

BOOK 2251 PAGE 230

This Indenture,

Made the 17th day of ~~August~~ September, in the year One Thousand
Nine Hundred and Sixty-two

Between SARAH E. DOWNEY, widow,
residing at Ridge Avenue,

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

And ROBERT SCHMERTZ, of 320 First Street

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

Witnesseth, That in consideration of ONE DOLLAR and 00/100 (\$1.00)-----
and other good and valuable considerations-----

the said grantor do es grant, bargain, sell and convey, unto the said grantee
his 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, and being
more particularly described as follows:

BEGINNING at a point in the westerly line of the Chambers Bridge
Road on a course S. 18°00'E. 289.62 feet from the sixth corner of a
tract of land containing 50.42 acres conveyed by Adam D. Irons, et al
to William F. Downey and Sarah E. Downey, his wife, by deed dated
March 1, 1941 and recorded in the Ocean County Clerk's Office on May
10, 1941 in Book 1095 of Deeds on Page 198; thence (1) S 18°00' E
323.06 feet to a point; thence (2) S 64°01'E 118.57 feet to a point
in the westerly line of the Chambers Bridge Road; thence (3) N 29°53'
414.20 feet along the westerly line of the Chambers Bridge Road to the
point of beginning. Containing 0.31 Acres.

Being a part of the same premises conveyed by Adam D. Irons and
Geneva Irons, his wife, Catherine H. Osborn, Widow and George L. Downey
Widower to William F. Downey and Sarah E. Downey, his wife, by deed
dated March 1, 1941 and recorded on May 10, 1941 in Book 1095 of Deeds
on Page 198 in the Ocean County Clerk's Office.

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

And the said SARAH E. DOWNEY, widow,

for her heirs
and assigns, does

Covenant:

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

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

Signed, Sealed and Delivered
in the Presence of:

Sarah E. Downey (IS)
Sarah E. Downey

Witness

Wit to Sarah E. Downey



State of New Jersey,
County of OCEAN

Be it Remembered, that on this 17th day of August, 1962, before me,
in the year of our Lord One Thousand Nine Hundred and Sixty-two,
the subscriber, a Notary Public of New Jersey
personally appeared SARAH E. DOWNEY, widow,

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

Hazel Green
Notary Public of New Jersey

NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES JUNE 8, 1964

State of New Jersey. } ss.:
 County of _____
 We it Remembered, that on this _____ day of _____, before me, _____, 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.

SARAH E. DOWNEY, widow,

TO
ROBERT SCHMERTZ

Dated, September 17th, 1962

CHARGE

Lloyers Title Insurance Corporation

31 WEST MAIN STREET

Record and return to:

Ronald J. Monesson
230 First Street
Lakewood, New Jersey

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BOOK PAGE 130
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This Indenture,

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Made the 18th day of August, in the year of our Lord
One Thousand Nine Hundred and Sixty-five;

Between POINT PLEASANT MANOR BUILDING CO.
(formerly known as Barry Shores Company),

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
County of Ocean and State of New Jersey, party of the first part;

And ANN SILVERMAN,

residing at 2 Delaware Avenue,

in the Borough of Point Pleasant Beach 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 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 her heirs and assigns, forever,

All its right, title and interest in and to all
tracts or parcels of land and premises, hereinafter particularly described, situate, lying and being
in the County of OCEAN and State of NEW JERSEY.

This blanket conveyance is intended to convey the title to any
real estate or interest therein wherein the lands are in the form
of acreage or interests in land which are in acreage form.

It is expressly understood that there is EXCEPTED from the
above conveyed lands or interests in said lands, any lots which
exist and are shown on any filed map in the Ocean County Clerk's
Office.

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, her heirs and assigns, to the only proper use, benefit and behoof of the said party of the second part, her heirs 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 Secretary, the day and year first above written.

By Ann Silverman, President.

Attest:
Malcolm J. Silverman
Malcolm J. Silverman, Secretary.

No Revenue Stamps Required.

State of New Jersey.
County of MONMOUTH.

ss.:

Be it Remembered, that on this 18th day of August, in the year of our Lord One Thousand Nine Hundred and Sixty-five, the subscriber, an Attorney at Law of New Jersey, MALCOLM J. SILVERMAN, 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 Point Pleasant Manor Building Co. (formerly known as Barry Shores Company), a New Jersey corporation, that Ann Silverman 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 Manasquan, New Jersey, the date aforesaid.

Malcolm J. Silverman
Malcolm J. Silverman, Secretary

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

LAW OFFICES
ROBERT J. RIDDLE
37 UNION AVENUE
MANASQUAN, N. J.

RECORDED
OCEAN COUNTY CLERK'S
OFFICE

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EX-2513-115
CF-115
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Deed.

POINT PLEASANT MANOR BUILDING
CO. (formerly known as Barry
Shores Company), a New Jersey
corporation,

TO

ANN SILVERMAN.

Dated, August 18, 1965.

Robert J. Riddle
LAW OFFICES
27 UNION AVENUE
NEW JERSEY

305-2623 PAGE 97

This Indenture,

made the 7th day of March, in the year of our Lord
Thousand Nine Hundred and Sixty-Six,

Between JOHN J. McMANUS, residing at 334 Cochran Place, Valley Stream,

of the State of NEW YORK, of the County of NASSAU,
party of the first part;

and LORETTA C. WEIS, residing at 334 Cochran Place, Valley Stream,

of the State of NEW YORK, of the County of NASSAU,
party of the second part;

Witnesseth, That the said party of the first part, for and in consideration of (\$1.00) and other good and valuable consideration money of the United States of America, to me 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 acknowledged, and the said party of the first part being therewith fully satisfied, contented and have given, granted, bargained, sold, aliened, released, enfeoffed, conveyed and confirmed and by presents do give, grant, bargain, sell, alien, release, enfeoff, convey and confirm unto the said party of the second part, and to her heirs, assigns, forever,

All of the following
or parcel of land and premises, hereinafter particularly described, situate, lying and being
Township of Brick, County of Ocean
State of New Jersey, and known and designated as lots Nos. 13-14-15-16
Block No. 7 in subdivision B as laid down on a certain map entitled Lakewood
Map, 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
thereunto in anywise appertaining, and the reversion and reversions,
residues and remainders, rents, issues and profits thereof.

AND ALSO, all the estate, right, title, interest, property, possession, claim
and whatsoever, as well in law as in equity, of the said party of the first
part and to the above described premises and for part and parcel thereof, with
appurtenances.

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 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, her heirs and assigns, to the only use, benefit, and behoof of the said party of the second part, her heirs and assigns forever.

And the said party of the first part

does for himself, his heirs, executors and administrators covenant and agree to and with the said party of the second part, her heirs and assigns, that the said party of the first part is

the true, lawful and right owner of all and singular the above described land and premises, 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 burdened by any mortgage, judgment, or limitation, or by any encumbrance whatsoever, by which 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 authority, to grant, bargain, sell and convey the said land and premises in manner aforesaid:

And Also, that the party of the first part

will Warrant, secure, and forever defend the said land and premises unto the said

LORETTA C. WEIS, her heirs 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 encumbrance whatsoever.

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in the presence of

John O. Weis

John J. McGanus
JOHN J. MCGANUS

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BOOK 2623 PAGE 99

BOOK 2623 PAGE 99

BOOK 2623 PAGE 99

BOOK 2623 PAGE 99

BOOK 2623 PAGE 99

BOOK 2623 PAGE 99

BOOK 2623 PAGE 99

BOOK 2623 PAGE 99

BOOK 2623 PAGE 99

BOOK 2623 PAGE 99

BOOK 2623 PAGE 99

On the 2nd day of August, 1966, before me personally came [Name], the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at 334 Cochran Place, Valley Stream, Nassau County, State of New York; he knows JOHN J. McMANUS to be the individual described in and who executed the foregoing instrument; that he, the subscribing witness, was present and saw JOHN J. McMANUS execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

BOOK 2623 PAGE 99

BOOK 2623 PAGE 99

IRVING LEHAT
Notary Public, State of New York
No. 24-7476253
Qualified in Kings County
Cert. filed in New York County
Commission Expires March 30, 1969

BOOK 2623 PAGE 99

BOOK 2623 PAGE 99

whose name is subscribed to the 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 throughout the State of New York; that pursuant to law a commission, or a certificate of his appointment and qualifications, 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 receive and certify the acknowledgment or proof of deeds, mortgages, powers of attorney and other written instruments for lands, tenements and hereditaments to be read in evidence or recorded in this State, to protest notes and to take and certify affidavits and 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 signature deposited in my office, and believe that the signature is genuine.

IN WITNESS WHEREOF I have hereunto set my hand and affixed the seal of the said Court and County this [day] of [Month] 1966

Robert J. Crews
Clerk

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BOOK 2623 PAGE 99

BOOK 2623 PAGE 99