

This Indenture, MADE THE

23rd day of September in the year
of our Lord one thousand nine hundred and fifty-eight

Between

RALPH ZARRA and FRANCES ZARRA, his wife, residing at

57 L. ... Blomfield, N.J.

of the first part, and

JAMES R. SUTTON and MATILDA SUTTON, his wife,

residing at Forked River Estates, in the Township of Lacey, in the
County of Ocean and State of New Jersey,

of the second part:

Witnesseth. That the said party of the first part, for and in consideration of

the sum of ONE DOLLAR (\$1.00) and other good and valuable

considerations

lawful money of the United States of America

well and truly paid by the said

party of the second part to the said party of the first part, at and before the en-
sealing and delivery of these presents, the receipt whereof is hereby acknowledged,

have granted, bargained, sold, aliened, enfeoffed, released, conveyed

and confirmed, and by these presents do grant, bargain, sell, alien, enfeoff,
release, convey and confirm, unto the said party of the second part, their

heirs and assigns, **ALL** those certain lots, tracts or parcels of land
and premises, situate, lying and being in the Township of Lacey,
in the County of Ocean and State of New Jersey, being more
particularly described as follows:

TRACT I: BEING known and designated as Lots 9 and 10, Block 4, as
shown on Map of lands of Forked River Estates, Captain's Cove Section
A, Lacey Township, Ocean County, New Jersey, filed in the Ocean County
Clerk's Office at Toms River, New Jersey.

BEGINNING at a stake in the southerly line of Enterprise Drive being
207.38 feet on a course South 70 degrees 33 minutes east from the
intersection of the southerly line of Enterprise Drive with the easterly
line of Normandie Drive; thence (1) South 70 degrees 33 minutes east
50 feet to a stake; thence (2) South 19 degrees 27 minutes west 120
feet to a stake; thence (3) North 70 degrees 33 minutes west 50 feet
to a stake; thence (4) North 19 degrees 27 minutes east 120 feet to
the point and place of beginning.

TRACT II: BEING known and designated as Lot 8, Block 4, as shown on
Map of lands of Forked River Estates, Captain's Cove Section A, Lacey
Township, Ocean County, New Jersey, filed in the Ocean County Clerk's
Office at Toms River, New Jersey.

BEGINNING at a stake in the southerly right of way line of Enterprise
Drive which said point lies 182.38 feet on a course South 70 degrees
33 minutes east from the intersection of the corner of Enterprise
Drive and Normandie Drive thence (1) Along the southerly right of
way line of Enterprise Drive South 70 degrees 33 minutes east 25
feet to a point where the dividing line between Lots 8 and 9
intersect the southerly right of way of Enterprise Drive; thence

- (2) South 19 degrees 27 minutes west 120 feet to a point; thence
 (3) North 70 degrees 33 minutes west 25 feet to a point; thence
 (4) North 19 degrees 27 minutes east 120 feet to the point and place
 of beginning.

BEING the same premises conveyed to the grantors herein by the following deeds: (1) As to Tract I: Deed of James L. Howarth and Mary Howarth, his wife, dated March 31, 1958, recorded in the Ocean County Clerk's Office April 23, 1958 in Deed Book 1888, page 399; (2) As to Tract II: Deed of Forked River Estates, Inc. dated April 1, 1958 and recorded in the Ocean County Clerk's Office April 23, 1958 in Deed Book 1888, page 402.

Together with all and singular, the buildings, improvements, woods, ways, rights, liberties, privileges, hereditaments and appurtenances, to the same belonging or in any wise appertaining and the reversion and reversions, remainder and remainders, rents, issues, and the 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, with the appurtenances:

To have and to hold the said premises, with all and singular the 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 parties of the first part, their

heirs, executors and administrators **do** by these presents covenant, grant and agree to and with the said party of the second part, their heirs and assigns, that they the said parties of the first part,

their heirs, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended to be so, with the appurtenances unto the said party of the second part, their heirs and assigns, against them the said parties of the first part, their

heirs, and against all and every other person or persons whomsoever lawfully claiming or to claim the same or any part thereof,

SHALL and WILL
 forever **DEFEND.**

WARRANT and

In Witness Whereof, the said parties of the first part to these presents have hereunto set their hands and seals dated the day and year first above written.

SIGNED, SEALED AND DELIVERED
 IN THE PRESENCE OF }

Ralph Zarra (LS)
 RALPH ZARRA

Frances Zarra (LS)
 FRANCES ZARRA



STATE OF NEW JERSEY
COUNTY OF Ocean } ss.

Be it Remembered, that on this 24th day of September in the year of our Lord one thousand nine hundred and fifty-eight before me, the subscriber, an ATTY AT LAW OF N.J.

personally appeared RALPH ZARRA and FRANCES ZARRA, his wife,

who, I am satisfied are the grantors mentioned in the above deed or conveyance and acknowledged that they signed, sealed and delivered the same as their act and deed. All of which is hereby certified.

Harry A. Duckworth
HARRY A. DUCKWORTH

DEED-PLAIN WARRANTY (20)

Deed

RALPH ZARRA and FRANCES ZARRA, his wife,

To

JAMES R. SUTTON and MATILDA SUTTON, his wife.

Dated SEPTEMBER 19 58

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

HARRY A. DUCKWORTH
Attorney at Law
230 Main Street
Toms River, New Jersey

RECORDED
OCEAN COUNTY CLERK'S
OFFICE

1958 SEP 29 AM 10 30

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CLERK

Edward K. Buttrick

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Micro-filmed
Indexed
Abstracted

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:

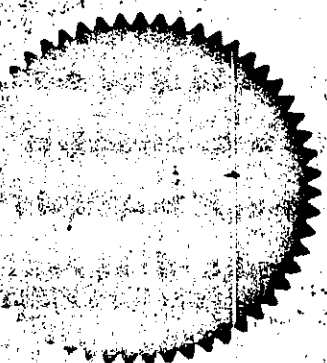
ORDERED and ADJUDGED that the said defendants, CLYDE STUTES-
MAN, Widower, his heirs, devisees and personal representatives, and his, their,
or any of their successors in right, title and interest, have no estate interest
or right in, or lien or encumbrance upon, said lands and

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 defendants, the title of said plaintiff in and to the same or any part thereof is hereby determined, fixed, settled and declared to be good.

3/ Gene R. Mariano
J.S.C.



I, I. GRANT SCOTT, Clerk of the Superior Court of New Jersey, the same being a Court of Record, do hereby certify that the foregoing is a true copy of the *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 *29th* day of *August* Nineteen hundred and *Twenty*.

I. Grant Scott

SUPERIOR COURT OF N.J.
CHANCERY DIVISION
OCEAN COUNTY

Deed Indenture, made the 22nd day of March

in the year of our Lord One Thousand Nine Hundred and Sixty-Two

Between LOUIS ABRAMSON and EDITH ABRAMSON, his wife,
residing at Trenton and Arnold Avenues in
Point Pleasant, New Jersey

And HARVEY ABRAMSON and SOPHIA M. ABRAMSON, his wife,
residing at Trenton and Arnold Avenues in
Point Pleasant, New Jersey, and LOUIS ABRAMSON and
EDITH ABRAMSON, his wife, residing at Trenton and
Arnold Avenues in Point Pleasant, New Jersey

hereinafter referred to as the Grantees &

Witnesseth, That the said grantors, for and in consideration of the sum of ONE
DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION-----
lawful money of the United States of America,

to them in hand well and truly paid
by the said grantees &, at or before the sealing and delivery of these presents, the receipt where-
of is hereby acknowledged, and the said grantors being therewith fully satisfied, contented and
have given, granted, bargained, sold, aliened, released enfeoffed, conveyed and con-
firmed, and by these presents do give, grant, bargain, sell, alien, release, enfeoff, convey and
confirm unto the said grantees & to their heirs and assigns, forever, all
that undivided one-quarter (1/4) interest and 3/4 interest respectively in
all those certain lots, tracts or parcels of land and premises, here-
after particularly described, situate, lying and being in the
borough of Point Pleasant, in the County of Ocean, and State of New
Jersey, more particularly described as follows:-

FIRST TRACT: BEGINNING at a point in the Westerly line of 3.50
acres more or less conveyed by Wm. Curtis et als, to Chas. W. Maxson,
et als, by deed dated October 22, 1870 and recorded in Deed Book
Page 105, said beginning being distant 580.53 feet on a course
South 8 degrees 45 minutes West from an iron post at the Northwest
corner of said 3.50 Acres and running from said beginning (1) South
8 degrees 15 minutes East 49.79 feet to an iron pipe, thence (2)
South 8 degrees 45 minutes West 106.02 feet to an iron pipe in the
Northerly line of Trenton Avenue, thence (3) along the same North
8 degrees 59 minutes West 50.00 feet to a point in the Westerly
line of said 3.50 acres which point is also in the Easterly line of
lands now owned by said Lillian B. Britton, thence (4) along same
North 8 degrees 45 minutes East 101.43 feet to the place of Beginning.

SECOND TRACT: BEGINNING at an iron bar in the Northerly line of
Trenton Avenue, at the Southeasterly corner of a lot of land now
formerly owned by Samuel Tomaino, thence (1) along the last
mentioned line North 10 degrees 55 minutes East 121 feet more or
less to the most Northerly line of the whole tract of which this
is a part, thence (2) along the last mentioned line, South 79
degrees 11 minutes East 23.36 feet to an iron pipe in the Westerly
line of lands formerly belonging to Charles W. Maxson, thence (3)
along the last mentioned line South 10 degrees 55 minutes West 121
feet more or less to an iron pipe in said Northerly line of Trenton
Avenue, thence (4) along the last mentioned line North 79 degrees
11 minutes West 23.36 feet to the point or place of Beginning.

THIRD TRACT: BEGINNING at a point in the Northerly line of Trenton
Avenue, said point being 42.47 feet on a course North 75 degrees 59
minutes West from a point of curvature at the Northwest corner of

Trenton and Arnold Avenues, and running thence from said beginning point (1) North 8 degrees 45 minutes East, 147.23 feet to a point; thence (2) South 81 degrees 15 minutes East 123.72 feet to a point in the Westerly line of Arnold Avenue; thence (3) along the same South 25 degrees 11 minutes West, 125.00 feet to a point of curvature; thence (4) along an arc curving to the right with a radius of 43.82 feet an arc distance of 60.29 feet to a point in the Northerly side of Trenton Avenue; thence (5) along the same North 75 degrees 59 minutes West, 42.47 feet to the point and place of Beginning.

It is intended by this conveyance to convey to Harvey Abramson and Sophia M. Abramson, his wife, as tenants by the entirety, a one-quarter ($\frac{1}{4}$) interest in the FIRST TRACT, the SECOND TRACT and the THIRD TRACT and to convey a three-quarter ($\frac{3}{4}$) interest to Louis Abramson and Edith Abramson, his wife, as tenants by the entirety, in the FIRST TRACT, the SECOND TRACT and the THIRD TRACT.

Together with all and singular the houses, buildings, trees, ways, waters, profits, privileges, and advantages, with appurtenances to the same belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and the profits thereof, and of every part and parcel thereof;

Also all the estate, right, title, interest, property, claim and demand whatsoever, of the said grantor s 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 grantees, their heirs

and assigns, to the proper use, benefit and behoof of the said grantees s, their heirs

and assigns forever: all that undivided one-quarter (1/4) interest to Harvey Abramson & Sophia M. Abramson, his wife, and 3/4 undivided interest, to Louis Abramson & Edith Abramson, his wife, in the above land and premises, and the said grantor s, LOUIS ABRAMSON and EDITH ABRAMSON, his wife,

do for their heirs

executors and administrators covenant and agree to and with the grantees s, their heirs and assigns, that they

the said

LOUIS ABRAMSON and EDITH ABRAMSON, his wife, are

the true, lawful and right owner s 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 grantees s, 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 grantor s now have good right, full power and lawful authority, to grant, bargain, sell and convey the said land and premises in manner aforesaid;

And Also that LOUIS ABRAMSON and EDITH ABRAMSON, his wife,

will warrant secure, and forever defend the said land and premises unto the said grantees s

their 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 grantor s have hereunto set their hands and seals

the day and year first above written.

Signed, Sealed and Delivered

in the presence of

JAMES G. HENRY

Louis Abramson L.S.
LOUIS ABRAMSON

Edith Abramson L.S.
EDITH ABRAMSON

State of New Jersey,
County of OCEAN

Be it Remembered, That on this 22nd day of March, 1962, in the year of our Lord One Thousand Nine Hundred and Sixty-two, the subscriber, an Attorney at Law of the State of New Jersey personally appeared LOUIS ABRAMSON and EDITH ABRAMSON, his wife,

who, I am satisfied, are the Grantors mentioned in the within instrument, to whom I first made known the contents thereof, and thereupon they acknowledged that they signed, sealed and delivered the same as their voluntary act and deed, for the uses and purposes therein expressed.

JAMES G. HENRY
An Attorney at Law
State of New Jersey

DATED March 22nd 1962

TO
LOUIS ABRAMSON and EDITH ABRAMSON, his wife,
HARVEY ABRAMSON and SOPHIA M. ABRAMSON, his wife, and
LOUIS ABRAMSON and EDITH ABRAMSON, his wife.

Received in the
Office of
N. J.
on the day of
A. D. 1962
at 3:39 PM
of DEEDS for said
BOOK 2208 PAGE 274
CLERK
County, Ocean

SUTTON, YODER & WADE
Attorneys and Counselors at Law
2828 HOOPER AVENUE
BRICK TOWN, New Jersey

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President of said corporation, in the presence of this de-
President, at the same time acknowledged that he signed, sealed and de-
ward the same as his voluntary act and deed, and as the voluntary act and deed of said cor-
poration, by virtue of authority from the Board of Directors, and that dependent, at the same
time subscribed his name to said instrument as an attesting witness to the execution thereof.
the was at the date thereof the
named in the foregoing instrument; that he well knows the corporate
act of said corporation; that the seal affixed to said instrument is the corporate seal of said
corporation; that the said seal was so affixed and the said instrument signed and delivered by
being by me duly sworn on his oath, says that he is the
subscriber, a
personally appeared

before me
day

Be it remembered, That on this
22nd day of March, 1962