

This Indenture,

Made the 5th day of October, in the year of our Lord
One Thousand Nine Hundred and fifty-six

Between PHILIP LEVIN and CHARLES BUSH, trading as Levin-Bush
& Co., partnership with principal business at
#254 Jericho Turnpike,

in the Village of Mineola County of Nassau
and State of New York party of the first part;

And IVY BLDRS., INC., a corporation of the State of New
Jersey, having its principal office at Route 549

in the of Laurelton 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 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 do give, grant, bargain, sell, alien, release, enfeoff, convey and confirm unto the said
party of the second part, and to its successors
and assigns, forever,

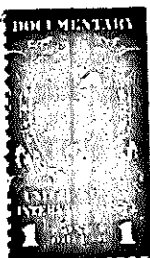
All that certain

tract or parcel of land and premises hereinafter particularly described, situate, lying and being
in the Townships of Brick and Lakewood County of Ocean
and State of New Jersey.

BEGINNING at a monument in the southwesterly right of way line
of Chambers Bridge Road, said beginning point being the northwesterly
corner of a tract of 34.26 acres, now known as Birchwood Park, Section
A, conveyed to Levin-Bush and Co. by deed from the Lakewood Hotel and
Land Association dated February 9, 1955 and recorded March 15, 1955 in
Deed Book 1621, page 223, and from said beginning point; thence
(1) North 22 degrees 00 minutes 00 seconds West (Magnetic bearing of
1954) along the southwesterly line of Chambers Bridge Road 1489.48
feet to a monument in the southeasterly line of lands now, or formerly,
belonging to William F. Downey; thence (2) North 56 degrees 08 minutes
30 seconds West along said line 119.74 feet to a monument; thence
(3) North 10 degrees 07 minutes 06 seconds West along the line of said
Downey property, 326.41 feet to a monument in the southwesterly right of
way line of Chambers Bridge Road; thence (4) North 22 degrees 00 minutes
00 seconds West along the southwesterly line of Chambers Bridge Road
600.83 feet to a monument in the southwesterly right of way line of
Garden Avenue as shown on a Map of Lakewood Gardens Sub-Division B,
filed in Ocean County Clerk's Office June 14, 1909, said monument also
being in the northeasterly line of the tract of which this is a part
and in the line of the 104th course of a Resurvey and Rectification of
Bounds recorded in Book 222, page 487, etc., in the office of the
Surveyor General of the Central Board of Proprietors of the Eastern

of the State of New Jersey at Perth Amboy; thence (5) North 59 degrees 02 minutes 06 seconds West 1265.39 feet along the southwesterly right of way line of Garden Avenue to a stone, the end of said 104th course recorded in Book S22, page 487, also in the southeasterly line of lands now or formerly owned by the Home Guardian Company, said lands of the Home Guardian Company known as Map "J", Ocean Avenue Section; thence (6) South 39 degrees 50 minutes 54 seconds West along the southeasterly line of the Home Guardian Company property 1754.40 feet to a monument; thence (7) North 50 degrees 09 minutes 06 seconds West continuing along the line of said Home Guardian Company property 4.90 feet to a monument; thence (8) South 39 degrees 50 minutes 54 seconds West along the line of said Home Guardian Company property known as Map "L" Ocean Avenue Section 1261.94 feet to a monument in the northeasterly line of lands returned to J. Forman in Book S2, page 77 in the office of the Surveyor General at Perth Amboy; thence (9) South 19 degrees 06 minutes 06 seconds East along the line of said Forman property 95.42 feet to a monument; thence (10) Continuing along the line of said Forman Property South 32 degrees 21 minutes 06 seconds East 600.00 feet to a monument; thence (11) continuing along the line of said Forman Property South 53 degrees 07 minutes 06 seconds East 264.00 feet to a monument, the beginning corner of said Forman Tract; thence (12) South 28 degrees 06 minutes 06 seconds West 95.81 feet to a monument located at the end of the 95th course of said Resurvey and Rectification of Bounds recorded in Book S22, page 487, etc; thence (13) South 58 degrees 38 minutes 45 seconds East along the line of the 96th course of said Resurvey and Rectification of Bounds, said line being also the 1st course of the tract of 107.74 acres recorded in Book S22, page 91 in the Office of the Surveyor General at Perth Amboy, 1331.27 feet to a monument, the southwesterly corner of a tract conveyed to the Chambers Bridge Construction Corporation by deed from the Lakewood Hotel and Land Association dated April 2, 1956 and recorded April 13, 1956 in Deed book 1716, page 286, said corner being also known as the southwesterly corner of Birchwood Park, Section "A"; thence (14) North 66 degrees 45 minutes 00 seconds East along the northwesterly line of said tract 1146.95 feet to a monument in the southwesterly line of Hollywood Drive as shown on Map of Birchwood Park, Section "A"; thence (15) South 22 degrees 00 minutes 00 seconds East 25.02 feet along the southwesterly line of Hollywood Drive 25.02 feet to a monument; thence (16) North 68 degrees 00 minutes 00 seconds East along the line of said tract of 34.26 acres conveyed to Levin-Bush Co. by the Lakewood Hotel and Land Association 1306.00 feet to the point or place of beginning. Containing 207.61 acres.

This conveyance is subject to and the grantees hereby assume a mortgage now on said premises in the original amount of \$64,500.00 from Levin-Bush and Company as mortgagor to Lakewood Hotel and Land Association as Mortgagee, dated September 10, 1956 and recorded in the office of the Clerk of the County of Ocean.



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 heirs, and assigns forever:

And the said Levin-Bush & Co.

for itself, its heirs, executors and administrators, do covenant, promise and agree to and with the said party of the second part, its successors and assigns that it has not made, done, committed, executed or suffered any act or acts, thing or things whatsoever, whereby or by means whereof the above mentioned and described premises, or any part or parcel thereof, now are, or at any time hereafter shall or may be impeached, charged or encumbered, in any manner or way whatsoever.

In Witness Whereof, the party of the first part has set hand and seal or caused these presents to be signed by its proper corporate officers and caused its proper corporate seal to be hereunto affixed, the day and year first above written.

Signed, Sealed and Delivered
in the Presence of

LEVIN-BUSH & CO.

BY:

Philip Lewis
Charles Bush

IVY BUILDERS, INC.

BY:

Robert J. Schmertz
Robert J. Schmertz, President

Attest: *Ivy Builders Inc*
John H. Kibbe, Asst Secretary

Sworn to and subscribed
before me,
at Lakewood, N.J.
the date aforesaid

Myrtle H. Carroll

Myrtle H. Carroll
Notary Public of N. J.
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Oct. 3, 1960

Indenture,

made the

17th

BOOK 1893 PAGE 185
day of

of our Lord One Thousand Nine Hundred and Fifty-eight

EDWARD H. SCHUSSLER, JR. and MARJORIE A SCHUSSLER
his wife, RESIDING AT #708 CHESTNUT STREET,
PHILADELPHIA, PENNSYLVANIA,

hereinafter referred to as the grantor;

LENZI GIORDANO
at 137 Harding Drive, Borough of Point Pleasant,

hereinafter referred to as the grantee:

That the said grantor, for and in consideration of the sum of
DOLLARS (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION
of the United States of America, to them in hand paid by the said grantee, at or
along and delivery of these presents, the receipt whereof is hereby acknowledged,
released, and forever Quit-Claimed, and by these presents does remise, release, and
claim unto the said grantee, and to his heirs heirs and assigns forever,
certain lots,

acres of land and premises, hereinafter particularly described, situate, lying and
in Township of Brick in the County of
and State of New Jersey.

described as lots 33, 34, 35, 36, 37, 38, 39 and 40 of
and lots 27, 28, 29 and 30 of Block B-7 on a map en-
titled "Oakwood Gardens Sub-division B, Ocean County, N. J.",
the Ocean County Clerk's Office on June 14, 1909 in

Together with all and singular the tenements, hereditaments and appurtenances thereto in anywise appertaining, and the reversion and reversions, remainder and remainders, 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 grantor, of, in or to the above described premises, and every part and parcel thereof, with appurtenances. To Have and to Hold all and singular, the above mentioned and described premises, together with the appurtenances, unto the said grantee, his heirs and assigns forever.

In Witness Whereof, the said grantor has hereunto set their hand and seal the day and year first above written.

Signed, Sealed and Delivered

in the presence of

Eleanor G. Dougherty

Edward H. Schussler, Jr.
EDWARD H. SCHUSSLER, JR.

Marjorie A. Schussler

Commonwealth of Pennsylvania
State of New Jersey

County of

Philadelphia

Be it Remembered, that on this 17th day of March in the year of our Lord One Thousand Nine Hundred and Fifty-eight the subscriber,

personally appeared Edward H. Schussler, JR. and MARJORIE A. SCHUSSLER his wife,

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

Eleanor G. Dougherty

NOTARY PUBLIC
615 S. 21st STREET
Philadelphia, Phila. County
My Commission Expires April 8, 1961

Beed.

1893

EDWARD H. SCHUSSLER, et ux
JR.

TO

LENZI GIORDANO.

DATED 1958.

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

ROBERT H. DOHERTY, JR.
600 Arnold Avenue
Point Pleasant Beach, N.J.

452

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
OCEAN COUNTY
DOCKET NO. C-2041-60

RIVERLAND DEVELOPMENT CO., a :
New Jersey corporation, :

Plaintiff, :

vs. :

CIVIL ACTION

CLYDE STUTESMAN, Widower, his :
heirs, devisees and personal rep- :
resentatives, and his, their, or any :
of their successors in right, title :
and interest. :

FINAL JUDGMENT

Defendants. :

This matter being opened to the Court by Hiering & Grasso
(Vincent A. Grasso, Esq., appearing) Attorneys for Plaintiff, and it
appearing that plaintiff is in peaceable possession of, and claims ownership
of, the lands and premises described in the complaint; that plaintiff's title
to said lands and premises, or to some part thereof, is denied or disputed by
the defendants who claim or are claimed or reputed to own the same, or some
part thereof, or some hostile interest therein, or to hold a lien or encumbrance
therein; and that no suit or action is pending to enforce or test the validity of
such title, claim or encumbrance of the defendants.

It is thereupon on this 21st day of August, 1961, on
motion of Hiering & Grasso, Attorneys for Plaintiffs:

ORDERED and ADJUDGED that the said defendants, CLYDE STUTES-
MAN, Widower, his heirs, devisees and personal representatives, and his, their,
or any of their successors in right, title and interest, have no estate interest
or right in, or lien or encumbrance upon, said lands and

FURTHER ORDERED and ADJUDGED that as to all of the said
lands and premises described in said complaint, situate in the Township of
Bridle, County of Ocean and State of New Jersey and known and designated as:-
Lot No. 32, 33, 34, 35 and 36, Block No. 20, in Sub-Division "C" Annex as
laid down on a certain map entitled Cedarwood Park, and filed in the Office of

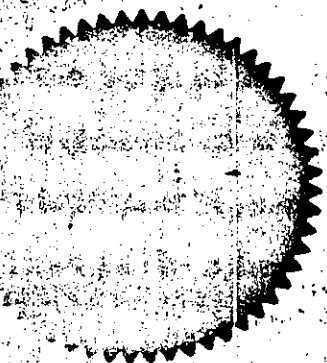
the Clerk of the County of Ocean at Toms River, New Jersey,

so far as relates to any claim therein by or on behalf of said defendant,

title of said plaintiff in and to the same or any part thereof is hereby

mined, fixed, settled and declared to be good.

of Gene R. Marcano
J.S.C.



I, L. 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 *Final Judgment*
now on the files of my office

IN TESTIMONY WHEREOF, I have hereunto set my hand and
affixed the seal of said Court, at Trenton, this *24th*
August Nineteen hundred and *Eighty*

L. Grant Scott

RECORDS SECTION
CLERK OF SUPERIOR COURT
OCEAN COUNTY

SUPERIOR COURT OF N.J.
CHANCERY DIVISION
OCEAN COUNTY
DOCKET NO. C-2041 60

RIVERLAND DEVELOPMENT CO.,
a New Jersey corporation,

Plaintiff

vs.

CLYDE STUTESMAN, widower, his
heirs, devisees and personal rep-
resentatives, and his, their, or any
of their successors in right, title
and interest,

Defendants.

CIVIL ACTION
FINAL JUDGMENT

Photostated
Micro-filmed
Indexed
Abstracted

ORIGINAL FILED
JAN 25 1961
CLERK OF COURT
1 Grant Street
TRENTON, N.J.

LAW OFFICES
H. RING & GRASSO
Court House Square
Trenton, New Jersey

2667 269
CLERK OF COURT
JAN 25 1961