

1969 36

**This Indenture,** made the 8th day of April,

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 in the County of Ocean and State of New Jersey hereinafter called the grantor;

And

RAYMOND SEPHON and MARY M. SEPHON, his wife,

residing at Riverland Park, Laurelton, in the Township of Brick, County of Ocean and State of New Jersey hereinafter called the grantees:

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 by the said grantee, at or before the sealing and delivery of these presents, the receipt whereof hereby acknowledged and the said grantor being therewith fully satisfied, contented and has given, granted, bargained, sold, aliened, remised, released, enfeoffed, conveyed and confirmed and by these presents does give, grant, bargain, sell, alien, remiss, release, enfeoff, convey and firm to the said grantee, forever, All those certain lots, tracts

~~lot~~, or parcels, of land and premises, hereinafter particularly described, situated and being in the Township of Brick in the County of Ocean and State of New Jersey,

KNOWN and designated as lots 12, 14, 16 and 18, in Block 2 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, by 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.

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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 the 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 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 lawfully have, hold, use, occupy, possess and enjoy the above granted premises, and every part or 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 whatever 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 cost 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, covenants 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 grantor, 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, this 8th day and year first above written.

Attest:

R. E. BIRD  
RICHARD E. BIRD, Secretary

RIVERLAND DEVELOPMENT CO.

BY: Ralph R. Zarra  
RALPH R. ZARRA, President



STATE OF NEW JERSEY,  
COUNTY OF OCEAN

} ss.:

Be it Remembered, that on this 8th day of April, 1959, our Lord One Thousand Nine Hundred and Fifty-Nine, A. Attorney at Law of New Jersey personally appeared RICHARD E. BIRD

before me, the undersigned

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.

that RALPH R. ZARRA the Corporation 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 thereunto and said instrument signed and delivered by said President, as and for his voluntary act and deed, as and for the voluntary act and deed of said corporation, in presence of deponent, who thereupon subscribes his name thereto as witness.

Sworn and subscribed before me,  
at Point Pleasant Beach,  
New Jersey the date aforesaid.

Stanley J. Blair  
STANLEY J. BLAIR  
An Attorney at Law of New Jersey

Richard E. Bird  
RICHARD E. BIRD

**DEED.**

RIVERLAND DEVELOPMENT CO.

TO

RAYMOND SEXTON, et ux

DATED April 8, 1959.

Received in the  
the County of  
N. J.,

day of  
at  
o'clock, in  
noon, and Recorded in Book  
of DEEDS for said

County on page

1959 APR 10 PM 1 12

1969 36 Deeds

CLERK

*L. K. Burdige*

Blair and Blair  
Point Pleasant Beach  
New Jersey

Photostated  
Micro-filmed  
Indexed  
Abstracted

BOOK 1991 PAGE 172

**This Indenture**, made the 2nd day of July,  
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 in the County of Ocean and State of New Jersey hereinafter called the grantor;

And

THOMAS JANNARONE and JO-ANNE JANNARONE, his wife,

residing at 207 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 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 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 firm to the said grantee, forever, All those certain lots, tracts

~~lots, tracts~~, or parcels, of land and premises, hereinafter particularly described, situated and being in the Township of Brick in the County of Ocean and State of New Jersey

KNOWN and designated as lots 11, 12 and 13 in Block 5, 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, by Carl Evans, Surveyor", and filed January 7, 1955 as map B-374 in the 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 16, 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 delivery, 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.

As Hath and to Hath, all and singular, the above mentioned and described premises, together with the appurtenances, unto the said grantees, to grantees's own proper use, benefit and behoof forever.

And the said grantor does covenant, grant and agree, to and with the said grantees 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 grantees, 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 grantees forever, as by the said grantees, 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. Zarra  
FRANCES F. ZARRA, Secretary

RIVERLAND DEVELOPMENT CO.

BY Ralph R. Zarra  
RALPH R. ZARRA, President

State of New Jersey.

County of OCEAN

Be it Remembered, that on this 2nd day of July, in the year of Our Lord One Thousand Nine Hundred and Fifty-Nine, the subscriber, an Attorney at Law of New Jersey personally appeared FRANCES F. ZARRA,

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

that the corporation named in the within instrument is the RALPH R. ZARRA 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, and 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 thereto subscribed by said President, as and for his voluntary act and deed and as and for the corporate 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 Point Pleasant Beach,

New Jersey the date aforesaid.  
[Signature]  
An Attorney at Law of New Jersey

Frances F. Zarra  
FRANCES F. ZARRA

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Dep't.

REVERLAND DEVELOPMENT CO.

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THOMAS JAMARON and JO-ANNE  
JAMARON, his wife.

DATED JULY 2,

1959

RECORDED  
OCEAN COUNTY CLERK'S  
OFFICE

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BOOK

PAGE 1991

CLERK

*Edward K. Burdy*  
1991 OF Books

Blair and Blair  
696 Arnold Avenue  
Point Pleasant Beach, N. J.

430

**This Indenture**, made the 20th

1996 PAGE 35  
day of July.

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 EDMUND C. BRENNER and REBECCA BRENNER, 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,

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

BEING 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 farther 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. Zarra  
FRANCES F. ZARRA, Secretary



RIVERLAND DEVELOPMENT CO.

BY: Ralph R. Zarra  
RALPH R. ZARRA, President



State of New Jersey,  
County of OCEAN

ss.:

We it Remembered, that on this 20th day of July, in the year of Our Lord One Thousand Nine Hundred and Fifty-Nine, before me, the subscriber, An Attorney At Law of New Jersey personally appeared FRANCES F. ZARRA

who being by me duly sworn on her oath, doth depose and make proof to my satisfaction, that she is the Secretary of the RIVERLAND DEVELOPMENT CO.

that the Corporation 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 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 Point Pleasant Beach,

N. J. the date aforesaid

Stanley J. Blum  
STANLEY J. BLUM  
An Attorney At Law of New Jersey

Frances F. Zarra  
FRANCES F. ZARRA

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**Appl.**

RIVERLAND DEVELOPMENT CO.

TO

EDMOND C. BRENNER and  
REBECCA BRENNER, his wife.

DATE JUL 20 1959

OCEAN COUNTY CLERK'S  
OFFICE

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*Edward K. Burdette*

Blair and Blair  
Point Pleasant Beach  
New Jersey

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BOOK 2014 PAGE 230

# This Indenture,

Made the 29th day of September, in the year One Thousand Nine Hundred and Fifty-nine;

Between JOHN F. TITTEL and JESSIE M. TITTEL, his wife,

residing at "Laurel Acres",

in the Township of Brick, in the County of  
Ocean, and State of New Jersey, party of the first part,  
hereinafter known as the grantor S ;

And JOHN E. STURGIS and DORIS JUNE STURGIS, his wife,

residing at 27 50th Street,  
in the Township of Weehawken, in the County of  
Hudson, and State of New Jersey, party of the second part,  
hereinafter known as the grantees S :

Witnesseth, That in consideration of  
One (\$1.00) Dollar and Other Good and Valuable Consideration,  
the said grantor s do grant, bargain, sell and convey, unto the said grantees S, their  
heirs and assigns

All that certain lot,  
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.

BEING known as Lot no. 6 in Block 1170-A-8, on map  
entitled "Laurel Acres, Brick Township, Ocean County, N.J.", made  
by H. O. Uhden, P.E., and L.S., June 27th, 1956, said map being filed  
in the Ocean County Clerk's Office on July 2, 1957 in File No. D-67.

Being the same premises conveyed to the grantors herein by  
deed of Walter Trenkle and Helen V. Trenkle, his wife, et als, dated  
September 19, 1957 and recorded September 23, 1957 in Deed Book 180,  
page 458, for Ocean County.

Subject to right of way grant to Jersey Central Power and  
Light Company et al dated March 22, 1956 and recorded in Deed Book  
1721, page 54.

Subject to rules, regulations and ordinances of the  
Township of Brick affecting the location, erection and use of  
buildings on the above described premises.

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

And the said John F. Tittel and Jessie M. Tittel,

for themselves, their heirs and assigns, do

**Covenant:**

1. That the title to said premises is vested in fee simple absolute in the said grantor S.
2. That they have the right and authority to convey the said premises to the said grantee S.
3. That the grantee S shall have peaceable and quiet possession of the said premises free from all encumbrances, except as herein stated.
4. That the same are now free and clear of all encumbrances whatsoever, except as herein stated.
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 grantor S have hereunto set their hands and seals ~~XXXXXX~~ the day and year first above written.

Signed, Sealed & Delivered

in the Presence of:

*Robert J. Riddle*  
Robert J. Riddle.....

*John F. Tittel*  
JOHN F. TITTEL.....L.S.

*Jessie M. Tittel*  
JESSIE M. TITTEL.....L.S.

State of New Jersey,  
County of MONMOUTH.

ss.:

Be it Remembered, that on this 29th day of September, 1959, before me, the subscriber, an Attorney at Law of New Jersey, personally appeared JOHN F. TITTEL and JESSIE M. TITTEL, his wife,

who, I am satisfied, are the person S mentioned in the within Instrument, 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.

*Robert J. Riddle*  
Robert J. Riddle  
Attorney at Law of New Jersey

State of New Jersey, } ss.:  
 County of \_\_\_\_\_ day of \_\_\_\_\_, before me,  
 Be it Remembered, that on this \_\_\_\_\_  
 in the year of our Lord One Thousand Nine Hundred and \_\_\_\_\_  
 the subscriber,  
 personally appeared \_\_\_\_\_  
 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  
 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 \_\_\_\_\_  
 the date aforesaid.

**Deed.**

JOHN F. TITTEL and JESSIE M.  
 TITTEL, his wife,

TO

JOHN E. STURGIS and DORIS JUNE  
 STURGIS, his wife.

Dated, September 29, 1959.

RECORDED  
 OCEAN COUNTY CLERK'S  
 OFFICE

1959 SEP 30 AM 9 57

BOOK 2014 PAGE 232  
 OF \_\_\_\_\_ CLERK  
 Edward K. Burdette

LAW OFFICES  
 ROBERT J. KIDDLE  
 100 MAIN STREET

Photostated  
 Micro-filmed  
 Indexed  
 Abstracted

BOOK 2018 PAGE 138

This Indenture, made the 14th day of October,

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

JOHN H. ALLEN and RUBY ALLEN, 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 con-  
firm 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 31, 33 and 35 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.

RIVERLAND DEVELOPMENT CO.

Attest:

X Frances F. Zarra  
FRANCES F. ZARRA, Secretary

BY: Ralph R. Zarra  
RALPH R. ZARRA, President



State of New Jersey,

County of OCEAN

Be it Remembered, that on this 14th day of October, in the year of Our Lord One Thousand Nine Hundred and Fifty-Nine, before me, the subscriber, An Attorney at Law of New Jersey personally appeared FRANCES F. ZARRA,

who being by me duly sworn on her oath, doth depose and make proof to my satisfaction, that she is the Secretary of the RIVERLAND DEVELOPMENT CO.

the corporation named in the within Instrument; 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 Point Pleasant Beach

New Jersey the date aforesaid.

X Stanley J. Blay  
STANLEY J. BLAY  
An Attorney at Law of New Jersey

X Frances F. Zarra  
FRANCES F. ZARRA, Secretary

Reed.

RIVERLAND DEVELOPMENT CO.

TO

JOHN H. ALLEN and RUEY ALLEN,  
his wife,

DATED October 14, 1959. 19 59

RECORDED  
OCEAN COUNTY CLERK'S  
OFFICE

1959 OCT 15 AM 11 16

BOOK 2018 PAGE 138  
OF ~~1000~~ CLERK  
Edward R. Dwyer

Blair & Blair  
Point Pleasant Beach  
New Jersey

15-30

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Indexed

Abstracted

101-2820-1112 **This Indenture,**

Made the 3/7/59 day of October, in the year of our Lord  
One Thousand Nine Hundred and Fifty-nine,

Between

JOHN F. TITTEL and JESSIE M. TITTEL, his wife,  
residing at Laurel Acres,

~~Residing at~~  
in the Township, of Brick, in the County  
of Ocean, and State of New Jersey, party of the first part;

And

BERNARD AUERBACH and DORIS AUERBACH, his wife,  
residing at 121 Kathryn Place,

in the Township of Lakewood, in the County  
of Ocean, 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, and Other Good and Valuable  
Consideration 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, have 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 lot,  
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,

Being known as Lot No. 1 in Block No. 1170-A-1, on map entitled  
"Laurel Acres, Brick Township, Ocean County, N.J.", made by H. O.  
Uhlen, P.E., 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 the Grantors herein by  
deed of Walter Trenkle and Helen V. Trenkle, his wife, dated May 14,  
1958 and recorded in the Ocean County Clerk's Office in Deed Book  
1929, page 384.

Subject to grant to Jersey Central Power and Light Company and  
New Jersey Bell Telephone Company, as contained in a certain Right of  
Way Agreement dated March 22, 1956 and recorded May 2, 1956 in  
Deed Book 1721, page 54.

Subject to zoning ordinances of Brick Township.

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:



In Witness Whereof, the said party of the first part ha ve hereunto set **their** hand s and seal s the day and year first above written:

*John F. Tittel* (L.S.)  
JOHN F. TITTEL

Signed, Sealed and Delibered  
in the Presence of

*Jessie M. Tittel* (L.S.)  
JESSIE M. TITTEL

State of New Jersey,  
County of OCEAN.

ss.:

Be it Remembered, that on this *3. / 16* day of *October,*  
in the year of our Lord One Thousand Nine Hundred and Fifty-nine, before me,  
the subscriber, *Notary Public of New Jersey,*  
personally appeared **JOHN F. TITTEL and JESSIE M. TITTEL, his wife,**

who, I am satisfied, **are** the person s mentioned in the within Instrument, 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.

*Robert J. Riddle*  
Notary Public of New Jersey  
My commission expires

2020-11-14

**Deed.**

JOHN P. TITTEL and JESSIE  
M. TITTEL, his wife,

TO  
BERNARD AUERBACH and  
DORIS AUERBACH, his wife,

Dated, October 5<sup>th</sup>, 1959

2026-7422  
Deed

ALVIN H. GELB  
130 FIRST STREET  
LAKEWOOD, NEW JERSEY  
LAKEWOOD 4172