

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION, OCEAN COUNTY
DOCKET NO. F-1265-56

PETER BOCCAFORTE,	)	
Plaintiff,	)	
	)	Civil Action
-vs.-	)	<u>FINAL JUDGMENT</u>
	)	
ANNA IWELLER, et al.,	)	
Defendants.	)	

This matter being opened to the Court by Benjamin Vessanbaum, Esq., attorney for the plaintiff Peter Boccaforte, and it appearing that the said plaintiff purchased at public sale for unpaid municipal liens the lands and premises in the complaint more particularly described and that he is the holder of the eight tax sale certificates in said complaint set forth, upon which there are due for principal, subsequent taxes, penalties and interest, the following sums:

- (a) The sum of \$555.76, together with interest thereon at the rate of 8% per annum from and after July 16th 1955, as the amount required to redeem the lands and premises mentioned in the first count of the complaint from the lien of tax sale certificate No. 2029, dated November 6th 1953, made by Emma E. Cameron, Collector of Taxes of the taxing district of the Township of Manchester, in the County of Ocean and State of New Jersey, to Peter Boccaforte, for Lots 1 to 33, inclusive, and Lots 38 to 64, inclusive, in Block 12, on Map of Ocean County Land Co., recorded December 3rd 1953 in the Clerk's Office of Ocean County in Book 573 of Mortgages for said County, on page 230, &c.;
- (b) The sum of \$639.55, together with interest thereon at the rate of 8% per annum from and after July 16th 1955, as the amount required to redeem the lands and premises mentioned in the second count of the complaint from the lien of tax sale certificate No. 2031, dated November 6th 1953, made by Emma E. Cameron, Collector of Taxes of the taxing district of the Township of Manchester, in the County of Ocean and State of New Jersey, to Peter Boccaforte, for Lots 21 to 52, inclusive, in Block 13, and Lots 5 to 8, inclusive, and Lots 49 to 64, inclusive, in Block 28, on Map of Ocean County Land Co., recorded December 3rd 1953 in the Clerk's Office of Ocean County in Book 573 of Mortgages for said County, on page 228, &c.;

- (c) The sum of \$734.09, together with interest thereon at the rate of 8% per annum from and after July 16th 1959, as the amount required to redeem the lands and premises mentioned in the third count of the complaint from the lien of tax sale certificate No. 2030, dated November 6th 1953, made by Emma E. Cameron, Collector of Taxes of the taxing district of the Township of Manchester, in the County of Ocean and State of New Jersey, to Peter Roccaforte, for Lots 1 to 64, inclusive, in Block 18, and Lots 1 to 4, inclusive, and Lots 9 to 24, inclusive, in Block 28, on Map of Ocean County Land Co., recorded December 3rd 1953 in the Clerk's Office of Ocean County in Book 573 of Mortgages for said County, on page 231, &c.;
- (d) The sum of \$712.80, together with interest thereon at the rate of 8% per annum from and after July 16th 1959, as the amount required to redeem the lands and premises mentioned in the fourth count of the complaint from the lien of tax sale certificate No. 2032, dated November 6th 1953, made by Emma E. Cameron, Collector of Taxes of the taxing district of the Township of Manchester, in the County of Ocean and State of New Jersey, to Peter Roccaforte, for Lots 1 to 64, inclusive, in Block 19, on Map of Ocean County Land Co., recorded December 3rd 1953 in the Clerk's Office of Ocean County in Book 573 of Mortgages for said County, on page 225, &c.;
- (e) The sum of \$618.33, together with interest thereon at the rate of 8% per annum from and after July 16th 1959, as the amount required to redeem the lands and premises mentioned in the fifth count of the complaint from the lien of tax sale certificate No. 2033, dated November 6th 1953, made by Emma E. Cameron, Collector of Taxes of the taxing district of the Township of Manchester, in the County of Ocean and State of New Jersey, to Peter Roccaforte, for Lots 1 to 64, inclusive, in Block 23, on Map of Ocean County Land Co., recorded December 3rd 1953 in the Clerk's Office of Ocean County in Book 573 of Mortgages for said County, on page 229, &c.;
- (f) The sum of \$80.64, together with interest thereon at the rate of 8% per annum from and after July 16th 1959, as the amount required to redeem the lands and premises mentioned in the sixth count of the complaint from the lien of tax sale certificate No. 2034, dated November 6th 1953, made by Emma E. Cameron, Collector of Taxes of the taxing district of the Township of Manchester, in the County of Ocean and State of New Jersey, to Peter Roccaforte, for Lots 23 and 24, in Block 29, on Map of Ocean County Land Co., recorded December 3rd 1953 in the Clerk's Office of Ocean County in Book 573 of Mortgages for said County, on page 226, &c.;

- (g) The sum of \$137.78, together with interest thereon at the rate of 8% per annum from and after July 16th 1959, as the amount required to redeem the lands and premises mentioned in the seventh count of the complaint from the lien of tax sale certificate No. 2035, dated November 6th 1953, made by Emma E. Cameron, Collector of Taxes of the taxing district of the Township of Manchester, in the County of Ocean and State of New Jersey, to Peter Roccaforte, for Lots 25 to 36, inclusive, in Block 29, on Map of Ocean County Land Co., recorded December 3rd 1953 in the Clerk's Office of Ocean County in Book 573 of Mortgages for said County, on page 227, &c., and
- (h) The sum of \$80.35, together with interest thereon at the rate of 8% per annum from and after July 16th 1959, as the amount required to redeem the lands and premises mentioned in the eighth count of the complaint from the lien of tax sale certificate No. 2036, dated November 6th 1953, made by Emma E. Cameron, Collector of Taxes of the taxing district of the Township of Manchester, in the County of Ocean and State of New Jersey, to Peter Roccaforte, for Lots 37 to 41, inclusive, in Block 29, on Map of Ocean County Land Co., recorded December 3rd 1953 in the Clerk's Office of Ocean County in Book 573 of Mortgages for said County, on page 232, &c.;

And it further appearing that by order of this Court made on July 17th 1959, redemption of the lands and premises in each of said tax sale certificates described was directed to be made to the Clerk of the County of Ocean on the 17th day of August, 1959, between the hours of 10:00 o'clock in the forenoon and 3:00 o'clock in the afternoon, (E.D.S.T.), at the office of the County Clerk of the County of Ocean, at the Ocean County Courthouse, Toms River, New Jersey, the time and place fixed for the defendants to pay to the plaintiff the amounts due to him upon and under his aforesaid tax sale certificates, together with interest, and the costs of this suit;

And it also appearing that service of the notice of the order fixing amount and setting time and place for redemption made in this suit has been duly made upon each of the defendants in the manner and within the time as in said order

provided, and that a copy of said order, duly certified by the attorney for the plaintiff, was also served upon the Clerk of the County of Ocean in accordance with the terms of said order;

And it also appearing that notice of said order was duly published in the Ocean County Sun, a newspaper published in Ocean County, New Jersey, in compliance with and as required by the order of this Court made on July 20th 1959;

And it also appearing from certificate of Edward K. Burdge, Clerk of the County of Ocean, filed in this cause, that he duly attended at the time and place so fixed for redemption, as aforesaid, and that none of the defendants paid or tendered payment to him of the amounts required to redeem the whole or any part of the lands and premises described in the complaint from the lien of the tax sale certificates held by the plaintiff, or any of them, and that the whole amount thereof still remains due and owing to the plaintiff.

It is, thereupon, on this 10th day of September 1959, ORDERED and ADJUDGED that the defendants Anna Mueller, Edward A. Mueller, Phyllis D. Mueller, Township of Manchester, a municipal corporation of the State of New Jersey, Beckefeller Highway Manor, a corporation of the State of New Jersey, Point Pleasant Manor Building Co., a corporation of the State of New Jersey, Township of Brick, a municipal corporation of the State of New Jersey, Board of Education of the Township of Brick, Ocean County, a corporation of the State of New Jersey, State of New Jersey, Ewald Kramer, his heirs, devisees and personal representatives, and his, their or any of their successors in right, title and interest, Mrs. Ewald Kramer, wife of Ewald Kramer, Louise Kramer, also known as Louise De Grado or Del Grado, or as Patricia De Grado or Del Grado, John De Grado,

also known as John Del Grado, Elsie Foerster, also known as Elsie Foerster, Gertrude Russell, Frieda Jelly, Herbert Jelly, also known as William Herbert Jelly, Cora Herrigel, H. William Marquardt, Edna May Marquardt, Clara Marie Earl, now known as Clara Marie Swallow, Janice Ann Butler, James R. Butler, Mildred Louise Earl, an infant, John Mirkala, Michael Mirkala, his heirs, devisees and personal representatives, and his, their or any of their successors in right, title and interest, Anna Mirkala, also known as Anna Jusina, John Mirkala, also known as John Mirkaler, Betty Mirkala, now known as Betty Junda and as Elizabeth Junda, John Junda, Mary Patlen, Anna Stokes, George Stokes, Helen Sirotnak, Julia Craft, Joseph Sirotnak, Stephanie Sirotnak, Elizabeth Bizik, Stephen Bizik, Richard Sirotnak, also known as George Richard Sirotnak and Florence Sirotnak, and each of them, or any person claiming by, from or under them, or any of them, stand absolutely debarred and foreclosed of and from all right and equity of redemption in and to the lands and premises described in the said several tax sale certificates and in the complaint filed in this suit, and in and to any part thereof, and

It is FURTHER ORDERED and ADJUDGED that the plaintiff Peter Roccaforte be and is hereby decreed to be vested with an absolute and indefeasible estate of inheritance in fee simple of, in and to said lands and premises, and every part thereof, which said lands and premises are more particularly described as follows:

ALL those certain lots, tracts or parcels of land and premises situate, lying and being in the Village of Whittings, in the Township of Manchester, County of Ocean and State of New Jersey, and which on a certain map entitled "Map of Property of the Ocean County Land Co., Whittings, N. J.", on file in the Office of the Clerk of the County of Ocean and State of New Jersey, are numbered, to wit:

Lots 1 to 33, both inclusive, and Lots 36 to 44, both inclusive, in Block 12, as shown on said map;

Lots 21 to 32, both inclusive, in Block 13,
and Lots 5 to 8, both inclusive, and Lots
47 to 64, both inclusive, in Block 28, as
shown on said map;

Lots 1 to 64, both inclusive, in Block 18,
and Lots 1 to 4, both inclusive, and Lots
9 to 24, both inclusive, in Block 28, as
shown on said map;

Lots 1 to 64, both inclusive, in Block 19,
as shown on said map;

Lots 1 to 64, both inclusive, in Block 23,
as shown on said map;

Lots 23 and 24, in Block 29, as shown on
said map;

Lots 25 to 36, both inclusive, in Block 29,
as shown on said map; and

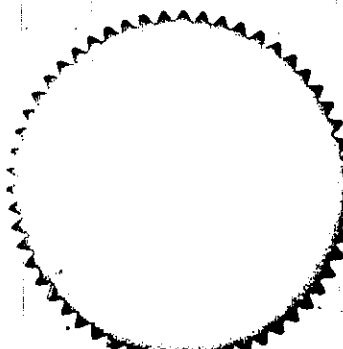
Lots 37 to 41, both inclusive, in Block 29,
as shown on said map.

Respectfully advised,

William H. Donnelly
A.M.

Frank J. Kingfield
J.S.C.

J. S. C.



I, I. GRANT SCOTT, Clerk of the Superior Court of New Jersey,
the same being a Court of Record, do hereby certify that the foregoing
is a true copy of the
now on the files of my office

IN TESTIMONY WHEREOF, I have hereunto set my hand
affixed the seal of said Court, at Trenton, this
Nineteen hundred and

September

Final Judge
11/19/19
fifty

11/19/19
fifty

DEAN COUNTY CLERK'S
OFFICE

1930 DEC 8 AM 10 32

BOOK 2031 AGE 82
OF ~~Edward K. Rudge~~ CLERK

DEAN COUNTY CLERK'S

21894 Plaintiff,

-vs-

ANNA MULLER, et al.,

Defendants.

Civil Action
FINAL JUDGMENT

MURRAY HERRMANN
Attorney for Plaintiff
473 Broadway
New York, New York

ORIGINAL FILED

Sept. 11-1934

I. Grant Scott
CLERK

\$ 12.00

Photostated
Micro-filmed
Indexed
Abstracted

This Indenture,

Made the 26th day of April in the year of our Lord
One Thousand Nine Hundred and Sixty

Between

HARDEN HOMES, INC.

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 City of Newark
County of Essex and State of New Jersey party of the first part;

And

LEWIS B. KENT

of the City of East Orange in the County of
Essex 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 and other good and valuable consideration

lawful money of the United States of America,

to it 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 does give, grant, bargain, sell, alien, release, enfeoff, convey and confirm unto the said party
of the second part, and to his heirs, executors, administrators and assigns, forever,

All that certain
tract or parcel of land and premises, hereinafter particularly described, situate, lying and being
in the Borough of Beachwood
in the County of Ocean and State of New Jersey:
FIRST TRACT:

BEGINNING at a point in the southeasterly side line of Pennant
Avenue said beginning point being 160 feet northeast from the
southeasterly intersection of Pennant Avenue and Locker Street
and thence running (1) along said Pennant Avenue north 53° 21'
east 60 feet to a point, thence (2) south 36° 39' east 100 feet
to a point, thence (3) south 53° 21' west 80 feet to a point,
thence (4) north 36° 39' west 100 feet to the point and place
of BEGINNING.

BEING known and designated as Lots 9, 10, 11 and 12 in Block B-40,
Flat BC, Map #8, as designated and delineated on the Map entitled
"Beachwood, Ocean County, New Jersey," duly filed in the Office of
the County Clerk in the County of Ocean, which Map is a sub-
division of lands shown on Map entitled "Boundary Line map of
2000 Acre tract near Toms River, New Jersey, September 12, 1914,
to be called "Beachwood," surveyed by A. D. Nickerson, C.E., and
filed in the Ocean County Clerk's Office, November 11, 1914.

BEING the same property conveyed to Harden Homes, Inc. by Deed
dated August 12, 1959 and recorded August 14, 1959 in the Office
of the Clerk of Ocean County in Book 2002 of Deeds Page 58.

This property is conveyed subject to restrictions of record.

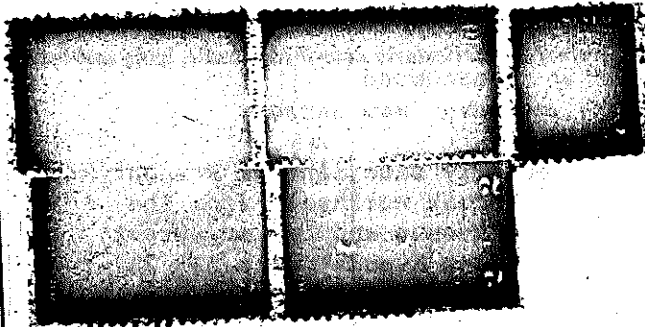
SECOND TRACT:

BEGINNING at a point in the northwesterly side line of Halliard Avenue, said beginning point being 240 feet southwest from the northwesterly intersection of Halliard Avenue and Locker Street and thence running (1) along the said Halliard Avenue south $53^{\circ} 21'$ west 80 feet to a point, thence (2) north $36^{\circ} 39'$ west 100 feet to a point, thence (3) north $53^{\circ} 21'$ east 80 feet to a point, thence (4) south $36^{\circ} 39'$ east 100 feet to the point and place of BEGINNING.

BEING known and designated as Lots 42, 43, 44 and 45 in Block B-3, Plat BA, Map #6, as designated and delineated on the Map entitled "Beachwood, Ocean County, New Jersey," duly filed in the Office of the County Clerk in the County of Ocean, which Map is a subdivision of lands shown on Map entitled "Boundary Line Map of 2000 Acre tract near Toms River, New Jersey, September 12, 1914, to be called "Beachwood," Surveyed by A. D. Nickerson, C.E., and filed in the Ocean County Clerk's Office, November 11, 1914.

BEING the same property conveyed to Harden Homes, Inc. by Deed dated April 30, 1959 and recorded May 4, 1959 in the Office of the County Clerk of Ocean County in Book 1974 of Deeds Page 447.

This property is conveyed subject to restrictions of record.



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, his heirs, executors, administrators and assigns, to the only proper use, benefit and behoof of the said party of the second part, his heirs, executors, administrators and assigns forever:

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

HARDEN HOMES, INC.

By Lewis B. Kent
LEWIS B. KENT President.



Elaine Matrics
ELAINE MATRICS, Asst. Secretary.

State of New Jersey, } ss.:
County of Essex
Be it Remembered, that on this 26th day of April, 1956, before me, the subscriber, a Master of the Superior Court of New Jersey personally appeared Elaine Matrics who, being by me duly sworn on his oath, does depose and make proof to my satisfaction, that she is the Assistant Secretary of the Harden Homes, Inc. the party mentioned in the within Instrument, that Lewis B. Kent 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
the date aforesaid.

Elaine Matrics
ELAINE MATRICS

Arnold R. Kent
ARNOLD R. KENT, A Master of the Superior Court of New Jersey

7795

Deed.

HARDEN HOMES, INC., A CORPORATION
of New Jersey

TO

LEWIS B. KENT

Dated, April 26, 1960

RECORDED
OCEAN COUNTY CLERK'S
OFFICE

1960 APR 23 PM 3 29

BOOK 2061 PAGE 34
OF DEED CLERK
Edward K. [Signature]

ARNOLD R. KENT
Counsellor at Law
1040 Broad St.
Newark, N.J.

Photostated

Micro-filmed

Indexed

Abstracted

Form

BOOK 2067 PAGE 187

Right of Way Agreement

IN CONSIDERATION of One Dollar (\$1.00), and other valuable considerations, paid by Jersey Central Power & Light Company, body corporate of the State of New Jersey, or New Jersey Bell Telephone Company, the receipt of which is hereby acknowledged, the undersigned do hereby grant and convey unto said Jersey Central Power & Light Company, its successors and assigns, and New Jersey Bell Telephone Company, its associated and allied companies, their

and assigns, the right to enter upon premises of the undersigned in the _____ Township _____ of _____ County of _____ Ocean _____ and State of New Jersey, situate _____ the North Side of Drum Point Road, East of Laurel Avenue.

from time to time to erect, maintain, renew, relocate, redesign, alter and remove poles, guys, anchors, guy stubs, crossarms, cables, and appurtenances in perpetuity for the transmission and distribution of electricity, the operation of communication systems, and in addition thereto to erect and maintain such other wires or appurtenances on said poles and lines as said Companies may deem necessary and proper to be attached thereto, upon, over, across, along and beyond the property, the course of said pole line to run as follows:

This grant is to cover a pole to be set at the Southwesterly corner of the property _____ of the Osbornville School, so that their new installation may be attached to same.

It is agreed that the Companies may improve said pole line from time to time so that utility service may be supplied in proper manner and shall have the right to trim and keep trimmed, or cut and remove such trees or tree branches as may be required to maintain service at all times; the work shall be done with care and the sidewalk, street and property disturbed thereby shall be restored to its prior condition by and at the expense of said companies.

May 18th, 1960

NINA BARBAZIS SECRETARY

BRICK TOWNSHIP BOARD OF EDUCATION

HOWARD FELNER PRESIDENT (L.S.)

(L.S.)

(L.S.)

(L.S.)

(over)

STATE OF NEW JERSEY
COUNTY OF Ocean

BE IT REMEMBERED, That on this 18th day of May, 1960, before me, the subscriber, a Notary Public of N.J. personally appeared Howard A. Fellner, President and Hilda M. Barbszis, Secretary satisfied, are the grantor mentioned in the within instrument, to whom I first made known the contents thereof, and hereupon they acknowledged that they signed, sealed and delivered the same as their voluntary act and deed, for the uses and purposes therein expressed.

(Signature of public officer taking acknowledgment)
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Apr 30, 1964

File No.

Right of Way

ELECTRIC

L-1046

Property of Brick Township Board of Education

Address N/S Drum Point Road

Q44/44 Township of Brick

Photostated
Micro-filmed
Indexed
Abstracted

County of Ocean

State of New Jersey

19 60

May 18,

Dated

RETURN TO

BRICK TOWNSHIP BOARD OF EDUCATION
501 CHERRY AVE. ASBURY PARK, N.J.
ATTENTION: RIGHT OF WAY DEPARTMENT

STATE OF NEW JERSEY
COUNTY OF Ocean

BE IT REMEMBERED, That on this 18th day of May, 1960, before me, the subscriber, NOTARY PUBLIC OF NEW JERSEY (Title of officer administering oath) personally appeared HILDA BARBAZIS SECRETARY who, being by me duly sworn on his oath, says that he is the BRICK TOWNSHIP BOARD OF EDUCATION

the grantor named in the within instrument; that HOWARD FELNER President 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 thereto affixed, and said instrument signed and delivered by the President 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 Asbury Park, N.J., on the date aforesaid.

Lillian K. Harty
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Apr 30, 1964

Hilda M. Barbszis
(Signature of attesting corporate officer)
HILDA BARBAZIS SECRETARY