 P. M.

SYLVESTER B. MATHIS, CLERK.

HERBERT FISHER, JR. & WIFE et al)
TO)
CHARLES F. WAGNER, JR. & WIFE)
Hundred and Fifty-one

THIS INDENTURE, Made the
first day of August, in
of our Lord One Thousand

BETWEEN HERBERT FISHER, JR. and CLARA
his wife, and CHARLES WAGNER, JR. and GEORGIA WAGNER, his wife, of the Town
in the County of Ocean and State of New Jersey party of the first part, hereinafter
known as the grantors;

AND CHARLES F. WAGNER, JR. and GEORGIA
his wife, of the Township of in the County of Ocean and State of New Jersey
of the second part, hereinafter known as the grantees:

WITNESSETH, That in consideration of One
(\$1.00) and other good and valuable consideration the said grantors do grant
gain, sell and convey, unto the said grantee their heirs, executors, administrators
and assigns

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

BEING Lot No. 20 on Map B. and No. 36 in
of sales made by the Commissioners of Daniel Camburn, deceased, and situated on the
side of the Tuckerton Railroad South of Waretown Branch and East of Wolf Run

BEGINNING at a stake in the west line of said
Railroad and distant sixteen chains and ten links from the North edge of said
road Bridge over Waretown Branch, being the 3rd corner of Lot No. 21 sold to
William Cox and runs (1st) North eighty eight degrees and forty minutes and
teen chains and fifty links to the fourth corner of Lot No. 18 sold to William
Cox, thence (2nd) South one degree and twenty minutes West ten chains, thence
(3rd) South eighty eight degrees and forty minutes East twenty chains and
five links to the West line of said Railroad, thence (4th) North thirty degrees
West eleven chains and fifty five links to the place of Beginning.

CONTAINING eighteen acres more or less.

BEING the same lands and premises conveyed by
warranty deed dated November 13, 1950 from Benjamin F. Predmore, et al to
Fisher, Jr., et als, recorded in the Ocean County Clerk's Office November 13, 1950
in Book 1384 of Deeds, Page 79.

Subject to restrictions of record, if any, and to the
state of facts as an accurate survey and inspection may disclose and to the

municipal require
any.

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Federal Revenue
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said grantees the

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CHARLES WAGNER, JR

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IN WITNES

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signed, Sealed and

in the Presence of

and J. Ewart as to

Fisher, Jr. and Cla

Attorney at Law of

J. Paul Taylor

as to Chas. Wagner

Georgia Wagner

NOTARY PUBLIC OF NEW

COMMISSION EXPIRE

STATE OF NEW JERSEY,

COUNTY OF OCEAN,

Hundred and Fifty-on

of H.J. personally a

CHARLES WAGNER, JR. :

grantors mentioned in

ents thereof, and th

delivered the same as

herein expressed.

THIS INDENTURE, Made the 15 day of
September in the year of our Lord One
Thousand Nine Hundred and Fifty-one

BETWEEN JOHN MARKEY,

unmarried residing at in the Town of Kearny County of Hudson and State
of New Jersey party of the first part;

AND WILLIAM T. ALLAN of #553 Liberty Avenue in the City
of Jersey City 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 \$1.00 and other good and valuable consideration lawful money
of the United States of America, to him 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 re-
ceipt 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 his and assigns, forever,

ALL those five certain lots 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

Known as lots numbered three (3), four (4), five (5),
six (6) and seven (7), in Block Seven (7), on the Map of the LAURELTON PARK COMPANY
made by Roy T. Havens, Engineer and Surveyor, and dated March 3, 1927:

BEGINNING at a point distant sixty and eighty-three
hundredths (60.83) feet northerly from a concrete monument standing in the easterly
line of Princeton Avenue at the southwesterly corner of lot #1 in said block and running
thence (1) Northerly along the said easterly line of Princeton Avenue one hundred
twenty-five (125) feet; thence (2) Easterly parallel with Third Street one hundred
and fifty (150) feet to the northwest corner of lot #20 in said block; thence (3) South-
westerly and parallel with Princeton Avenue one hundred twenty-five (125) feet; thence (4)
westerly parallel with Third Street one hundred fifty (150) feet to the easterly line
of Princeton Avenue and the place of BEGINNING.

BEING the same premises as conveyed by Laurelton Park
Company to John Markey by deed dated August 8, 1933 and which deed was on May 28,
1933 recorded in the Ocean County Clerk's Office in Book 1014 of Deeds for said
County on page 97 &c.

Conveyed subject to covenants and restrictions of record.

TOGETHER with all and singular, the houses, buildings,
areas, 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 des-
cribed land and premises, with the appurtenances, unto the said party of the second
part, his heirs and assigns, to the only proper use, benefit, and behoof of the said
party of the second part, his heirs and assigns forever:

THIS DEED IS NOT VALID UNLESS RECORDED WITHIN 90 DAYS OF DATE OF EXECUTION

AND the said party of the first part does for himself, his heirs, executors and administrators covenant and agree to and with the said party of the second part, his 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 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, of 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, his heirs and assigns; forever, against the lawful claims and demands of all and every person or persons, freely and clearly freed and discharged of and from all manner of encumbrance whatsoever.

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

SIGNED, SEALED AND DELIVERED :

IN THE PRESENCE OF :

William W. Wimmer
WILLIAM W. WIMMER

John Markey
JOHN MARKEY

(U. S. STAMPS)

(55¢)

(9/15/51)

STATE OF NEW JERSEY :

COUNTY OF BERGEN :

BE IT REMEMBERED, that on the
day of September in the year
Thousand Nine Hundred and Fifty

one, before me, the subscriber, personally appeared JOHN MARKEY, unmarried who, I am satisfied, is the grantor mentioned in the within Instrument, to whom I first made known the contents thereof, and thereupon he acknowledged that he signed, and delivered the same as his voluntary act and deed, for the uses and purposes therein expressed.

William W. Wimmer
WILLIAM W. WIMMER

An Attorney at Law of New Jersey

COMPALED

Received and Recorded September 22, 1951

9.49 A. M.

SYLVESTER B. MATHIS, Clerk

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 has hereunto set their hand and seal the day and year first above written.

SIGNED, SEALED AND DELIVERED)

Charles Fernandez (L.S.)
CHARLES FERNANDEZ

IN THE PRESENCE OF)

Rose Fernandez (L.S.)
ROSE FERNANDEZ

() Max A. Krueger
(SEAL) MAX A. KRUEGER
()

STATE OF NEW JERSEY)
COUNTY OF OCEAN) SS:

BE IT REMEMBERED, that on this
29th day of September in the year
of our Lord One Thousand Nine

Hundred and fifty-one, before me, the subscriber, A Notary Public of New Jersey personally appeared Charles Fernandez and Rose Fernandez, who, I am satisfied, are the grantors mentioned in the within instrument, and 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.

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(SEAL)

Max A. Krueger
MAX A. KRUEGER
MY COMMISSION EXPIRES OCTOBER 3,
1951.

Received and Recorded Oct. 2, 1951

1:06 P. M.

SYLVESTER B. MATHIS, CLERK

Charles J. Kupper)
)
Kupper, Inc.)

LEASE
THIS AGREEMENT made the First
day of October in the year of
One Thousand Nine Hundred and

BETWEEN CHARLES J. KUPPER of New Market, Middlesex County, State of New Jersey hereinafter called the Landlord, or Lessor, of the first part: AND KUPPER, INC. Township of Brick County of Ocean State New Jersey hereinafter called the Tenant, or Lessee, of the second part:

WITNESSETH, That in consideration of the covenants and conditions herein contained and of ONE DOLLAR and other good and valuable consideration, lawful money of the United States of America; the landlord has agreed to let and demise and hereby does let and demise to the said tenant, and the said tenant has agreed to take and hereby does take from the said Landlord,

ALL that certain lot, tract or parcel of land and premises, known and designated as Lot Number One hundred twenty seven (127) and One hundred twenty eight (128) on map or plan entitled "Property at Normandy Beach, New Jersey" made by C. J. Kupper, Engineer, 1946, copy of which is attached hereto and made a part hereof, situated in Brick Township, Ocean County, New Jersey, from October First Nineteen Hundred Fifty One to April 30, Nineteen Hundred Two

The Tenant hereby agrees to pay such sum of money as shall possess the purchasing power of TWO HUNDRED FIFTY (\$250.) DOLLARS as of the date of the lease, said sum of money being based upon the average of the One Thousand Nine Hundred and Twenty-six, said sum of money being based upon the average of the wholesale commodity prices as compiled and published by the United States Department of Labor, Bureau of Labor Statistics; said annual rental to be paid each year in accordance with the index number of the preceding year of the said commodity index of wholesale prices, and as set forth in the Explanation attached hereto and made a part hereof.

It is declared by the parties hereto that it is their intention, by the terms of this lease, to provide for an annual rental that will compensate for the increase or decrease of the purchasing power of the dollar in the sense that the index number of the prices of commodities rises or falls.

In addition to the annual rental aforementioned the Tenant hereby agrees to pay to the Landlord all Federal, State, County and City taxes and/or assessments levied against the land hereby leased by the tenant, and all improvements that may subsequently be made thereon, said payment to be made on or before April First of each year for the preceding year. The amount of the rent to be paid by the Lessee shall be determined by the Lessor, said determination to be based on the bills received by the Lessor.

The Lessee shall have the option to renew this lease for a period of ONE YEAR each until MAY first of the Year Two Thousand by payment, as provided by the Explanation hereinabove referred to, of one year's rent in advance on March First and April First.

It is hereby agreed that if the Lessee, on or before March First, shall send by registered mail to the Lessor written notice that the Lessee does not wish to renew this lease for the next succeeding year, the Lessee shall forfeit the right to remove from the premises any buildings constructed by him prior to the expiration of the term, and all rights and liabilities of both parties shall cease and terminate.

If the Lessee shall default in the payment of rent or shall fail to send notice of non-renewal as provided hereinabove, it is hereby agreed that the lease shall automatically terminate and the Lessee agrees that all buildings constructed by him on the said premises shall remain on the premises and become the property of the Lessor.

The tenant shall promptly execute and comply with all ordinances, rules, orders, regulations and requirements of the Federal, State, County and Municipal government, and with any or all of their departments, commissions, bureaus applicable to said premises for the correction, prevention, and abatement of nuisances, violations or other grievances, in, upon or connected with said premises during said term; and shall also promptly comply with and execute all rules, orders and regulations of the Board of Fire Underwriters for the prevention of fires at the tenant's own cost and expense.

The Landlord reserves the right to construct and maintain suitable ditches, sewers, dikes or bulkheads and to grant easements or rights of way for the construction of pipes, mains, conduits, wires and poles for gas, electricity, water, telephone, telegraph and other public utilities.

RESTRICTIONS

It is agreed that the following covenants shall be in full effect until the expiration of this lease:

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A. No building, other than a one single family residence more than two and one-half stories high and a garage for not more than two shall be erected on any one lot. No building shall be erected within 30 FEET street side.

B. No outside toilets shall be erected.

C. No home shall be erected having ground floor area of less than SIX HUNDRED square feet.

D. All exterior woodwork on Buildings shall be kept painted, stained or varnished.

E. All grounds are to be kept clean of rubbish, brush, underbrush or stagnant pools and covered with gravel or grass and maintained in an attractive manner.

F. No garbage or trash to be buried or burned on premises.

G. All garbage to be kept in closed containers and regularly removed from premises.

H. The tenant shall neither place nor cause or allow to be placed any sign or signs of any kind whatsoever, at, in or about the premises except in or at such places as may be indicated by the said Landlord and consented to by him.

I. The premises herein shall be used only for residential purposes.

J. The Lessee shall pay for the construction of his own buildings, shall carry his own insurance, and furnish his own utilities.

K. The Lessee shall maintain bulkheads on his lot.

L. Building to be erected by the Lessee as designated by the Lessor.

M. No parking at any time on the roads.

N. If the Lessee shall breach any of the above restrictions, the Lessor shall have the right to correct such defect at the expense of the Lessee, the cost to be paid at the same time as the rent herein, and failure to pay said costs shall subject the Lessee to the same liabilities as set forth for default in the payment of rent.

The Lessee hereby agrees that he will not assign or sublet premises without the written consent of the Lessor.

Should said Lessee assign or sublet the whole or any part of said premises without the written consent of the Lessor, or shall breach this lease in any other matter, neither acceptance of rent by the Lessor from the Lessee or any other person thereafter, nor failure on the part of the Lessor during any particular period to take action on account of such breach, or to enforce such rights, shall be deemed a waiver of the breach but the same shall be a continuing breach as long as such subtenancy, occupancy or other breach continues.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals the day and year first above written.

WITNESSED, SEALED AND DELIVERED

IN THE PRESENCE OF

Clarkson Weber

Charles J. Kupper Landlord L.S.
CHARLES J. KUPPER

Kupper, Inc. Tenant L.S.

Alba C. Aiman L.S.
ALBA C. AIMAN, Sec't.

EXPLANATION

The wholesale commodity index for the average of the calendar year of the United States Government is usually published about February 1 for the preceding year. This index will determine the rent for the year beginning May next succeeding. For example the index of 1945 was published about February 1, 1946, as 105.8. This index determines the rental for the year beginning May 1, 1946.

Basing rentals on the commodity index of the United States Government protects the tenant during times of depression and the landlord in times of inflation. Below is printed the annual index numbers since 1926 when the government has established as the base period. A lot at an annual rental of FIFTY DOLLARS based on the 1926 index would have cost the tenant only \$32.40 during the depth of the depression when money was scarce, a saving of \$17.60. In 1946, following the war, would have cost \$52.90 a premium of \$2.90 in favor of the Landlord.

YEAR	COMMODITY INDEX	ANNUAL RENTAL	YEAR OF RENTAL	YEAR	COMMODITY INDEX	ANNUAL RENTAL	YEAR OF RENTAL
1926	100	\$50.00	1927	1937	86.3	\$43.15	1938
1927	95.4	\$47.70	1928	1938	78.6	\$39.30	1939
1928	96.7	\$48.35	1929	1939	77.1	\$38.55	1940
1929	95.3	\$47.65	1930	1940	78.6	\$39.30	1941
1930	96.4	\$43.20	1931	1941	87.3	\$43.65	1942
1931	73.0	\$36.50	1932	1942	98.8	\$49.40	1943
1932	64.8	\$32.40	1933	1943	103.1	\$51.55	1944
1933	65.9	\$32.95	1934	1944	104.0	\$52.00	1945
1934	74.9	\$37.45	1935	1945	105.8	\$52.90	1946
1935	80.0	\$40.00	1936	1946			
1936	80.8	\$40.40	1937				

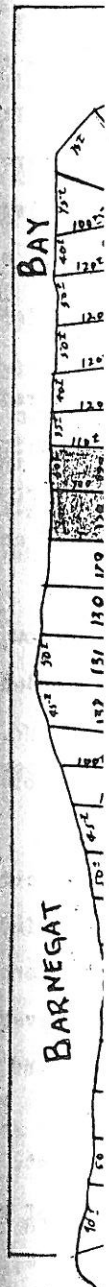
STATE OF NEW JERSEY)
COUNTY OF OCEAN) ss:

BE IT REMEMBERED, that on
this First day in October
in the year of our Lord

a Notary Public of New Jersey,
One Thousand Nine Hundred Fifty One, before me, the subscriber, personally appeared
CHARLES J. KUPPER who, I am satisfied, is the Lessor in the within Instrument, to whom I first made known the contents thereof; and thereupon he acknowledged he signed, sealed and delivered the same as his voluntary act and deed, for the uses and purposes therein expressed.

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(SEAL)
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Alba C. Aiman
ALBA C. AIMAN
NOTARY PUBLIC OF N. J.
MY COMMISSION EXPIRES
MAY 13, 1954.



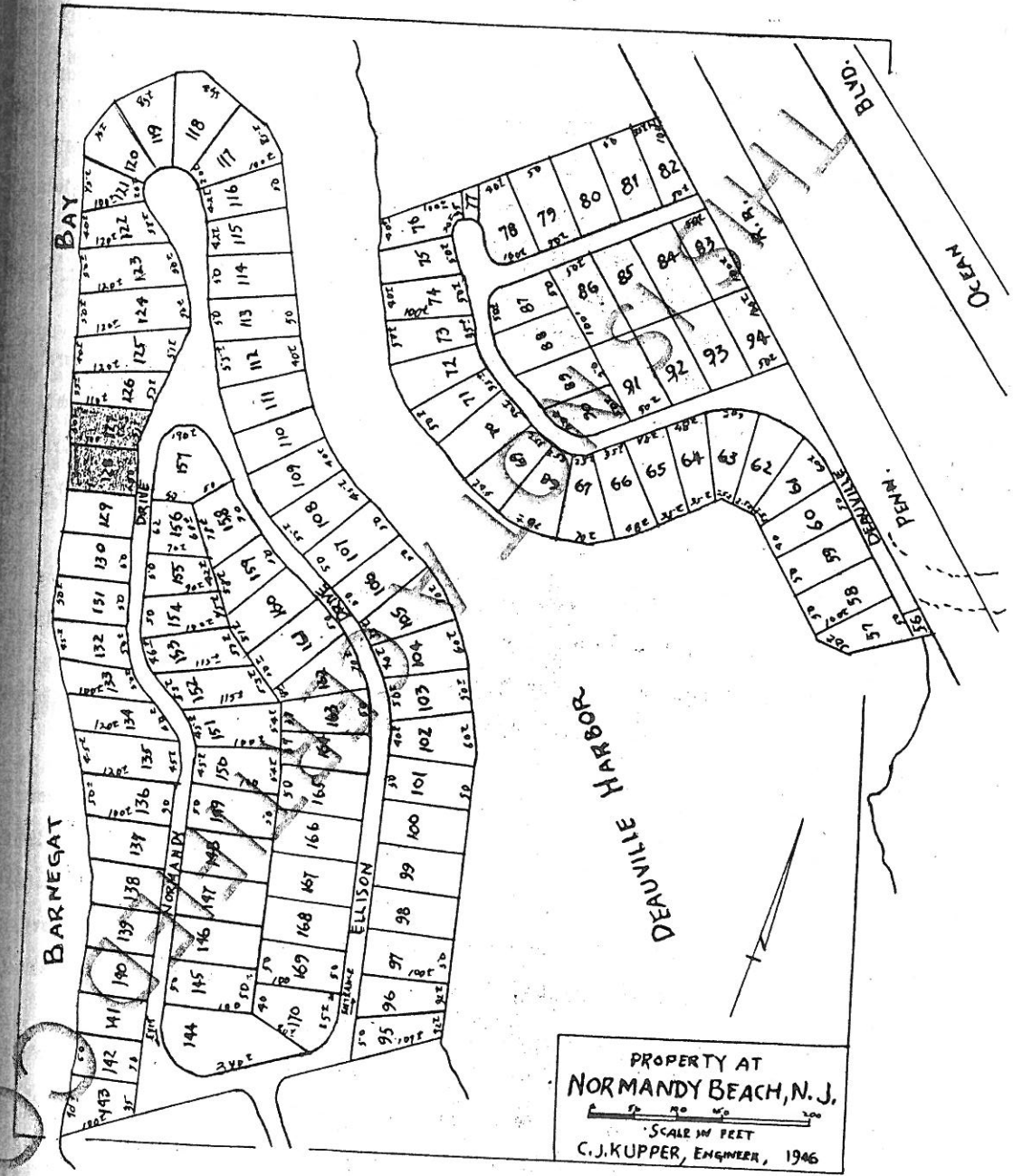
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Received and Recorded October 2, 1951

1:07 P. M.

SYLVESTER B. MATHIS, CLERK