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This Indenture,

Made the 23rd day of July, in the year of our Lord
One Thousand Nine Hundred and Sixty-three

Between DRUM POINT ARMS, INC., a corporation of the State of
New Jersey, with principal office at 214 Washington Street,
Toms River

residing at
in the Township of Dover in the County of
Ocean and State of New Jersey party of the first part;

And
DRUM POINT ARMS, a Partnership with offices located at
7-9 Watchung Avenue,

in the City of Plainfield in the County of
Union 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 DOLLAR (\$1.00) 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 does 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,

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.

TRACT I

BEGINNING at a concrete monument where formerly stood a white sand-
stone at the Forty-ninth corner of the whole tract of which this is a
part, the Southwesterly corner of Cedarwood Park, Subdivision "C"
Annex, and the Southeasterly corner of a tract of land conveyed by
Charles B. Wheeler and wife to William H. Sutphen by deed dated
April 22, 1939 and recorded in the Ocean County Clerk's Office in
Book 1051 of Deeds on Page 432 and runs from said beginning by true
meridian:

(1) Along the forty-ninth line of the whole tract and the Southerly
line of said Sutphen tract north $86^{\circ}-32'$ West - 541.90 feet to the
Fiftieth corner of the whole tract and the southwesterly corner of
said Sutphen tract in the Easterly line of Kissock Road, thence

(2) Along the Easterly line of Kissock Road South $0^{\circ}-56'$ West -
237.83 feet, thence

(3) South $86^{\circ}-32'$ East - 558.11 feet to a point in the Forty-eighth
line of the whole tract, thence

(4) Along the same North $2^{\circ}-57'$ West - 239.10 feet to the point and
place of beginning.

CONTAINING 3.00 Acres of land.

TRACT II

BEGINNING at a point in the Forty-eighth line of the whole tract of
which this is a part, distant 239.10 feet on a course South $2^{\circ}-57'$
East from a concrete monument, where formerly stood a white sandstone

at the Forty-ninth corner of the whole tract, said beginning being the North and Southeast corner of a tract of 3.00 acres conveyed by the parties of the first part to the parties of the second part December 11, 1947 and runs from said beginning by true meridian

- (1) Along the Forty-eight line of the whole tract South $2^{\circ}-57'$ East 166.30 feet, thence
- (2) North $86^{\circ}-32'$ West - 554.38 feet to a point in the Easterly line of a proposed road 80 feet in width, thence
- (3) Along the Easterly line of said road North $0^{\circ}-56'$ East - 165.42 feet to a point in the Southerly line of said 3.00 Acre tract, thence
- (4) Along the same South $86^{\circ}-32'$ East - 543.11 feet to the point and place of beginning.

CONTAINING 2.08 acres of land.

Being the same premises conveyed to the party of the first part by Threesome Builders, Inc. by deed dated July 28, 1963, and recorded in the Clerk's Office of Ocean County in Book 2347 of Deeds, on page 28, etc.

Subject to zoning Ordinances, tenancies and such state of facts as an accurate survey may disclose and restrictions of record, if any, provided the same do not render title unmarketable or uninsurable.

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 and assigns forever:

And the said DRUM POINT ARMS, INC. a corporation of the State of New Jersey

for itself, its / successors and assigns 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 said party of the first part has hereunto set its hand and seal the day and year first above written.

DRUM POINT ARMS, INC.

ATTEST:

By:

Robert Ricciuti, President

LAWRENCE GORAL, Secretary

The consideration is such that no revenue stamps are required.

State of New Jersey.

County of

We it Remembered, that on this

day of

19

, before me,

personally appeared

who, I am satisfied, and thereupon

the person named in and who executed the within instrument, acknowledged that signed, sealed and delivered the same as act and deed, for the uses and purposes therein expressed.

State of New Jersey,
County of Ocean

ss:

2541 PAGE 477

Be it Remembered, that on this 22nd day of November in the year of our Lord One Thousand Nine Hundred and Sixty-five before me, the subscriber, an Attorney at Law of New Jersey personally appeared LAWRENCE GORAL

who, being by me duly sworn on his oath, doth depose and make proof to my satisfaction, that he is the Secretary of the DRUM POINT ARMS, INC., a corporation of the

State of New Jersey the Grantor named in the within Instrument; that V. Robert Ricciuti 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 and subscribed before me,
at Toms River
the date aforesaid.

Lawrence Goral
LAWRENCE GORAL

Drum

DRUM POINT ARMS, INC.,
a corporation of the State
of New Jersey.

TO

DRUM POINT ARMS, a Partnership

Dated, July 23, 1963

Law Offices:
HOWARD S. BORDEN, JR.
509 Main Street
Toms River, New Jersey

10 cc chg.

RECORDED
OCEAN COUNTY CLERK'S
OFFICE

1965 NOV 26 PM 12 30

Photostated
Micro-filmed
Indexed

This Indenture, made the 13th day of November

in the year One Thousand Nine Hundred and sixty-five

Between Bessie M. Borden, Widow
residing #129 N. W. 79th Street,

in the City of Miami
and State of Florida

in the County of
hereinafter referred to as the Grantor;

And Julius Horneck,
c/o R.J. Franklin, 979 Cedarbridge Road,
Brick Town, Ocean County, New Jersey

hereinafter referred to as the Grantee;

Witnesseth, That the said grantor, for and in consideration of the sum of
ONE (\$1.00) DOLLAR and other good and valuable consideration

lawful money of the United States of America, to grantor in hand well and truly paid by the
said grantee, at or before the sealing and delivery of these presents, the receipt whereof is hereby
acknowledged, and the said grantor 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 grantee and
assigns, forever. 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 State of New Jersey.

BEGINNING at a point in the Southerly line of a tract of land that was conveyed
by Charles B. Wheeler and Jennie F. Wheeler, his wife, to William H. Sutphen, on
the 22nd day of April, 1939 and recorded in the Ocean County Clerk's Office in
Book 1051 of deeds on page 432, said point being also 216 feet on a course North
76° 11' West from a sand stone at the beginning corner of the whole tract; thence
running along said Southerly line, (1) North 76° 11' West 106 feet to a point;
thence (2) North 13° 49' West 107.56 feet to a point in the Southerly line of a
private road, thence along same (3) South 76° 11' East 106 feet to a point at the
Northeast corner of a parcel of land conveyed by W.H. Sutphen to Olive Reid, thence
along the Westerly line of same (4) South 13° 49' East 107.56 feet to place of
BEGINNING.

Being the same premises conveyed to Bessie M. Borden and Walter W. Borden, her hus-
band from William H. Sutphen and Clara G. Sutphen, his wife, dated August 21, 1940
and recorded in the Ocean County Clerk's Office at Toms River, New Jersey on May
26th 1954 in Book 1559 of Deeds, Page 14. The said Walter W. Borden, late husband
of the grantee herein, died a resident of Hollywood, Florida on May 10, 1950, where-
by and whereupon the party of the first part who was his wife, became vested with
title to the above premises as surviving tenant-by-the-entirety, there being no
heirs-at-law.

Subject to covenants, conditions and restrictions of record, if any.

2549 468

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, 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 grantee, to the proper use, benefit and behoof of the said grantee forever:

And the said grantor Bessie M. Borden, Widow,

covenants and agrees to and with the grantee, that the said grantor 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 grantee, 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 that the said grantor now has good right, full power and lawful authority, to

And Also that the said grantor now has good right, full power and authority to grant, bargain, sell and convey the said land and premises in the manner aforesaid; and that the said grantor will warrant, secure, and forever defend the title to the said land and premises to the said grantee, his heirs and assigns forever.

And Also that the said grantor will Warrant, secure, and forever defend the said land and premises unto the said grantee 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.

The neuter gender when used herein shall include all persons and corporations, and words used in singular shall include words in the plural where the text of the instrument so requires.

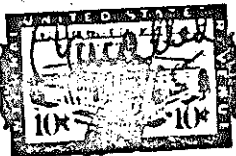
All the covenants, provisions and conditions herein contained, shall be deemed to be covenants running with the land and shall be for the benefit of and shall bind the grantor, grantee, and their respective heirs, executors, administrators, successors and assigns.

In Witness Whereof, the said parties have hereunto set their hands and seals, or caused these presents to be signed by their proper authorized corporate officers and caused their proper corporate seal to be hereto affixed, respectively, the day and year first above mentioned.

Signed, Sealed and Delibered }
in the presence of }

Bessie M. Borden L.S.
Bessie M. Borden,

Glinda V. Jones



Florida
State of ~~New York~~,
County of ~~New York~~,
City and County of ~~New York~~,
I, John J. [illegible], Clerk of the Court of the County of Franklin, State of Florida, do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears from the records of said Court.

County of Dade

County of Dade

Be it Remembered, that on this 19th day of NOVEMBER,
in the year of our Lord One Thousand Nine Hundred and SIXTY FIVE,
the subscriber, A Notary Public of the State of Florida at large
personally appeared Bessie M. Borden, Widow,

who, I am satisfied, is the Grantor mentioned in the within instrument, 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.

E. Clarke

Public, Notary State of Florida at large
My commission expires Nov. 26, 1966.

777 CEDAR BRIDGE AVENUE
BRICK TOWN, N.J.

it, has
that
ment
and
act
hereto

04 3047

RECORDED
OCEAN COUNTY CLERK'S
OFFICE

1965 DEC 26 AM 10 49

ESSIE M. BORDEN
CLERK

Photostated
Micro-filmed
Indexed
Abstracted

Deed.

BESSIE M. BORDEN, widow,

TO

JULIUS HORNECK,

DATED November 13th 1965.

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

RECEIVED
F. M. BORDEN - WIDOW
520 CEDAR BRIDGE AVENUE
BRICK TOWN, N.J.

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

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 there
as witness.

who, being by me duly sworn on his oath, doth depose and make proof to my satisfaction, that
is the
of the

the subscriber,
personally appeared
in the year of Our Lord One Thousand Nine Hundred and
day of
before

County of
State of New Jersey,
ss.:
}

2012 2550 PAGE 301
day of December**This Indenture, made the Twelfth****in the year One Thousand Nine Hundred and Sixty-four****Between****HARBOR VILLAGE, INC.**

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 Township of Brick in the County of Ocean and State of New Jersey hereinafter called the grantor;

And**BAY FRONT REALTY CO.****P O Box 548, in Breton Woods, Brick Township, Ocean County, New Jersey****hereinafter called the grantees:****Witnesseth, That the said grantor, for and in consideration of****ONE (\$1.00) DOLLAR and other good and valuable consideration - - -**

lawful money of the United States of America, to the Corporation aforesaid well and truly paid by the said grantee, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged and the said grantor being therewith fully satisfied, contented and paid, has given, granted, bargained, sold, aliened, remise, released, enfeoffed, conveyed and confirmed, and by these presents does give, grant, bargain, sell, alien, remise, release, enfeoff, convey and confirm to the said grantee, forever,

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, being part of a tract of 6.00 acres of land conveyed to Rudolph Boesch by Charles B. Wheeler and wife by deed dated September 22, 1932 and recorded in the Ocean County Clerk's Office in Book 929 of Deeds, page 317 and more particularly described as follows:

BEGINNING at a point in the Easterly side of Moore Road distant Northerly 20.47 feet from a point of curve in same designated as Pt. Station 109 - 00.10 as shown on County Right of Way Map - Silverton- Cedar Bridge Road No. 138A County Engineer's Office; thence (1) along said side of Moore Road North 3° 00' 30" East 64.00 feet; thence (2) South 86° 59' 30" East 118.00 feet; thence (3) South 3° 00' 30" West 64.00 feet; thence (4) North 86° 59' 30" West 118.00 feet to the aforementioned side of Moore Road and the point and place of BEGINNING.

Being in accordance with a survey made by Bernard Chambers and Associates, Irvington, N.J. January 1958.

Subject to restrictions of record and to a Mortgage held by the First National Bank of Toms River, N.J. which mortgage the parties of the second part agree to assume and pay in accordance with its terms.

Being the same premises conveyed to the party of the first part by Janet C. Morris, Widow, by deed dated May 1, 1959. and recorded in the Ocean County Clerk's Office in Book 2042 of Deeds for said County Page 457 &c.

2550 MS 302

Together with all and singular the tenements, hereditaments and appurtenances thereto
belonging, or in any wise appertaining, and the reversion, and reversions, remainder and remain-
ders, rents, issues and profits thereof.

And Also all the estate, right, title, interest, property, possession, claim and demand
whosoever, 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 grantee, to grantee's own proper use, benefit and
behalf forever.

And the said grantor does covenant, grant and agree, to and with the said grantee that the said grantor at the time of the sealing and delivery of these presents, was lawfully seized in its own right of a good, absolute, and indefeasible estate of inheritance in fee simple, of and in all and singular the above granted, bargained and described premises, with the appurtenances

and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid.

And Also that the said grantee shall and may at all times hereafter, peaceably and quietly have, hold, use, occupy, possess and enjoy the above granted premises, and every part and parcel thereof, with the appurtenances, without any let, suit, trouble, molestation, eviction or disturbance of the said grantor, or of any other person or persons lawfully claiming or to claim the same.

And that the same now are free, clear, discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments, and incumbrances of what nature and kind soever, except as aforesaid.

And Also that the said grantor and its successors in office or assigns, and all and every other person or persons whomsoever, lawfully or equitably deriving any estate, right, title or interest, of, in or to the hereinbefore granted premises, by, from, under or in trust for it or them, shall and will at any time or times hereafter, upon the reasonable request, and at the proper costs and charges in the law, of the said grantee, make, do and execute, or cause or procure to be made, done or executed, all and every such further and other lawful and reasonable acts, conveyances and assurances in the law for the better and more effectually vesting and confirming the premises hereby intended to be granted, in and to the said grantee forever, as by the said grantee, or counsel learned in the law, shall be reasonably advised or required.

And the said grantor, the above described and hereby granted and released premises, and every part and parcel thereof, with the appurtenances, unto the said grantee, against the said grantor, and against all and every person or persons whomsoever, lawfully claiming or to claim the same, shall and will Warrant and by these presents forever Defend.

The neuter gender when used herein shall include all persons and corporations, and words used in singular shall include words in the plural where the text of the instrument so requires.

All the covenants, provisions and conditions herein contained, shall be deemed to be covenants running with the land and shall be for the benefit of and shall bind the grantor, grantee, and their respective heirs, executors, administrators, successors and assigns.

In Witness Whereof, the said party of the first part hath caused its corporate 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:

HARBOR VILLAGE, INC.

By Donald P. Bertrand
Donald P. Bertrand Pres.

Patricia Ruth Bertrand
Patricia Ruth Bertrand Sec.

State of New Jersey,
COUNTY OF Ocean

Be it Remembered, that on this Twelfth day of December in the year of our Lord One Thousand Nine Hundred and Sixty-four, before me, the subscriber, ~~Notary Public for the State of New Jersey~~ personally appeared Patricia Ruth Bertrand

who, being by me duly sworn on her oath, doth depose and make proof to my satisfaction, that she is the Secretary of the Harbor Village, Inc.

named in the within instrument; that Donald P. Bertrand 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 her voluntary act and deed and as and for the voluntary act and deed of said corporation, in presence of deponent, who thereupon subscribed her name thereto as witness.

Sworn to and subscribed before me,
at Breton Woods, N.J.
this date aforesaid.

Patricia Ruth Bertrand
Patricia Ruth Bertrand

Samuel A. Morris
Samuel A. Morris
Atty at law of the State of N J

2551

2550 PAGE 304

RECORDED
OCEAN COUNTY CLERK'S
OFFICE

1965 DEC 30 AM 11 49

2550 301
CLERK
Charles K. Budge

Indexed
Micro-filmed
Photostated

DEED.

HARBOR VILLAGE, INC.

TO

BAY FRONT REALTY CO.

Dated: December 12, 1964.

Return to: Bay Front Realty Co
Box 548
Breton Woods N.J.

cal 92