

This Indenture.

made the 12th day of November,

BOOK 1926 PAGE 227

in the year One Thousand Nine Hundred and Fifty-Nine

Between RIVERLAND DEVELOPMENT CO.

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 Borough of Point Pleasant Beach, in the County of Ocean and State of New Jersey hereinafter called the grantor;

And

ALFRED G. GROH and AGNET GROH, his wife,

residing at George's Road, Laurelton, in the Township of Brick, County of Ocean and State of New Jersey

hereinafter called the grantee;

Witnesseth, That the said grantor, for and in consideration of

ONE (\$1.00) DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATIONS

lawful money of the United States of America, to the Corporation aforesaid 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, remised, released, enfeoffed, conveyed and confirmed, and by these presents does give, grant, bargain, sell, alien, remise, release, enfeoff, convey and confirm to the said grantee, forever, All those certain

lots, tracts, or parcels, 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 19, 21 and 23, in Block 4, as shown on map entitled "River Land 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 a part of the same premises conveyed to Riverland Development Co., by John W. Falkinburg and Sally Falkinburg, his wife, by deed dated September 16, 1958, and recorded in the Ocean County Clerk's Office on September 23, 1958, in Book 1926 of Deeds, Page 227.

SUBJECT TO THE FOLLOWING RESTRICTIONS:

Any and all driveways constructed on the within described premises shall not extend beyond or outside of the property lines.

Commercial vehicles of all kinds shall not be parked or allowed to stand upon the within premises except for the purpose of making deliveries, repairs or services to the premises.

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

And Also all the estate, right, title, interest, property, possession, claim and demand whatsoever, as well in law as in equity, of the said party of the first part, of, in or to the above described premises, and every part and parcel thereof, with the appurtenances.

To Have and to Hold, all and singular, the above mentioned and described premises, together with the appurtenances, unto the said grantee, to grantee's own proper use, benefit and behoof forever.

And the said grantor does covenant, grant and agree, to and with the said grantee that the said grantor at the time of the sealing and delivery of these presents, was lawfully seized in its own right of a good, absolute, and indefeasible estate of inheritance in fee simple, of and in all and singular the above granted, bargained and described premises, with the appurtenances and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid.

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 of any other person or persons lawfully claiming or to claim the same.

And that the same now are free, clear, discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments, and incumbrances of what nature and kind soever, except as aforesaid.

And Also that the said grantor and its successors in office or assigns, and all and every other person or persons whomsoever, lawfully or equitably deriving any estate, right, title or interest, of, in or to the hereinbefore granted premises, by, from, under or in trust for it or them, shall and will at any time or times hereafter, upon the reasonable request, and at the proper costs and charges in the law, of the said grantee, make, do and execute, or cause or procure to be made, done or executed, all and every such further and other lawful and reasonable acts, conveyances and assurances in the law for the better and more effectually vesting and confirming the premises hereby intended to be granted, in and to the said grantee forever, as by the said grantee, or counsel learned in the law, shall be reasonably advised or required.

And the said grantor, the above described and hereby granted and released premises, and every part and parcel thereof, with the appurtenances, unto the said grantee, against the said grantor, and against all and every person or persons whomsoever, lawfully claiming or to claim the same, shall and will Warrant and by these presents forever Defend.

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 said party of the first part 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.

Attest:

Frances F. Barra
FRANCES F. BARRA, Secretary

RIVERLAND DEVELOPMENT CO.

BY: *Ralph P. Barra*
RALPH P. BARRA, President



STATE OF NEW JERSEY,
COUNTY OF Ocean

ss.: }

BOOK 2026 PAGE 307

Be it Remembered, that on this 12th day of November in the year of our Lord One Thousand Nine Hundred and Fifty-Nine An Attorney at Law of New Jersey personally appeared FRANCIS F. ZARRA,

who being by me duly sworn on his oath, doth depose and make proof to my satisfaction, that he is the Secretary of the Riverland Development Co. the Corporation

that Ralph R. Zarrar named in the within instrument 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 duly affixed and said instrument signed and delivered by said President, as and for his voluntary act and deed and as and for the voluntary act and deed of said corporation, in presence of deponent, who thereupon subscribed his name thereto as witness.

Sworn and subscribed before me,
at Point Pleasant Beach

New Jersey the date aforesaid.

Francis F. Zarrar
FRANCIS F. ZARRA, Secretary

William J. Blair
WILLIAM J. BLAIR
An Attorney at Law of New Jersey

RIVERLAND

ALFRED G. G
his wife.

DATED Nov

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the County of

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A. D., 19

the

County, on pag.

B. E. N.

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BOOK 2026 PAGE 307
OF CLERK
CLERK'S OFFICE

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This Indenture,

Made the 18th day of March, in the year One Thousand Nine Hundred and Sixty

Between RIVERLAND DEVELOPMENT CO., a corporation of the State of New Jersey, having its principal office at 636 Arnold Avenue

in the Borough of Point Pleasant in the County of Ocean and State of New Jersey hereinafter known as the grantor party of the first part,

And ARTHUR ROLESON and MARJORIE ROLESON, his wife residing at 315 West Price Street

in the City of Linden in the County of Union and State of New Jersey hereinafter known as the grantees

Witnesseth. That in consideration of --- ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION --- the said grantor does grant, bargain, sell and convey, unto the said grantees and assigns

All those certain lots tracts or parcels 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

BEING known and designated as Lots 26, 28, 30, in Block 4, as shown on map entitled "Riverland Development Subdivision Map of the J. M. Falkinburg Property, Brick Township, Ocean County, N. J., dated September 29, 1953, made by Cornelius Carl Evans, Surveyor", filed January 7, 1955 in the Ocean County Clerk's Office as Map B-374.

Being part of the same premises conveyed to Riverland Development Co., a corporation of the State of New Jersey, by deed from John W. Falkinburg and Sally Falkinburg, his wife, dated September 16, 1953, recorded September 23, 1958 in the Ocean County Clerk's Office in Book 1926 of Deeds, page 227 &c.

Subject to the following restrictions:

Any and all driveways constructed on the within described premises shall not extend beyond or outside of the property lines.

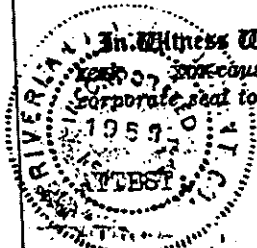
Commercial vehicles of all kinds shall not be parked or allowed to stand upon the within premises except for the purpose of making deliveries, repairs or services to the premises.

To Have and to Hold, said premises with the appurtenances, unto the said grantees and assigns forever
their heirs

And the said RIVERLAND DEVELOPMENT CO., a corporation of the State of New Jersey,
for itself, its successors and assigns, does

Covenant:

1. That the title to said premises is vested in fee simple absolute in the said grantor
2. That it has the right and authority to convey the said premises to the said grantees
3. That the grantees shall have peaceable and quiet possession of the said premises free from all encumbrances.
4. That the same are now free and clear of all encumbrances whatsoever, except None
5. That the grantor will execute or procure such further assurances and conveyances of the said land as may be reasonably required.
6. That it will WARRANT and DEFEND the premises hereby conveyed against all persons lawfully claiming the same.



In Witness Whereof, the said grantor has hereunto ~~set~~ ~~hand~~ ~~and~~ caused these presents to be signed by its proper corporate officers and caused its proper corporate seal to be hereto affixed, the day and year first above written.

RIVERLAND DEVELOPMENT CO.

Francis F. Zarra
FRANCIS F. ZARRA, Secretary

Ralph R. Zarra
RALPH R. ZARRA, President



State of New Jersey.

ss.:

County of

Be it Remembered, that on this
in the year of our Lord One Thousand Nine Hundred and
the subscriber,
personally appeared

day of

, before me,

who, I am satisfied, the person mentioned in the within Instrument, and thereupon
acknowledged that signed, sealed and delivered the same as
act and deed, for the uses and purposes therein expressed.

State of New Jersey.

County of Monmouth

ss.:

We it Remembered, that on this 18th day of March, before me, in the year of our Lord One Thousand Nine Hundred and Sixty, the subscriber, an Attorney at Law of New Jersey personally appeared FRANCES F. ZARRA who, being by me duly sworn on his oath, does depose and make proof to my satisfaction, that she is the Secretary of the RIVERLAND DEVELOPMENT CO.

that RALPH R. ZARRA 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 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 his voluntary act and deed and as and for the voluntary act and deed of said Corporation, in presence of deponent, who thereupon subscribed his name thereto as witness.

Sworn to and subscribed before me, at Brielle the date aforesaid.

Frances F. Zarra
Frances F. Zarra

James A. Duplessis, Jr.
Attorney at Law of New Jersey

Deed.

RIVERLAND DEVELOPMENT CO.
a corporation of the State
of New Jersey

TO

ARTHUR ROLESON and MARJORIE
ROLESON, his wife

Dated, March 18th, 1960

RECORDED
CLERK'S
OFFICE

MAR 23 1960

BOOK 2052-145
OF RECORDS
CLERK

LAW OFFICES
JAMES A. DUPLESSIS, JR.
COR. HIGHWAY #71 & BORRIS AVENUE
BRIELLE, NEW JERSEY

4-30
H.S.C.

Photostated
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Indexed
Abstracted

This Indenture,

2053-139

Made the 22 nd day of March, in the year One Thousand Nine Hundred and Sixty

Between HARRY HOOPENGARDNER and HARRIET HOOPENGARDNER, his wife
Aldrich Road

the Township of Howell in the County of
Monmouth and State of New Jersey
hereinafter known as the grantor s ; party of the first part,

And PINE BELT CHEVROLET COMPANY, INC.
principal office Main Street

the Township of Lakewood in the County of
Ocean and State of New Jersey
hereinafter known as the grantee ; party of the second part,

Witnesseth, That in consideration of One dollar and other good and valuable considerations

the said grantor s do grant, bargain, sell and convey, unto the said grantee it's
executors and administrators

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

TRACT 1

BEGINNING at a point in the northwesterly line of Dock Street said
beginning point being distant 115 feet on a course south 28 degrees 00
west from the southwest corner of Princeton Avenue and Dock Street
from said beginning point running (1) along the northwesterly line of
Street south 28 degrees 00 minutes west a distance of 60 feet to
northeasterly corner of lot #1 thence (2) along the northeasterly line
lot #1 north 55 degrees 34 minutes west a distance of 100 feet to a
; thence (3) north 29 degrees 14 minutes 31 seconds east a distance
18 feet to the southwesterly corner of lot #6; thence (4) along the
westerly line of lot #6 south 55 degrees 58 minutes east a distance
64 feet to the place of BEGINNING.

BEING part of the same premises conveyed by Gulf Oil Corp. to
and E. Barney by deed dated August 10, 1956 and recorded in the Ocean
County Clerk's office in Book 1784 of Deeds, page 287 and being part of
same premises in which an undivided half interest was conveyed by
and Barney and Alice Barney his wife, to Kenneth A. Matthews single
by deed dated December 30, 1958, and recorded in the Ocean County
Clerk's office in Book 1951 of Deeds, page 234 & c.

BEING the same premises conveyed to the grantors by Richard Barney
Alice Barney, his wife and Kenneth A. Matthews, single man, which
is being simultaneously recorded with this instrument.

The subdivision of the above property was approved by the Brick
Township Planning Board on August 7, 1959.

BEING a part of Tracts Nos. 1 and 2 as described in a deed from Harry B. Blessing to Max Groch by deed dated June 21, 1921 and recorded in the Ocean County Clerk's office in Book 562 of Deeds page 221 and part of a tract conveyed by Harry B. Blessing to Max E. Groch by deed dated April 25, 1921 and recorded as above in Book 558 of Deeds page 438 and also part of a lot conveyed by Abram C. Clayton to Max Groch by deed dated May 15, 1922 and recorded as above in Book 580 of Deeds, page 413.

BEGINNING at a stake at the intersection of the southerly line of Princeton Avenue with the westerly line of Dock Street and in the eastern line of the above mentioned tract #2 conveyed by Harry B. Blessing to Max Groch, and recorded in Book 562 of Deeds page 221, and running thence (1) by magnetic bearings of A.D. 1955 south twenty-eight degrees west along the easterly line of said tract, one hundred thirteen feet to a stake; thence (2) north fifty-five degrees fifty-eight minutes west, ninety-eight and sixty-four hundredths feet to a stake; thence (3) north four degrees forty-nine minutes and forty-five seconds east, seventy-five feet to a stake in the southerly right-of-way line of State Highway Route No. 70 (formerly No. 40); thence (4) south eighty-five degrees ten minutes and fifteen seconds east along said line, sixty-one feet to a stake at a point of curve; thence (5) easterly following the arc of a Circle with a radius of one hundred and fifty feet curving to the right of a distance of sixty-eight feet to a stake at a point of tangency in the southerly line of Princeton Avenue; thence (6) south fifty-nine degrees eleven minutes and forty seconds east along said southerly line five and fifteen hundredths feet to the point and place of beginning.

SUBJECT to existing leases and rights of the J.C. Williams Sign Co. for the placing of outdoor advertising signs on the aforementioned premises.

SUBJECT to the right-of-way as set forth in the deed from Harry B. Blessing, unmarried to Max F. E. Groch, dated April 25, 1921 and recorded in the Ocean County Clerk's office in Book 558 of Deeds, p. 438.

The grantors herein represent that the aforementioned easement right-of-way has never to their knowledge been used by the persons for whose benefit the same was given.

BEING the same premises this day being conveyed simultaneously with this deed to the grantors by the grantees.

To Have and to Hold, said premises with the appurtenances, unto the said grantee and assigns forever

And the said grantors

executors
for themselves, heirs, and assigns, do

Covenant:

1. That the title to said premises is vested in fee simple absolute in the said grantor.
2. That they have the right and authority to convey the said premises to the said grantee
3. That the grantee shall have peaceable and quiet possession of the said premises free from all encumbrances.
4. That the same are now free and clear of all encumbrances whatsoever, except
5. That the grantor s will execute or procure such further assurances and conveyances of the said land as may be reasonably required.
6. That they will WARRANT and DEFEND the premises hereby conveyed against all persons lawfully claiming the same.

In Witness Whereof, the said grantors have hereunto set their hand and seal, or caused these presents to be signed by its proper corporate officers and caused its proper corporate seal to be hereto affixed, the day and year first above written.

Harry Hoopengardner
Harry Hoopengardner

Harriet Hoopengardner
Harriet Hoopengardner

State of New Jersey,

County of OCEAN

ss.:

Be It Remembered, that on this 22nd day of March, 1961, the year of our Lord One Thousand Nine Hundred and Sixty, before me, subscriber, a Notary Public of the State of New Jersey

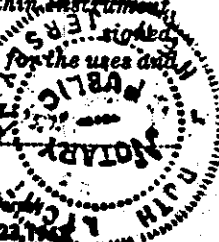
personally appeared Harry Hoopengardner and Harriet Hoopengardner, his wife

me, I am satisfied, are the grantors mentioned in the within instrument, and thereupon have acknowledged that they act and deed, for the uses and purposes therein expressed.

Ruth Licht

RUTH LICHT

Notary Public of New Jersey
My Commission Expires Oct. 22, 1962



State of New Jersey.
County of _____

ss.:

Be it Remembered, that on this _____ day of _____, 19____, in the year of our Lord One Thousand Nine Hundred and _____ the subscriber, personally appeared _____

day of _____

, before me,

who, being by me duly sworn on his oath, does depose and make proof to my satisfaction, that he is the _____ Secretary of the _____

the party mentioned in the within Instrument is the _____

that _____ 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 the 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 _____

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

Sworn to and subscribed before me,
at _____
the date aforesaid.

5533

Deed.

HARRY HOOPENGARDNER and
HARRIET HOOPENGARDNER, his wife,

TO
PINE BELT CHEVROLET COMPANY, INC.

Dated, March 22, 1930.

Retrieved in the _____ Office of
the County of _____ N. J.,
on the _____ day of _____
A.D., 19____, at _____ o'clock, in the
noon and Recorded in Book _____
of DEEDS for said
County, on page _____

RECORDED
OCEAN COUNTY CLERK'S
OFFICE

1930 MAR 25 AM 11 07

BOOK 2053 PAGE 192
OF _____ CLERK
Edward H. Dodge

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