

This Indenture,

Made the 3rd day of January, in the year of our Lord
One Thousand Nine Hundred and Fifty-Eight

Between LEWIS B. KENT and LILLIAN KENT, his wife,

residing at #150 South Harrison Street, East Orange
in the City of New Jersey
of Essex and State of New Jersey party of the first part

And

HARDEN HOMES, INC., a corporation of New Jersey,
having its principal office at #1060 Broad Street

of the City of Newark
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 them in hand well and truly paid by the
party of the second part, at or before the sealing and delivery of these presents, the receipt whereof
hereby acknowledged, and the said party of the first part being therewith fully satisfied, contented
paid, have given, granted, bargained, sold, aliened, released, enfeoffed, conveyed and confirmed
by these presents do give, grant, bargain, sell, alien, release, enfeoff, convey and confirm unto
said party of the second part, and to its successors and assigns, forever

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

BEING known as Lots #25, #26, #27 and #28 in Block M-26, Plat M,
Map #35, 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 land
shown on map entitled "Boundary line map of '2000 acre' tract near
Toms River, N.J., Sept. 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 Lewis B. Kent by Deed from
Marshall M. Johnson, individually and as executor of the Last Will and
Testament of Kenneth S. Johnson, dated May 18, 1957, recorded Jan
1957 in Book 1823 of deeds, page 502, in the Office of the County
Clerk of Ocean County.

Together with all and singular the houses, buildings, trees, ways, waters, profits, privileges, 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 of the first part, of, in and to the same, and of, in and to every part and parcel thereof,

do have and to hold, all and singular the above described land and premises, with the appurtenances, unto the said party of the second part, its successors and assigns, to the only proper use, benefit and behoof of the said party of the second part, and assigns forever:

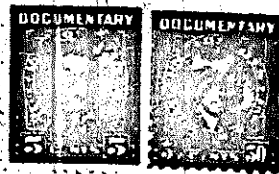
Witness Whereof, the said party of the first part have hereunto set their hand and seal the day and year first above written.

Lewis B. Kent (L.S.)
LEWIS B. KENT

Sealed and Delivered
in the Presence of

Lillian Kent (L.S.)
LILLIAN KENT

Arnold R. Kent
ARNOLD R. KENT



State of New Jersey,
County of ESSEX } ss.:

It is Remembered, that on this 3rd day of January, 1918, before me, a Master of the Superior Court of New Jersey, appeared Lewis B. Kent and Lillian Kent, his wife

and are satisfied, are the persons mentioned in the within Instrument, and thereupon acknowledged that they signed, sealed and delivered the same as their act and deed, for the uses and purposes therein expressed.

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

257

Deed.

LEWIS B. KENT and LILLIAN
KENT, his wife,

TO

HARDEN HOMES, INC., a corp-
oration of New Jersey

Dated, January 3, 1938

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

RECORDED
OCEAN COUNTY
CLERK'S OFFICE

1938 JAN -7 AM 9:27

BOOK 1868 PAGE 370

OF

Levin N. Shaw

This Indenture,

Made the 19th day of June in the year of our Lord One Thousand Nine Hundred and Fifty-Eight

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,
residing at #150 South Harrison Street,

in 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 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 in the Borough of Beachwood in the County of Essex and State of New Jersey

BEING known as Lots #53, #54, #55 and #56, Block M-25, Plat M-25, Map #35, as designated and delineated on the map entitled "Beachwood Ocean County, N.J." duly filed in the Office of the County Clerk in the County of Ocean, which map is a subdivision of lands shown on a map entitled "Boundary line map of '2000 acre' tract near the River, N.J., Sept. 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 of Lewis B. Kent and Lillian Kent, his wife, dated June 20, 1957 and recorded June 21, 1957 in Book 1819 of deeds, page 590 in the Office of the County Clerk of Ocean County.

This property is conveyed subject to restrictions and easements of record, if any, zoning ordinances, municipal and state regulations and such facts as an accurate survey may disclose.

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,

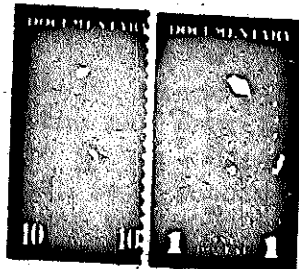
To have and to Hold, all and singular the above described land and premises, with the appurtenances, unto the said party of the second part, his heirs, executors, administrators and assigns, to the only proper use, benefit and behoof of the said party of the second part, his heirs, executors, administrators 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.

Barry Greenfield
GREENFIELD, Asst. Secretary.



State of New Jersey,
County of ESSEX

ss.:

Be it Remembered, that on this 19th day of June in the year of our Lord One Thousand Nine Hundred and Fifty-Eight the subscriber, A Master of the Superior Court of New Jersey, personally appeared Beverly Greenfield

who, being by me duly sworn on his oath, does depose and make proof to my satisfaction, that is the Assistant Secretary of the Harden Homes, Inc.

that Lewis B. Kent the party mentioned 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 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 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.

Beverly Greenfield
BEVERLY GREENFIELD, ASST. Secy

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

Deed.

HARDEN HOMES, INC., a corporation of New Jersey.

TO

LEWIS B. KENT.

Dated, June 19, 1958

RECORDED
OCEAN COUNTY
CLERK'S OFFICE

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This Indenture,

Made the 19th day of June in the year of our Lord
One Thousand Nine Hundred and Fifty-Eight

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,
residing at #150 South Harrison Street,

in 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;

BEING known as Lots #31, #32, #33 and #34, Block C-33, Plat CC, Map
#12, 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, N.J., Sept. 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 part of the same property conveyed to Harden Homes, Inc. by
deed from Lewis B. Kent and Lillian Kent, his wife, dated August 9,
1957 and recorded August 19, 1957 in Book 1834 of deeds, page 368
in the office of the County Clerk of Ocean County.

This property is conveyed subject to restrictions and easements of
record, if any, zoning ordinances, municipal and state regulations
and such facts as an accurate survey may disclose.

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:

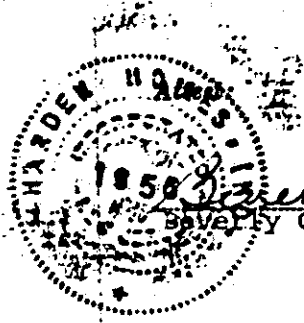
Also, all the estate, right, title, interest, property, claim and demand whatsoever, of the said party of the first part, of, in and to the same, and of, in and to every part and parcel thereof,

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:

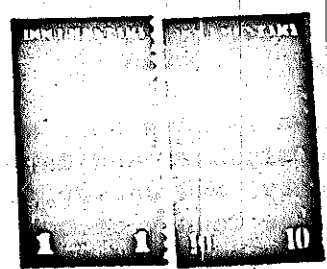
In Witness Whereof, the said party of the first part has caused these presents to be signed by its Assistant Secretary, the day and year first above written.

HARDEN HOMES, INC.

By Lewis B. Kent
LEWIS B. KENT, President



Beverly Greenfield
Beverly Greenfield, Asst. Secretary.



State of New Jersey,
County of ESSEX

vs.:

Be it Remembered, that on this 19th day of June
in the year of our Lord One Thousand Nine Hundred and Fifty-Eight
the subscriber, A Master of the Superior Court of New Jersey, before me,
personally appeared Beverly Greenfield

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

that Lewis B. Kent the party mentioned in the within Instrument,
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.

Beverly Greenfield
BEVERLY GREENFIELD, Asst. Sec'y.

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

Deed.

HARDEN HOMES, INC., a corpora-
tion of New Jersey,

TO

LEWIS B. KENT.

Dated, June 19, 1958

RECORDED
OCEAN COUNT
CLERK'S OFFICE

JUN 23 AM 11:40

BOOK PAGE
OF

ARNOLD R. KENT
COUNSELLOR AT LAW
1040 BROAD STREET
NEWARK 2, N. J.

1903-166

102 - N. J. DEED - BARGAIN and SALE
CORP. TO IND. OR CORP.

A N

ALL-STATE OFFICE SUPPLY CO.
502 HIGH ST., NEWARK 2, N. J.

This Indenture,

Made the 19th day of June in the year of our Lord
One Thousand Nine Hundred and Fifty-Eight

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,
residing at #150 South Harrison Street,

in the City of Newark 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, administra/ and assigns, forever,
tors

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:

BEING known as Lots #35, #36, #37 and #38, Block C-33, Plat CC,
Map #12, 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, N.J., Sept. 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 part of the same property conveyed to Harden Homes, Inc. by
deed from Lewis B. Kent and Lillian Kent, his wife, dated August 9,
1957 and recorded August 19, 1957 in Book 1834 of deeds, page 368
in the office of the County Clerk of Ocean County.

This property is conveyed subject to restrictions and easements of
record, if any, zoning ordinances, municipal and state regulations
and such facts as an accurate survey may disclose.

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,

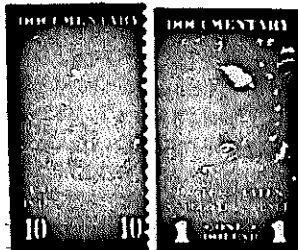
To have and to hold, all and singular the above described land and premises, with the appurtenances, unto the said party of the second part, his heirs, executors, administrators and assigns, to the only proper use, benefit and behoof of the said party of the second part, his heirs, executors, administrators and assigns forever:

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

HARDEN HOMES, INC.

By Lewis B. Kent
LEWIS B. KENT, President.

Dorothy Greenfield
DOROTHY GREENFIELD, Asst Secretary.



1958 1963 1168

State of New Jersey,

County of ESSEX

ss.:

Be it Remembered, that on this 19th day of June in the year of our Lord One Thousand Nine Hundred and Fifty-Eight, before me, the subscriber, A Master of the Superior Court of New Jersey personally appeared Beverly Greenfield

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

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 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 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.

Beverly Greenfield
BEVERLY GREENFIELD, Asst. Sec'y.

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

10. 8
Deed.

HARDEN HOMES, INC., a corpora-
tion of New Jersey.

TO

LEWIS B. KENT.

Dated, June 19, 1958

RECORDED
OCEAN COUNTY
NEW JERSEY

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This Indenture, MADE THE 19th

day of

June

in the year of

Lord one thousand nine hundred and fifty-eight

Between SANDS POINT HARBOR, INC., a corporation of the State of New Jersey, having principal office in the Village of Toms River, County of Ocean and State of New Jersey, party of the first part, and EDMUND C. ANDERSON and GRACE S. ANDERSON, his wife, Bridgetown Pike Road #1, Langhorne, Pa.

party of the second part;

Whereby, That the said party of the first-part, for and in consideration of the sum of ONE DOLLAR (\$1.00), lawful money of the United States of America, and other good and valuable considerations well and truly paid by the said party of the second part to the said party of the first part, at and before the enrolling and delivery of these presents, the receipt whereof is hereby acknowledged has granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed and by these presents does grant, bargain, sell, alien, enfeoff, release convey and confirm, unto the said party of the second part, their heirs and assigns,

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

BEGINNING at a point in the Westerly line of Walnut Street, said beginning point being located as follows; beginning at an old sand stone monument in the westerly boundary line of lands of Sands Point Harbor, Inc. said stone being the second corner of Tract No.2 described in a deed from Frank Fetteroll and Freda Fetteroll, his wife to Sands Point Harbor, Inc. dated April 7, 1939 and recorded in Book 1052, Page 174 in the Ocean County Clerk's Office, said stone monument is also distant 46.20 feet, northerly, measured along said westerly boundary line as now laid down from the centerline of Bay Parkway, as surveyed and monumented by H.C.Shinn, County Engineer, and running from the aforesaid sand stone monument, according to Magnetic Bearings of 1950, along the westerly boundary of the whole tract on a course South 14 degrees 45 minutes West 1150.03 feet to a point; thence South 75 degrees 15 minutes East 1100 feet to the westerly line of Walnut Street and thence along the westerly line of Walnut Street on a course South 14 degrees 45 minutes West 250 feet to the beginning point of lands herein conveyed and running thence

(1) Still along same on a course South 14 degrees 45 minutes West 40 feet; thence

(2) North 75 degrees 15 minutes West 100 feet; thence

(3) North 14 degrees 45 minutes East 40 feet; thence

(4) South 75 degrees 15 minutes East 100 feet to the westerly line of Walnut Street and the point and place of beginning.

Being Lot 18; Block 11; Section "A" as shown on map of "Sands Point Harbor", Sections "A" & "B", Ocean Township, Ocean County, New Jersey which map is unfiled.

SANDS POINT HARBOR RESTRICTIONS

GENERAL RESTRICTIONS:

UNDER AND SUBJECT, nevertheless, to the following express conditions and restrictions, that is to say: That no hog pen, slaughter house, chicken coop or other nuisance, nor any dangerous, noxious, unwholesome establishment, trade, calling or business whatsoever, nor any building for the sale of fish, bait, beer or liquors should at any time be put, constructed, erected, maintained or carried on upon the said premises or any part thereof. That no dwelling, porch, balcony, bay window or other building or any part thereof shall be erected within 5 feet of any side line of said lot, and within 15 feet of line of side street on corner lots, and that no fence shall be erected more than 3 feet high, and that an outdoor privy shall be erected on said premises, and that all buildings shall be connected with a properly constructed septic tank or cesspool below the surface of the ground.

All electric wiring shall be approved first by the inspectors of the fire underwriters. No building, alteration, fence or addition shall be made without the written approval of Sands Point Harbor, Inc., or their successor developer. The use of property when this restriction is attached to deed, shall be exclusively for residential purposes. No business, factory, farm, fishery, or establishment whatsoever other than private residence shall be permitted. Temporary residences, such as tents, trailers and/or movable forms of shelter shall not be permitted under any circumstances, whatsoever. No more than one residence nor more than one one-story one-family dwelling shall be allowed on any lot.

It is the intention of the developers to make it mandatory that each property owner does not permit his buildings or grounds around same to become shabby, unpainted, or in a state of disrepair that would injure the general neat, well painted appearance of the development.

That no more than five (5) persons shall occupy any one (1) bedroom model home over night, no more than six (6) persons shall occupy any two (2) bedroom model home over night, and no more than eight (8) persons shall occupy any three (3) bedroom model home over night. This covenant is made for the purpose of preventing congestion which might result in loss of life or injury from fire, and in the interest of the general health conditions in the development.

No clothing, laundry or wash shall be hung on outdoor lines on any Saturday after 12 o'clock noon, nor at any time on Sunday.

BUILDING RESTRICTIONS:

On Lagoon lots no building shall be built or placed closer than thirty (30) feet to front lot line (shore line at water), fifteen (15) feet to rear lot line, or five (5) feet to side lot line.

All buildings must be erected on the left side of lots when viewed from road. Vacant space on right side of lot when viewed from road is for private auto parking and/or gardens, and/or patio and/or terrace. All toilets and plumbing shall be modern and sanitary.

Also under and subject to the express covenant and restrictions that no building, either for residential or commercial use, shall be erected or built by other than Sands Point Harbor, Inc., or their successor developer. All or any exterior siding on building additions other than Marine plywood and paint must be approved in writing by Sands Point Harbor, Inc. No building other than a private residence shall be erected in Sands Point Harbor residential sections.

Private garages may be constructed on Lagoon lots only when such garage is attached directly by a breezeway, to a residence and only if the residence is on one lot and the garage and/or breezeway extended to and are located on the lot which is to the left of and adjacent to the lot upon which the residence building is located.

DOCK RESTRICTIONS:

All Docks and bulkheading on Lagoons or any waterfront property must be constructed by Sands Point Harbor, Inc., or their successor developer.

No tent, summer house or any shelter whatsoever shall be permitted to be erected or placed upon any Pier or Dock in Sands Point Harbor.

ANIMALS:

The use of any part of the premises for harboring animals such as horses, cows, pigs, goats, sheep, pigeons, ducks, chickens, geese, etc., shall be prohibited. One dog and/or one cat shall be permitted each property holder (lot owner or lot lessee, guests or tenants).

STORAGE:

The portion of land upon which no buildings are erected shall be kept clean, free of trash, junk, lumber, building materials, food stuffs, garbage and/or any other articles detrimental to the general neat appearance of the neighborhood. The use of the above mentioned vacant land is intended for automobile parking and/or terrace and/or garden.

UTILITIES:

Utilities Companies shall not be prevented from using the extreme back line of any lot in this development, for the purpose of installing facilities necessary to furnish gas, water, electric light or telephone service in said development. Telephone and/or electric lights and power wiring shall be permitted to cross over property where necessary.

SIGNS:

The use of any type or kind of sign whatsoever on any part of the property is NOT permitted without permission in writing of Sands Point Harbor, Inc., or their successor developer.

BEACH CLUB:

All property owners in this development are required to be members of a property owners' association or club to be designated by the party of the first part and to be known under the name of "Sands Point Beach Club, Inc." or some similar name, and to faithfully abide by the rules and charter of said association or club. All of such property owners in this development covenant and agree that no sale, resale or rental of any property which might be acquired by them in Sands Point Harbor shall be made to any person, persons or corporation who, or which may have been disapproved for membership by the aforesaid association or club, nor until said person, persons or corporation have been so approved.

The aforesaid association or club under such designation as may be approved, shall each year be entitled to and be paid by all property owners in this development, dues in an amount equivalent to the sum of \$20.00 for each property owner having purchased, contracted to purchase or leased from Sands Point Harbor, Inc., any one or more lots of land in Sands Point Harbor, being either vacant lots or having not more than one dwelling unit thereon; and shall also be entitled to and be paid an additional sum of \$20.00 with respect to any such property owner for each additional dwelling unit.

The formation of the aforesaid club or association is for the purpose of providing for such property owners bathing beach areas to be used by said club or association from the party of the first part and said club or association shall lease on a long term basis such bathing beach areas to be more specifically designated in a formal Lease already entered into or to be entered into by and between the proper officers of said club or association and the party of the first part.

The use of the aforementioned bathing areas to be designated in the Lease between the association or club and the party of the first part shall be for the exclusive use of members in good standing thereof and/or their guests or tenants.

The provision contained herein with reference to the association or club and the use of the beach areas herein referred to shall be deemed to continue in operation as herein provided so long as the Lease between said club or association and the party of the first part shall continue in full force and effect, and so long as all the conditions of payment of rental and the other covenants therein contained are met, and until the termination thereof for any reason which may be provided for in said Lease.

EXPIRATION:

These covenants subject to the terms of the following paragraph, are to run with the land and shall be binding on all parties and persons claiming under them until January 1, 2000, at which time said covenants shall automatically extend for an additional period of 50 years, unless by vote of the majority of the owners it is agreed to change said covenants in whole or part.

The party of the first part reserves to itself or its successors the right and privilege of amending the above restrictions, or to release from the operation of said restrictions, or any part of them, the lands of which the premises hereinbefore described are a part.

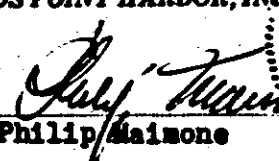
Together with all and singular the improvements, roads, ways, rights, liberties, privileges, hereditaments and appurtenances to the same belonging in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and of every part and parcel thereof; And also all the estate, right, title, interest, property, possession, claim and demand whatsoever, both in law and equity, of the said party of the first part, of, in and to the said premises, and every part thereof, with the appurtenances:

Do have and to hold the said premises above described, with all and singular the hereditaments and appurtenances, unto the said party of the second part, their heirs and assigns, to the only proper use, benefit and behoof of the said party of the second part their heirs and assigns forever.

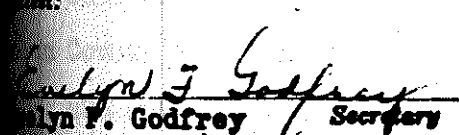
And the said party of the first part for itself and its successors does by these presents covenant, grant and agree, to and with the said party of the second part, their heirs and assigns, that it, the said party of the first part, and its successors, all and singular the hereditaments and premises above described and granted, or mentioned and intended so to be, with the appurtenances, unto the said party of the second part, their heirs and assigns, against it, the said party of the first part, and its successors, and against all and every other person or persons whomsoever lawfully claiming or to claim the same, or any part thereof, shall and will, subject as aforesaid, warrant and forever defend.

In Witness Whereof, the said party of the first part to these presents hath hereunto set its corporate seal and caused this instrument to be executed in its corporate name, by its proper corporate officers, dated the day and year first above written.

SANDS POINT HARBOR, INC.

By: 
Philip Maimone




Evelyn F. Godfrey Secretary

RECORDED

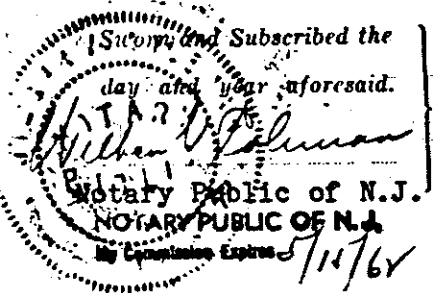
BOOK 1903 PAGE 172

STATE OF NEW JERSEY }
OCEAN COUNTY } ss.

Be it Remembered, that on this 19th

day of June in the year of our Lord one thousand nine hundred and fifty-eight
before me, the subscriber, a Notary Public of the State of New Jersey,
personally appeared Evelyn F. Godfrey who being by me duly sworn
on his oath saith, that he is the Secretary of SANDS POINT HARBOR, INC., the grantor

within named, and that Philip Maimone
is the President; that deponent knows the common or corporate seal of said grantor and
that the seal annexed to the within Deed or Conveyance is such common or corporate seal
that the said Deed or Conveyance was signed by the said President and the seal of said
grantor affixed thereto in the presence of deponent; that said Deed or Conveyance was
signed, sealed and delivered as and for the voluntary act and deed of said grantor for the
and purposes therein expressed, pursuant to a resolution of the Board of Directors of said
grantor; and at the execution thereof this deponent subscribed his name thereto as witness.



Evelyn F. Godfrey

100008

RECEIVED

SANDS POINT HARBOR, INC.

To

EDMUND C. ANDERSON and
GRACE S. ANDERSON, his wife
Bridgeton Pike Road #1
Langhorne, Pa.

RECORDED
OCEAN COUNTY
CLERK'S OFFICE

INDEXED JUN 23 AM 11:21

BOOK _____ PAGE _____
OF _____

CLERK'S OFFICE

This Indenture,

this 16th day of July, in the year of our Lord
Thousand Nine Hundred and Fifty-Eight

Between

LEWIS B. KENT and LILLIAN KENT, his wife,

at #150 South Harrison Street,
City of East Orange in the County
Essex and State of New Jersey party of the first part;

HARDEN HOMES, INC., a corporation of New Jersey,
having its principal place of business at #1060
Broad Street,

the City of Newark in the County
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
money of the United States of America,

to them in hand well and truly paid by the said
of the second part, at or before the sealing and delivery of these presents, the receipt whereof is
acknowledged, and the said party of the first part being therewith fully satisfied, contented and
is given, granted, bargained, sold, aliened, released, enfeoffed, conveyed and confirmed, and
presents do give, grant, bargain, sell, alien, release, enfeoff, convey and confirm unto the
party of the second part, and to its successors and assigns, forever,

that certain
or parcel of land and premises, hereinafter particularly described, situate, lying and being
Borough of Beachwood
County of Ocean and State of New Jersey:

ACT I:

known as Lots 49, 50, 51 and 52, Block C-33, Plat CC, Map #12,
designated and delineated on the map entitled "Beachwood, Ocean
County, N.J." duly filed in the Office of the County Clerk in the
County of Ocean, which map is a subdivision of lands shown on a
entitled "Boundary line map of '2000 acre' tract near Toms River,
J., Sept. 12, 1914 to be called "Beachwood," surveyed by A.D.
erson, C.E., and filed in the Ocean County Clerk's Office Nov-
ber 11, 1914.

ACT II:

known as Lots 53, 54, 55 and 56, Block C-33, Plat CC, Map #12,
designated and delineated on the map entitled "Beachwood, Ocean
County, N.J." duly filed in the Office of the County Clerk in the
County of Ocean, which map is a subdivision of lands shown on a map
titled "Boundary line map of '2000 acre' tract near Toms River,
J., Sept. 12, 1914 to be called "Beachwood," surveyed by A.D.
erson, C.E., and filed in the Ocean County Clerk's Office Nov-
ber 11, 1914.

part of the same property conveyed to Lewis B. Kent by the
rough of Beachwood, by Deed dated September 27, 1957 and recorded
ber 10, 1957 in Book 1850 of Deeds, page 14 in the Office of the
County Clerk of Ocean County.

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, its successors and assigns, to the only proper use, benefit and behoof of the said party of the second part, its successors and assigns forever:



In Witness Whereof, the said party of the first part have hereunto set their hands and seals the day and year first above written.

Lewis B. Kent
LEWIS B. KENT (L.S.)

Signed, Sealed and Delivered
in the Presence of

Lillian Kent
LILLIAN KENT (L.S.)

Arnold R. Kent
ARNOLD R. KENT

State of New Jersey,
County of ESSEX ss.:

Be it Remembered, that on this 16th day of July in the year of our Lord One Thousand Nine Hundred and Fifty-Eight, before me, the subscriber, A Master of the Superior Court of New Jersey, personally appeared Lewis B. Kent and Lillian Kent, his wife,

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

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

BOOK PAGE

OF

Edward J. Dwyer

LEWIS B. KENT and LILLIAN
KENT, his wife.

TO

HARDEN HOMES, INC., a corpora-
tion of New Jersey.

Dated, July 16, 1958

ARNOLD R. KENT
Counsellor at Law
1060 Broad St.
Newark 2, N.J.

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