

BL 468

inter oaths to be used in any Court of said State and for general purposes; and also to take acknowledgments and proofs of deeds of conveyances for land, tenements, or hereditaments in said State of New York. And further, that I am well acquainted with the handwriting of such Notary Public, and verily believe that the signature to said deposition or certificate of proof or acknowledgment is genuine.

In testimony whereof, I have hereunto set my hand and affixed the seal of the said Court and County the 28 day of July, 1916.

() (U.S. Stamp) Wm. F. Schneider, Clerk.
 (L.S.) (\$.10)
 () (C.C.O.)
 () (Jul. 28, 1916)
 () (New York.)

Cmte.

Received and recorded August 1st, 1916 9.A.M.

John A. Ernst, Clerk.

Standard Acreage Co. : This Indenture, made the twenty sixth day of May
 To in the year of our Lord one thousand nine hundred
 Commonwealth Realty Improvement Corp: and sixteen

Between Standard Acreage Company, a corporation organized and existing under the laws of the State of New Jersey, party of the first part;

Realty
 And Commonwealth/Improvement Corporation, a corporation organized and existing under the laws of the State of New Jersey, party of the second part:

Witnesseth, that the said party of the first part, for and in consideration of the sum of One Dollar lawful money of the United States of America, to it in hand 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, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, remise, release, convey and confirm, unto the said party of the second part and to its successors and assigns forever,

All those certain tracts or parcels of land and premises, hereinafter particularly described, situate, lying and being in the Township of Brick, in the County of Ocean and State of New Jersey. Being part of the lands conveyed to John F. McLagan and George S. Flintoft by deed from Mary Jane Osborn, only surviving executrix of the last will and testament of Samuel S. Osborn, deceased, by deed dated Nov. 10th, 1900, and recorded in the Clerk's Office of Ocean County, In Book 257 of Deeds, ^{on} pages 418 &c.

Situated on the southerly side of the Metedeconk River. BEGINNING at a stake standing near where was formerly the southerly end of the Metedeconk Old Bridge, being the Beginning corner described in a deed from George Taylor and wife to Samuel S. Osborn dated

Dec. 7th, 1858 and recorded as above in Book 17 of Deeds pages 124 &c. and running thence by ^{chains and 40} 427 magnetic bearings at the date thereof (1) South 89 degrees West 24 links to a stone planted at the northwesterly and fifth corner of a tract of 50 55/100 acres described in a deed from Robert and James Skidmore to Samuel S. Osborn, and Sidney Goble, dated January 8, 1853 being also the 108th Station of Class No. 27 of the Bricksburg Land and Improvement Company's lands; thence by the lines of said Class and of said Osborn land; (2) South 21 degrees thirty minutes West 10 chains 50 links to a stone at the 107th station of said Class; thence (3) South 59 degrees 45 minutes East 3 chains 58 links to a stone at the 106th station thereof; thence (4) South 5 degrees 20 minutes West 1 chain and 82 links to a stone at the 105th station of the same; thence (5) South 62 degrees East 25 chains 57 links to a stone at the 104th Station thereof; thence (6) North 72 degrees East 5 chains to a stake for a corner of said Osborn land; thence (7) North 37 degrees East 10 chains 75 links to a stake planted in the seventh line of Class No. 4 of said Company's lands (known as the Burrsville Tract) and distant 1 chain 23 links North 28 degrees West from a stone planted at the 8th corner of the same; thence from said stake; (8) North 28 degrees West 7 chains 93 links to a stake standing at the 7th corner of said Class No. 4; thence (9) North 45 degrees 54 minutes East 3 chains 48 links along the 6th line of the same to the Southerly margin of the Metedeosunk River; thence up said river, following the southerly edge thereof to the 5th and closing line of a tract of 74 acres returned to Tunice Denice on the 16th day of May 1755, recorded in the Surveyor General's office at Perth Amboy in Book S-4 page 34; thence (10) Southerly along the said line 40 links to the Beginning of said tract and the beginning of the tract herein described, containing 76 98/100 acres more or less, of which 75 98/100 acres are by actual survey and computation.

Being the same premises which John P. Molagan, single man, by Indenture dated the 20th day of May, 1909, duly acknowledged and recorded in the Clerk's Office of the County of Ocean, State of New Jersey on the 11th day of June, 1909, in Book 384 of Deeds page 177 &c. granted and conveyed unto the Grantor in fee, excepting such lots as have been sold and known and designated as follows:

Block No.	Lots Nos.	Total Lots
2	3 (1783) - 4 (1784) 5-6-7-8	6
3	1-2-3-	3
5	13 (2262) - 14 (2261) - 15 (2260) - 16 (2259) - 17 (2258)	5
	18 (2257) - 19 (2256) - 20 (2255) - 21 (2254) - 22 (2253)	5
	23 (2252) - 24 and 25 (2251)	3
6	17-18-31-32-33 (2065) - 34 (2066) - 35-36-37-38-39-40	12
7	1 (2198) - 2 (2199) - 3 (2200) 9-10-17-18-19-20-25	10
	26-27-28-29-30-31-32-35-36-37-38-39-40	13
8	8-9-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25	18
	26-27-28-29-30-31-32-33-34	9
9	1-2-3-4-5-6-7-8-9-10-11-12-13	13
11	5-6-7-8-15-16-17-18	8
12	1-2-3-4-5-6-7-8-9-10-11-12-13-14-17-18-19-20-23-24	20
	25-26-27-28-29-30-31-32-33-34-35-36-39-40	14

13	1-2-3-4-5-6-7-8-9-10-11-12-13-14-15-16-17-18-21-22	20
	23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40	18
14	1 (1757) +2 (1758) -4 (2163) -5 (2162) -6 (2161)	5
	7 (2160) -8 and 9 (2159)	3
15	1-2-3-4-5-6-7-8-9-10-11-12-13-14-15-17-18-19-20-21-22	21
	23-24-25-26-27-28	6
16	1-2-3-4-5-6-7-8-9-10-11-12-13-14-15-16-17-18-19-20-21	21
	22-28 (1755) -29 (1756) -30 (1757) -31 (1758)	5
	32 (1968) -33 (1967) -34 (1966) -35 (1965)	4
17	3-4-5-6-7-8-9-10-11-12-13-14-19-20-31-32-33-34-35-	19
	36-37-38-39-40	5
18	6-7-8-9-10-11-12-13-14-15-23-24-25-26-27-31-32	17
19	1-2-5-6-7-8-9-10-15-16-21-22-25-26-27-28-31-32-33-34	20
	35-36-37-39-40	5
20	1-2-4-5-6-7-8-9-10-11-12-13-14-15-16-17-18-19-20-21	20
	22-23-24-25-26-27-28-29-30-31-33-34-35-36-37-38	16
21	1-2-3-4-5-6-7-8-9-10-11-12-13-14-17-18-19-20-23-24	20
	25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40	16
22	1-2-3-4-7-8-9-10-11-12-13-14-15-16-17-18-19-20-25	19
	26-27-28-29-30-31-32-35-36-37-38-39-40	13
23	1-2-3-4-5-6-7-8-9-10-11-12-13-14-15-16-17-18-19-20	20
	21-22-23-24-25-26-27-28-31-32-33-34-35-36-37-38	16
24	1-2-3-4-5	5
25	7-8- (1959) -9 (1960) -10 (1961) +11 (1962) -13	6
	(1862) -14 (1861) -15 (1860) -16 (1859)	3
26	1-2-3-4 (1765) -5 (1766) -6-7-8-9-10-11-12-13-14	14
	15-16-17-18-19-20	6
27	7-8	2
28	3-4-5-6-7-8-	6
29	3-4-9-10-13-14-17-18-25-26-27-28	12
30	1-2-3-4-5-9-10-11-12-13-14-19-20-21-22-23-24-25-26	19
	27-33-34-35-36	5
31	1-2-3-4-7-8-9-10-11-12-15-16-17-18-19-20-21-22-23-24	20
	25-26	2
32	3-4-5-6-7-8-14-15-16-17-18-19-20-21-22-23-24-25-26	19
	31-32-33-34-35-36-37-38-39-40	10
33	1-2-3-4-5-6-7-8-13-14-15-16-17-18-21-22-24-25-26-27	20
	28-29-30	3

Total number of lots excepted

600

all of said lots being set forth as laid down on a certain map entitled "Lakewood Gardens

Subdivision B" Ocean County, New Jersey, S.B. Linton, C.E. 410 Walnut St. Philadelphia Pa. filed

in the Clerk'S Office of Ocean County. New Jersey, June 14,1909; the number set forth

429

in parenthesis following the number or numbers of the excepted lots in this conveyance were used in certain deeds to describe the said lots respectively herein excepted.

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

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

And the said Standard Acreage Company, does for itself and its successors, assigns and administrators covenant and grant to and with the said party of the second part, its successors and assigns, that the said Standard Acreage Company is the true, lawful and right owner of all and singular the above described land and premises, and of every part and parcel thereof, with the appurtenances thereunto belonging; and that the said land and premises, or any part thereof, at the time of the sealing and delivery of these presents, are not encumbered by any mortgage, judgment, or limitation, or by any encumbrance whatsoever, by which the title of the said party of the second part, hereby made or intended to be made, for the above described land and premises, can or may be changed, charged, altered or defeated in any way whatsoever.

And also, that the said party of the first part now has good right, full power and lawful authority to grant, bargain, sell and convey the said land and premises in manner aforesaid:

And also, that said Standard Acreage Company will warrant, secure and forever defend the said land and premises unto the said Commonwealth Realty Improvement Corporation, its successors and assigns, forever, against the lawful claims and demands of all and every person or persons, freely and clearly freed and discharged of and from all manner of encumbrances whatsoever.

In witness whereof, the said party of the first part has caused its common 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: Wm.A.Hall

()

Standard Acreage Company

Secretary.

(LS.)

By Wm.S.Jackson

(U.S.Stamp)

()

President.

(\$5.50)

(V.C.R.)

(7-28-16)

State of New York

:

Be it remembered that on this twenty third day of

County of New York

:SS.

June in the year of our Lord one thousand nine hundred and sixteen, before me, the subscriber, a

Notary Public of the State of New York in and for New York County, personally appeared Wm. A. Hall who being by me duly sworn doth depose and make proof to my satisfaction that he well knows the Common Seal of Standard Acreage Company, the grantor named in the foregoing deed, that the seal thereto affixed is the proper common seal of the said Corporation, and that the same was so affixed thereto, and the said deed signed and delivered by Wm. S. Jackson who was at the date and execution thereof, President of said Corporation, as the voluntary act and deed of the said corporation, in the presence of said deponent and that the said deponent subscribed his name as witness to the execution thereof.

Subscribed and sworn before me

Wm. A. Hall

the day and year above written.

Vivian C. Ross

Notary Public.

New York County #267.

State of New York : I, William F. Schneider, Clerk of the County of New
County of New York : SS. York, and also Clerk of the Supreme Court for the
said County the same being a Court of Record do hereby
by certify that Vivian C. Ross, whose name is subscribed to the deposition or certificate of
the proof or acknowledgment of the annexed instrument, and thereon written, was, at the time
of taking such deposition or proof and acknowledgment, a Notary Public, in and for such
County, duly commissioned and sworn, and authorized by the laws of said State to take depos-
itions and to administer oaths to be used in any Court Of said State and for general purpose
and also to take acknowledgments and proofs of deeds of conveyances for land, tenements,
hereditaments in said State of New York. And further, that I am well acquainted with the han-
writing of such Notary Public, and verily believe that the signature to said deposition or
certificate of proof or acknowledgment is genuine.

In testimony whereof, I have hereunto set my hand and affixed the seal
of the said Court and County the 28 th day of July, 1916.

() (U.S. Stamp) Wm. F. Schneider,
\$.10
(L.S.) (C.C.O.) Clerk.
Jul-28-1916
() (New York.)

Received and recorded Aug. 1, 1916 9.A.M.

John A. Ernst, Clerk.

Standard Acreage Co. : This Indenture, made the twenty sixth day of May
To : in the year of our Lord one thousand nine hundred
Commonwealth Realty Improvement Co. : sixteen,
Between Standard Acreage Company, a corpor-

12 2X 602 D4 22

William Rubel, Trustee,

TO

Henrietta Schmidt,

THIS INSTRUMENT, Made the
twenty sixth day of June,
in the year of our Lord
one thousand nine hundred,
and twenty eight.

BETWEEN WILLIAM RUBEL, successor trustee
to THOMAS E. MARTIN, of Weehawken, Hudson County, State of New Jersey, as Trustee by a certain Trust deed to him as such Trustee, dated July 3rd. 1924, and recorded in the Office of the County Clerk of the County of Ocean, State of New Jersey, July 16th. in Book No. 629, Page 176, of Deeds, party of the first part;

AND HENRIETTA SCHMIDT, of 124 Hague Street
Jersey City, Hudson County, State of New Jersey, who is a subscriber, to the Hudson Dispatch, party of the second part;

WITNESSETH, That the said party of the
first part, by virtue of the power and authority to him given in and by said Trust deed and for and in consideration of the sum of ONE DOLLAR lawful money of the United States of America, to him in hand paid by the said party of the second part and other good and valuable considerations, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted bargained, sold and conveyed unto the said party of the second part, and to her heirs and assigns, forever.

ALL Of the following tract or parcel of
land, situate, lying in and being in the Township of Brick, County of Ocean and State of New Jersey, and known and designated as Lots No. 3 and 10, in Block No. 18 in subdivision B. as laid down on a certain map entitled Lakewood Gardens, and filed in the office of the Clerk of the County of Ocean at Toms River, New Jersey

TOGETHER with all and singular the tenements,
hereditaments and appurtenances thereto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders zents, 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 in and to the above described premises and for 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 party of the second part, her heirs and assigns forever, and the said party of the first part does hereby covenant, promise and agree to and with the said party of the second part her heirs and assigns, that he has not, as such Trustee as aforesaid, done or caused, suffered or procured to be done, any act, matter or thing, whereby the premises or any part thereof, with the appurtenances, are or may be charged or encumbered in estate, title or otherwise, and the said party of the second part for herself, heirs and assigns, by acceptance of this deed, covenants, and agrees as a tenant running with the land hereby conveyed, that there shall not be erected on said premises, or any part thereof, any business house for the manufacture of liquors,

any slaughter house
factory of any
kind as follow

itself, its successors,
the second part,
assigns; that said
of all and singular
parcel thereof with
land and premises
of these presents
by any encumbrance
and part, hereby
promises, can or
ever.

now has good right
convey the said
party of the first
premises, unto
hereby created an
demands of all and
kind of and from

part has hereunto
SIGNED, SEALED AND
IN THE PRESENCE OF
W. A. Schmidt

STATE OF NEW JERSEY
COUNTY OF HUDSON,

and twenty
appeared WILLIAM RUBEL
in the foregoing
and thereupon he acknowledged
act and deed

L. S.

Received and Record

VENTURE, Made the
sixth day of June,
Year of our Lord
usand nine hundred,
nty eight.
successor trustee
ew Jersey, as Trus-
ly 3rd. 1924, and
Ocean, State of New
ty of the first
of 124 Hague Street
scriber, to the
said party of the
in and by said
LAR lawful money of
party of the second
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bed premises and for
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aid party of the second
s aforesaid, done or
ing, whereby the said
ay be charged or en-
the second part for
its, and agrees as a
ot be erected on said
ecture of liquors, nor

any slaughter house, brass foundry, nail or iron foundry or any fertilizing man-
factory of any kind or any bone boiling establishment.

AND the grantor in said deed to the Trustee cove-
nanted as follows:

"And the said party of the first part does for
himself, its successors and assigns, covenant and agree to and with said party of
the second part, his successors in the trust hereby created and their heirs and
assigns; that said party of the first part, is the true, lawful and right owner
of all and singular the above described land and premises and of every part and
parcel thereof with the appurtenances thereunto belonging, and that the said
land and premises, or any part thereof, at the time of the ensealing and delivery
of these presents, are not encumbered by any mortgage, judgment or limitation or
any encumbrances whatsoever, by which the title of the said party of the sec-
ond part, hereby made or intended to be made, for the above described land and
premises, can or may be changed, charged, altered or defeated in any way whatso-
ever.

AND ALSO that the said party of the first part
has good right, full power, and lawful authority to grant, bargain, sell and
convey the said land and premises in the manner aforesaid; and also that said
party of the first part will WARRANT secure and forever defend the said land and
premises, unto the said party of the second part, his successors in the trust
hereby created and their heirs and assigns forever, against the lawful claims and
demands of all and every person or persons, freely and clearly freed, and disch-
arged of and from all manner of encumbrances whatsoever."

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

WITNESSED, SEALED AND DELIVERED :
IN THE PRESENCE OF :
W. A. Schmitt.

William Rubel (LS)
As Trustee.

STATE OF NEW JERSEY, :
COUNTY OF HUDSON, :

BE IT REMEMBERED, That on this
twenty sixth day of June, in the
year of our Lord one thousand nine

hundred and twenty eight before me, a Notary Public of New Jersey personally
appeared WILLIAM RUBEL, who, I am satisfied, is the person and the Trustee men-
tioned in the foregoing Deed, to whom I first made known the contents thereof
and thereupon he acknowledged that he signed, sealed and delivered the same as his vol-
untary act and deed, for the purposes therein expressed.

()
(L. S.)
()

L. J. Whitford,
Notary Public of New Jersey.
My Commission Expires April 28th. 1932.

Received and Recorded September 6th., 1928. 10:00 A. M.

JOHN A. ERNST, Clerk.

\$2.50

ELIZABETH COGAN)
TO)
ROBERT J. COGAN & WIFE)

THIS DEED, Made the 14th day of
August in the year one thousand
nine hundred and fifty-two

BETWEEN ELIZABETH COGAN, WIDOW, residing at No. 81 Cedar
Street, Village of Hempstead, County of Nassau, State of New York hereinafter
known as the Grantor

AND ROBERT J. COGAN and ANA COGAN, HIS WIFE, residing at
No. 3030 Edwin Avenue, Linwood Park, Borough of Fort Lee, County of Bergen, State
of New Jersey hereinafter known as the Grantees

WITNESSETH, That in consideration of the sum of TEN DOLLARS
and other good and valuable consideration the said Grantor does grant, bargain,
sell and convey, unto the said Grantees their heirs and assigns forever, all
that certain tract of land and premises situate in the Township of Brick in the
County of Ocean and State of New Jersey, and known and designated as Lots No.
3-34, in Block No. 7, in subdivision B, as laid down on a certain map entitled
Oakwood Gardens, and filed in the Office of the Clerk of the County of Ocean,
Atlantic River, New Jersey,

TOGETHER with all and singular the tenements, hereditaments,
and appurtenances thereto belonging or in anywise 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
grantor in and to the above described premises, and for part and parcel thereof,
with the appurtenances.

Being the same premises conveyed by Deed dated July 3rd, 1924,
and recorded in the Office of the County Clerk of the County of Ocean, State of New
Jersey July 16, 1924, in Book 629, Page 176 of Deeds, and by William Rubel, Trustee
of Elizabeth Cogan, by deed dated March 1st, 1927, and recorded May 17, 1927 in the
said County Clerk's Office in Book 740 of Deeds, Page 427, etc.

TO HAVE AND TO HOLD said premises with the appurtenances, unto
the said grantees their heirs and assigns forever.

The said ELIZABETH COGAN

COVENANTS:

1. That she is lawfully seized of the said land;
2. That she has the right to convey the said land to the

grantees,

3. That the grantees shall have quiet possession of the said
land free from all incumbrances;

4. That the grantor will execute such further assurances of
the said land as may be requisite;

5. That she will warrant generally the property hereby conveyed.

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

SIGNED, SEALED AND DELIVERED)
IN THE PRESENCE OF)

Elizabeth Cogan (L.S.)
ELIZABETH COGAN

Ruth C. Handscomb

STATE OF NEW YORK)
COUNTY OF NASSAU) SS.:

BE IT REMEMBERED, That on
this 14th day of August in
the year of our Lord One

Thousand Nine Hundred and fifty-two before me the subscriber, a Notary Public
of the State of New York, personally appeared ELIZABETH COGAN, (WIDOW) who, I
am satisfied, is the grantor mentioned in the within Instrument, to whom I
first made known the contents thereof, and thereupon she acknowledged that she
signed, sealed and delivered the same as her voluntary act and deed, for the
uses and purposes therein expressed.

()
(SEAL)
()

Ruth Cogan Handscomb, Notary
RUTH COGAN HANDSCOMB
Notary Public, State of New York
No. 30-6755400
Qualified in Nassau County
Cert. filed with New York Co. Clerks
Term expires March 30, 1954

STATE OF NEW YORK)
COUNTY OF NASSAU) SS.:

I. ERNEST F. FRANCKE, County
Clerk and Clerk of the Supreme
Court Nassau County, a Court

of Record having by law a seal, DO HEREBY CERTIFY THAT Ruth Cogan Handscomb
who name is subscribed to a deposition, certificate of acknowledgment or proof of
the annexed instrument, was at the time of taking the same a NOTARY PUBLIC in
and for the State of New York, duly commissioned and sworn and qualified to act
as such in Nassau County and throughout said State; that pursuant to law a com-
mission, or a certificate of his appointment and qualification, and his autograph
signature, have been filed in my office; that as such NOTARY PUBLIC he was duly
authorized by the laws of the State of New York to administer oaths and affirmations
to certify the acknowledgment or proof of deeds and other written instruments for
lands, tenements and hereditaments to be read in evidence or recorded in said
State, to protest notes and to take and certify depositions; and that I am well
acquainted with the handwriting of such Notary Public, or have compared the signature
on the annexed instrument with his autograph signaute deposited in my office, and
believe that the signature is genuine.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed
my official seal at Mineola, N. Y., this 26th day of Sept 1952.

114842 ()
C12 2-52 (SEAL)
()

Ernest F. Francke
County Clerk and Clerk of the
Supreme Court, Nassau County.

Received and Recorded December 30, 1952

11:02 A. M.
SYLVESTER B. MATHIS
CLERK

By LA E

BAY HARBOR EST
TO
FRANK MONTECAL
of New Jersey
Newark County
Grove Ave. in t
party of the se
in consideration
money of the Un
said party of t
presents, the re
first part being
bargained, sold,
presents does gi
confirm unto the
forever,
after particul
County of Ocean
in A" and also k
the said lots are
Section A."
also known as
Map of Bay Harbor
ordinances; and to
to all facts w
and appurtenances
and reversions, re
ession, claim and
of the first part,
parcel, thereof, wi
described premises,
second part, their