

1095-198

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)

Madeline I. Reilly

Ray H. Stillman (L.S.)
RAY H. STILLMAN

as to both

Ethel Stillman (L.S.)
ETHEL STILLMAN

State of New Jersey,)
SS:
County of Monmouth)

BE IT REMEMBERED, That on this
Twenty-ninth day of April in
the year of our Lord One

Thousand Nine Hundred and Forty-one before me the subscriber, A NOTARY PUBLIC OF NEW JERSEY personally appeared RAY H. STILLMAN and ETHEL STILLMAN, 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 have acknowledged that, signed, sealed and delivered the same as their voluntary act and deed, for the use and purposes therein expressed.

()
(L. S.)
()

Madeline I. Reilly
MADELINE I. REILLY

NOTARY PUBLIC OF N.J.
My Commission Expires Feb. 2, 1942

Received and Recorded May 10, 1941

10:09 A. M.

\$2.25

John A. Ernst, Clerk

Adam D. Irons & wife, et als)
To)
William F. Downey & wife)

THIS INDENTURE, made the first
day of March, 1941

BETWEEN ADAM D. IRONS and GENEVA IRONS, his wife, of the Township of Scotch Plains of the County of Union and the State of New Jersey; CATHERINE H. OSBORN, Widow, of the Borough of Point Pleasant Beach of the County of Ocean of the State of New Jersey; and GEORGE L. DOWNEY, Widower, of the Borough of Freehold, of the County of Monmouth of the State of New Jersey, parties of the first part;

AND WILLIAM F. DOWNEY and SARAH E. DOWNEY, his wife, of R.F.D. #1, of the Township of Lakewood in the County of Ocean and the State of New Jersey, parties of the second part;

WITNESSETH, That the said party of the first part, for and in consideration of One Dollar and other good and valuable considerations lawful money of the United States of America, to them in hand well and truly paid by the said parties of the second part, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, and the said parties

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of the first part being therewith fully satisfied, contented and paid, have 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 parties of the second part, and their heirs and assigns, forever,

ALL the following lots, parcels of land and premises, hereinafter particularly described, situate, lying and being in the Township of Brick, County of Ocean and State of New Jersey.

TRACT #1 -

The Westerly part of a tract of Cranberry Bog containing 6.40 Acres conveyed to said Adam W. Downey and Henry Downey by William Downey and wife by Deed dated November 29, 1859 recorded in the Clerk's Office of Ocean County in Book 19, of Deeds, Page 3, &c.

BEGINNING at a cedar post standing at the head of a ditch the beginning corner of the Meadow Lots made in the division of the real estate of Adam Woolley, Deceased, and from thence running (as the needle pointed July, 1896) along said ditch, it being the line of division between said tract of 6.40 Acres and the heirs of Henry Runyon, Deceased, South $86^{\circ} 12'$ E, 7 chains 71 links to a center stake standing in said ditch; thence (2) N, $1^{\circ} 50'$ W, 4 chains 23 links to a stake by the edge of Metedeconk River; thence (3) from the same beginning N, $2^{\circ} 6'$ E, 1 chain 30 links to a stake the second corner of said 6.40 Acres; thence (4) along the second line of the same, N $60^{\circ} 36'$ E, 6 chains 20 links along a ditch to the mouth thereof, being the third station of said tract; thence (5) along said River S $73^{\circ} 36'$ E 2 chains 24 links to the end of the second course. Containing Two and 60/100ths Acres more or less.

BEING the same premises conveyed unto Adam W. Downey by Henry Downey and wife by deed dated August 11, 1896, recorded March 15, 1918 in Book 507, page 84 &c., in the Ocean County Clerk's Office.

TRACT #2

The equal moiety or $\frac{1}{2}$ part of the following described tract, situate on the South side of Metedeconk River:

BEGINNING at a stake standing in a bog formerly flowed by Butcher & Burr Forge Pond, being the N.W. corner of Acres 60.70 of land returned to Andrew Bell on the 12th day of March, 1808 recorded in the Surveyor General's Office at Perth Amboy in Book 3-16, Page 53. Thence running (1) N, $63^{\circ} 15'$ W 11 chains 70 links; thence (2) N, 88° E, 5 chains 75 links; thence (3) N, $71^{\circ} 30'$ E, 7 chains 80 links; thence (4) S, 32° E, 12 chains 80 links; thence (5) N, 73° W, 9 chains 90 links to the place of Beginning. Containing 8.35 Acres strict measure.

Also, the moiety or undivided $\frac{1}{2}$ part of the following described tract of land situate on the S side of Metedeconk River aforesaid:

BEGINNING at the second and N.W. corner of Acre 60.70 (above mentioned); thence (1) N, 63° W, 13 chains; thence (2) N, $88^{\circ} 30'$ E, 6 chains 75 links; thence (3) N, $71^{\circ} 30'$ E, 6 chains; thence (4) N, $8^{\circ} 30'$ W, six chains 70 links; thence (5) S, $31^{\circ} 29'$ E, 21 chains 50 links; thence (6) N, $71^{\circ} 45'$ W, 11 chains 40 links to the place of beginning.

Containing 10.87/100 Acres; but after deducting a tract of Acres 8.35 heretofore returned to Francis W. Brinley, there remains two 52/100 Acres hereby conveyed.

BEING the same premises conveyed unto Adam W. Downey by

Robert Estel and wife by deed dated December 13, 1865, recorded January 9, 1866 in Book 34, Page 47, &c., in the Ocean County Clerk's Office.

TRACT #3

ALL the moiety or equal undivided $\frac{1}{2}$ part of the following described tract situate on the S side of Cedar Bridge.

BEGINNING at the 4th corner of Acre_130 returned to the heirs of John Lawrence on the 28th day of May, 1822 recorded in Book S-18, Page 526; thence (1) N, 7° E, 19 chains 10 links; thence (2) S, 46° E, 28 chains; thence (3) S, 75° W, 29 chains to the place of Beginning. Containing 25.48 Acres strict measure.

BEING the same premises conveyed unto Adam W. Downey by William H. Reed and wife by deed dated August 10, 1867, recorded October 1, 1867 in Book 40, Page 400, &c., in the Ocean County Clerk's Office.

TRACT #4

BEGINNING where formerly stood a Pine Tree on the W side of the road leading from the bridge over the W branch of Kettle Creek to Cedar Bridge where the road leading from Irons' gristmill to Wainright's Hill crosses the same, and distant 6 chains on a course N, 12° E from the Beginning corner of Acre_59.60 returned to Andrew Bell December 22, 1813, Perth Amboy, S-16, Page 308; thence (1) N, 83° 18' W, 29 chains 80 links; thence (2) S, 1° 54' W, 9 chains 70 links; thence (3) S, 29° 54' W, 3 chains 30 links N; thence (4) N, 84° 6' E, 30 chains 60 links; thence (5) N, 12° E, 6 chains to the Beginning. Containing 24.27 Acres. Less 6.50 Acres conveyed to Andrew Bell 8th day of October, 1813, and recorded in Book S-16, Page 230.

BEING the same premises conveyed unto Adam W. Downey by Henry Downey and wife by deed dated December 7, 1868, recorded January 12, 1869 in Book 47, Page 324, &c., in the Ocean County Clerk's Office.

TRACT #5

ALL that tract of Meadow on the N side of Kettle Creek.

BEGINNING at the Westerly end of a ditch where it empties into a tide-pond, which point is in a Southeasterly course from where the Westerly line of S. R. Gant's land comes to the aforesaid tide-pond, and is distant about 8 chains 60 links around the edge of the meadow from where said Westerly line comes to said tide-pond; thence from the end of said ditch (1) Southwesterly along the edge of said pond and meadow the several courses thereof about 20 chains to the N end and W side of a ditch which is a line of S. R. Gant's meadow; thence along the W side of said ditch (2) S, 6° 15' W, 5 chains to Kettle Creek; thence (3) Easterly Northeasterly and Northerly along the edge of Kettle Creek to a small creek that leads into a tide-pond, the several courses thereof about 22 chains to the end of the above first mentioned ditch where it comes to the said small creek; thence along the said ditch N, 52° 45' W, 3 chains 66 links to the Beginning. Containing 7.52/100 acres strict measure.

BEING the same premises conveyed unto Adam W. Downey by Stephen R. Gant and wife by deed dated August 13, 1874, recorded August 24, 1874, in Book 79, Page 102, &c., in the Ocean County Clerk's Office.

TRACT #6

ALL the following 2 tracts of land.

FIRST: -

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Beginning at a stake standing in a small Creek known as Sloop Creek and in the N line of the Homestead Farm of the said Peter W. Havens, Deceased, adjoining lands of Isaac Osborn; and running thence from said stake (by magnetic bearings at the date hereof) as follows:- (1) S, 52° 47' E, 9 chains 7 links along said N line of the homestead farm, thence (2) S, 40° 15' W, 16 chains 88 links to the S line thereof; thence (3) N, 40° 42' W, 19 chains 32 links along the said S line; thence (4) N, 34° 46' E, 4 chains 98 links; thence (5) N, 30° 30' E, 3 chains 69 links; thence (6) S, 59° 45' E, 4 chains 93 links; thence (7) N, 87° 45' E, 3 chains 58 links; thence (8) N, 55° E, 2 chains 10 links to the Beginning. Containing Twenty-five and 36/100 Acres strict measure.

SECOND: -

Also a tract of salt meadow, containing 3.20 Acres.

BEING the same premises conveyed unto Adam W. Downey by Executors of Peter W. Havens by deed dated June 16, 1870, recorded May 24, 1875, in Book 81, Page 349, &c., in the Ocean County Clerk's Office.

TRACT #7

ALL that tract of land adjoining the S side of Metedeconk River, and marked No. 1, on the Map of Cranberry Meadows, belonging to the heirs of William Downey, quit-claimed to each other heretofore, known as the Widow's Lands of Adam Woolley Deceased.

BEGINNING at a stake standing by the Northerly side of the road leading to said meadows and in the 7th station in the survey of the said Jos. J. Downey's tract of upland, being also the 5th station in the survey of Lot 2 on said Map set off and quit-claimed to said Catherine Harvey by Deed bearing date herewith, and running thence (1) N, 28° 18' E, 9 chains 84 links to a stake in the line of B. H. Fielder's Cranberry Meadow; thence (2) S, 74° 30' E, 8 chains 20 links to a stake at the S of a tide-pond; thence (3) along the tide-pond Metedeconk river; thence (4) along said river the different courses thereof to the N.E. corner of Jos. VanNote's Cranberry Meadow; thence along the N line of the (5) N, 88° 42' W, 32 chains 65 links to the N.W. corner thereof; thence (6) S, 28° 18' W to the most Westerly corner thereof; thence (7) N, 55° 25' W, 3 chains 10 links to the Beginning.

Containing 25 Acres, more or less.

BEING the same premises conveyed unto Adam W. Downey by Jos. J. Downey, Deceased, by deed dated April 1, 1872, recorded November 1876, in Book 88, Page 225, &c., in the Ocean County Clerk's Office.

TRACT #8

ALL that tract of land on the N side of Cedar Bridge and Metedeconk River and between Cedar Bridge and the place known as "The Out-of-the Fords":

It being the same lot of Cranberry Bog which was set off to said Rebecca Van Note by Commissioners appointed to make partition of the Estate of Henry Runyon, Deceased.

BEING the same premises conveyed unto Adam W. Downey by Rebecca Van Note by deed dated July 28, 1879, recorded August 15, 1879, in Book 100, Page 69, &c., in the Ocean County Clerk's Office.

TRACT #9

ALL that tract lying and being on what is called Curtis'

This Indenture, made the 9th

February, in the year of our Lord One Thousand Nine Hundred

fifty-five

Between Lakewood Hotel and Land Association, an incor-porated under the Laws of the State of New Jersey, Successor in title by act of Merger of The
Land and Improvement Company, of the first part:

LEVIN-BUSH & CO., a partnership, of 254 Jericho Turnpike, Mineola,

of the

in the County of

Nassau

and State of New York,

of the Second Part:

Witnesseth, That the said party of the first part, for and in consideration of the sum of
ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATIONS

of the United States of America, to it in hand paid, by the said party of the second

before the enrolling and delivery of these presents, the receipt whereof is hereby acknowl-

ed, granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by

the said doth grant, bargain, sell, alien, remise, release, convey and confirm unto the said

second part, and to its successors and assigns, forever, **All** that certain

parcel of land and premises, hereinafter particularly described, situate, lying

in the Township of Brick in the

Ocean

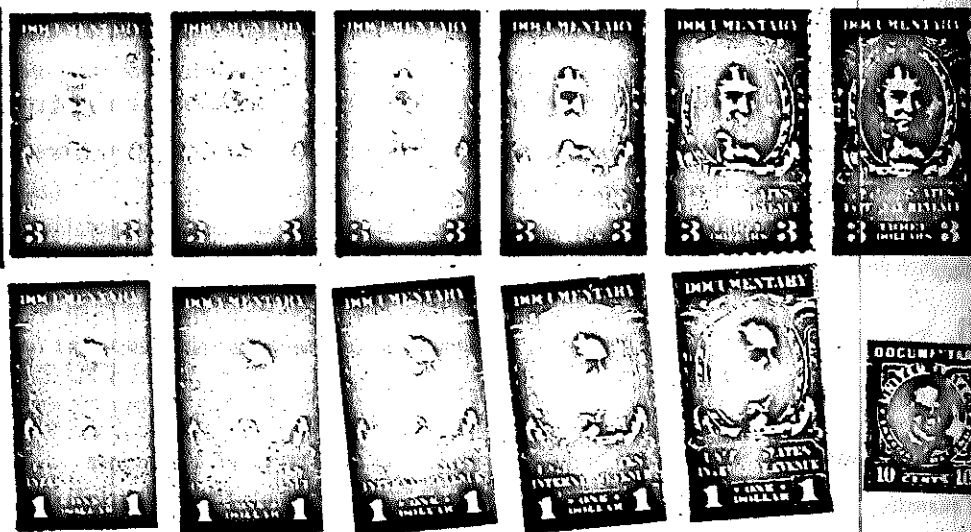
and State of New Jersey.

That a concrete monument in the southwesterly line of the Chambers Bridge
in the southeasterly line of a tract of 90.81 acres of which this is a
tract of 90.81 acres being a part of a tract of 97.81 acres returned to
Cincott, 3rd., April 1810 and recorded in the Surveyor General's Office at
New York in Book S16, page 137; thence as the magnetic needle pointed in
195422 degrees 00 minutes 00 seconds West along the southwesterly line of
Chambers Bridge Road 475.00 feet to a concrete monument; thence68 degrees 00 minutes 00 seconds West 2452.67 feet to a concrete monu-
ment in the southwesterly line of a tract of 107.74 acres of which this is
a part; thence58 degrees 38 minutes 45 seconds East along the southwesterly line of
said 107.74 acre tract 747.72 feet to a stone, the southwesterly corner
of said 107.74 acre tract; thence66 degrees 21 minutes 45 seconds East along the southeasterly line of
said 107.74 acre tract 706.78 feet to a stone in the southwesterly line of
said 90.81 acre tract; thence45 degrees 08 minutes 30 seconds East along the southwesterly line of
said 90.81 acre tract 414.55 feet to a concrete monument, the southwesterly
corner of said 90.81 acre tract; thence44 degrees 51 minutes 30 seconds East along the southeasterly line of
said 90.81 acre tract 1236.46 feet to the point or place of beginning.

34.26 acres.

That the same premises conveyed to Joseph W. Brick by David Estla by deed
dated 30, 1940 and recorded in the Monmouth County Clerk's Office in Freehold,

New Jersey in Deed Book A4, page 60 etc.; also being part of the same premises conveyed by Robert Estil and Joan Estil, his wife, and Daniel Christopher and Martha Christopher, his wife, to Robert Campbell and Joseph W. Pharo, executors of the Last Will and Testament of Joseph W. Brick, dated March 11, 1856 and recorded in the Ocean County Clerk's Office in Toms River, New Jersey, in Deed Book 10, page 69 etc.



The title to the foregoing described premises stands of record in the name of The Brickburg Land and Improvement Company, which said last named corporation was by act of the Stockholders of The Lakewood Hotel and Land Association and The Brickburg Land and Improvement Company, duly certified to the Secretary of State under date July 8th, 1921, lawfully merged and consolidated with The Lakewood Hotel and Land Association.

together with all and singular the tenements, hereditaments and appurtenances thereunto appertaining, or in anywise appertaining, and the reversion and reversions, remainder and remain-

ments, issues, and profits thereof. **And** also, all the estate, right, title, interest, property, claim and demand whatsoever, as well in law as in equity, of the said party of the first part, in or, to the above described premises, and every part and parcel thereof, with the appur-

have and to Hold all and singular the above mentioned and described premises with the appurtenances, unto the said party of the second part, its successors

and assigns forever. **And** the said party of the first part, doth for itself, its successors covenant and grant to and with the said party of the second part its successors and assigns, that it the said party of the first part hath not done, caused, suffered or procured to be done, any act, matter or thing, whereby the title of the said party of the first part, of, in and to the above granted, bargained and described land and premises or any part

thereof, can or may be changed, charged, altered, or defeated in any way whatsoever. **And** the said party of the second part, for ~~its successors~~ and assigns, doth hereby accept and agree to and with the said party of the first part its assigns, that the premises hereby conveyed shall never be used for the maintenance of any building or buildings, nor shall at any time hereafter, erect, suffer or permit to be erected, any building or buildings, nor any part thereof, any dangerous, noxious or offensive establishment.

It is Understood and Agreed, between the parties hereto, that these covenants are attached to, and shall run with the land, it being understood, however, that these covenants are not to be enforced personally for damages against the said party of the second part, its successors or assigns, unless they or they be the owner or owner of that portion of the premises upon which a violation of these covenants is permitted, suffered or committed.

In Witness Whereof, the said party of the first part hath hereunto caused

its corporate seal to be affixed, and these presents to be subscribed by its

Secretary.

~~Signature of Secretary~~

LAKENWOOD HOTEL AND LAND ASSOCIATION,

by T. H. Haddad President.

W. H. Mount Secretary.

36017 DEED

Lakewood Hotel

And 3742

Land Association

TO

LEVIN-BUSH & CO.,
a partnership

Dated February 9th, 1955

Received in the Clerk's Office of the

County of

on the day of

A. D. 1 at o'clock

in the noon, and Recorded in

Book of DEEDS for said

RECORDED
OCEAN COUNTY
OFFICE

1955 MAR 15 PM 12 00

BOOK 1621 OF
PAGE 226

CLERK

By *Lawrence B. Nathan*

1621 226

STATE OF NEW JERSEY, } ss.
COUNTY OF OCEAN.

We it Remembered That on this 9th

day of February, in the year of Our Lord One Thousand

Nine Hundred and Fifty-five before me, a

Notary Public for the State of New Jersey,

personally appeared Wm. H. Mount

of full age, who being duly sworn according to law, on his oath saith that he is the
Secretary of Lakewood Hotel and Land Association that he knows the common seal
of the said Company, that the seal affixed to the foregoing conveyance is the common
seal of said Company.

That Raef K. Haddad who is the

President of said Company, did by its order, sign, seal and deliver the said deed as
its voluntary act and deed, in the presence of deponent, and that deponent did at
the execution thereof, subscribe his name thereto.

Sworn and Subscribed before me at

Lakewood, New Jersey

cature as elsewhere, and that I am well acquainted with the hand writing of the said Notary Public and verily believe his signature thereto is genuine and I further certify that the said instrument is executed and acknowledged in conformity with the laws of the State of Pennsylvania.

In Testimony Whereof, I have hereunto set my hand and affixed the seal of said Court, this 21 day of Jan'y in the year of our Lord one thousand eight hundred and ninety five.

William B. Manser.

Prothonotary.

Received and Recorded Jan. 26th 1895.

Abm. C. B. Heaven
Clerk

Arthur C. Stokes wife } This Indenture, made the
Is } Twenty sixth (26th) day of Jan'y in the year of our Lord one thousand eight hundred and ninety five (1895). Between Arthur C. Stokes and May M. Stokes, his wife, of the Borough of Island Heights in the County of Ocean and State of New Jersey of the first part: And Minnie C. Redfield of the City of Brooklyn in the County of Kings and State of New York of the second part. Witnesseth, That the said party of the first part, for and in consideration of One Hundred and fifty three dollars (\$153.00) and other valuable considerations, lawful money of the United States of America, to her in hand well and truly paid by the said party of the second part, as or before the sealing and delivery of these presents, receipt whereof is hereby acknowledged, and the party of the first part therewith fully satisfied, contented and paid, have 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 to the said party of the second part, and to their heirs and assigns forever.

All that certain tract or parcel of land and premises, hereinafter particularly described, situate, lying and being in

of New Jersey. Being the same tract of land to Arthur E. Stokes by John Aker, widower, by dated September 10th 1894 recorded in Ocean County Clerk's Office in Book 208 of Deeds page 382nd. and described as follows: Beginning at a tree distant five chains twenty five links on course north forty eight degree West from a small run of water crosses the road from Old Mill on Kettle Creek to Mitedeconk from between James Allaire's Tavern and said old Thence (1) South twenty eight degree West, twenty chains. (2) North thirty seven degree West, twenty chains (3) North twenty eight degree East, twenty chains. (4) South thirty seven degree East, twenty chains to the Beginning. Containing fifty one and three hundredths of an acre stuck near which tract was returned to Andrew Bell on eighth day of October 1813 and recorded in the Mayor General's Office at Perth Amboy in Book page 230. Said above described tract being mapped and plotted by Chas. R. Keall, Civil Engineer said map being intended to be filed in Ocean County Clerk's Office.

Together with all and singular the houses, buildings, trees, ways, water, site, privilege, and advantages, with the appurtenances to the same belonging or in any way appertaining; also all the estate, right, title, interest, property, claim and demand what of the said party of the first part, or to the same, and of, in and to every parcel thereof. To Have and to Hold, all a regular 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 party of the second part, her heirs and assigns forever. And the said Arthur E. Stokes and M. Stokes his wife, do for themselves, their executors and administrators covenant and to and with the said party of the second part her heirs and assigns, that they the said E. Stokes and May M. Stokes, his wife, are true, lawful and right owners of all and singular the above described land and premises and of every part and parcel thereof, with appurtenances thereto belonging; and that

time of the sealing and delivery of these presents, are not incumbered 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, changed, altered or defeated in any way whatsoever. And also, that the said party of the first part 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 they the said party of the first part will warrant secure and forever defend the said land and premises unto the said Minnie E. Redfield, her heirs and assigns, forever against the lawfull claims and demands of all and every persons or persons, truly and clearly said and discharged of and from all manner of encumbrances whatsoever.

In Witness Whereof the said party of the first part have hereunto set their hands and seals the day and year first above written signed, sealed and Delivered
 in the presence of,
 Wm A. Parker
 Howard D. Vansant.

Arthur E. Stokes (H)
 May M. Stokes (H)

State of New Jersey } ss. Be it Remembered, That on
 County of Ocean } this Twenty sixth day of Jan-
 uary in the year of our
 Lord one thousand eight hundred and ninety six
 before me, a Commissioner of Deeds for Ocean County, New Jersey, duly qualified, personally appeared, Arthur E. Stokes and May M. Stokes his wife, who I am satisfied are the grantors mentioned in the within Indenture, and 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, of the use and purposes therein expressed: And the said May M. Stokes wife as aforesaid, being by me privately examined separate and apart from her husband, acknowledged that she signed, sealed and delivered the same as her voluntary act and deed Truly, without any fear, strait or compulsion of her said husband.

Wm D L...