

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION, OCEAN COUNTY
DOCKET NO. C-2498-59

LAKE RIVIERA, INC., a
corporation of the State of
New Jersey,

Plaintiff,

-vs-

W. ARNOLD SINDER and
MAY SINDER, his wife,

Defendants.

Civil Action

FINAL JUDGMENT

This matter being opened to the Court by Haines & Schuman, Esquires, Attorneys for Plaintiff, by Edward W. Haines, Esquire, and it appearing that jurisdiction of the defendants, W. Arnold Sinder and May Sinder, his wife, has been obtained by publication of Notice and mailing thereof according to law and the rules of this Court; and it appearing that the defendants have not answered or otherwise moved within the time required by law, but have wholly failed and neglected so to do, and the time not having been extended, and the default of the defendants being duly noted;

And it further appearing that plaintiff has submitted proof of the allegations of its complaint by affidavit as permitted by the Court under R.R. 4:80-4 whereby it appears that plaintiff has been in peaceable possession of the lands described in the Complaint and entitled to maintain this action to settle the title and clear up all disputes and doubts concerning the same and it appearing to the Court that the plaintiff is entitled to the relief sought in its Complaint;

It is, on this 24th day of August, 1960,
ADJUDGED by the Superior Court, Chancery Division, that the
defendants, W. Arnold Sinder and May Sinder, his wife, have no
estate or interest in or encumbrance or lien upon the lands
and premises hereinafter described or any part thereof.

It is further ADJUDGED that, as to all of the said
lands described in the Complaint, to wit:

ALL that lot, tract or parcel of land and premises,
situate, lying and being in the Township of Brick,
County of Ocean and State of New Jersey, more
particularly described as follows:

BEING Lot #31, Block 11, Section 2, as shown on
Map of Lakewood Annex made by Herbert Burdge,
duly filed in the Ocean County Clerk's Office;

so far as relates to any claim thereon by or on behalf of the
said defendants, W. Arnold Sinder and May Sinder, his wife, the
title of the plaintiff, Lake Riviera, Inc. in and to the same
and every part thereof is hereby determined, fixed and settled
and declared to be good.

Erin R. Hummel

J. & C.
(Assigned)

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 *26th* day of
August, Nineteen hundred and *60*.

I. Grant Scott

Clerk.

2092-93

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION, OCEAN COUNTY
DOCKET NO. C-2498-59

LAKE RIVIERA, INC., a
corporation of the State of
New Jersey, plaintiff,

-vs-

W. ARNOLD SINDER and
MAY SINDER, his wife,

Defendants.

Civil Action
FINAL JUDGMENT

HAINES & SCHUMAN
COUNSELLORS AT LAW
214 WASHINGTON STREET
TOMS RIVER, N. J.

Attorneys for Plaintiff.

ORIGINAL FILED
24/1960
L. Grant Scott
1960

FILED

APR 24 1960
John A. Rummel
J.S.C. TEMPORARILY ASSIGNED

Photostated
Micro-filmed
Indexed
Abstracted

BOOK 2094 PAGE 635

This Indenture, made the 2ND

day of SEPTEMBER

in the year One Thousand Nine Hundred and SIXTY

Between OLIVE L. FREEMAN, FORMERLY KNOWN AS OLIVE L. REID,
AND DANIEL FREEMAN, HER HUSBAND,
BOROUGH OF BELMAR, COUNTY OF MONMOUTH, STATE OF NEW JERSEY,

party of the first part, hereinafter known as the grantor;

And

LAKE RIVIERA, INC.,
BRICK TOWNSHIP, OCEAN COUNTY, NEW JERSEY,

party of the second part, hereinafter known as the grantee:

Witnesseth, That in consideration of THE SUM OF ONE (\$1.00) DOLLAR AND
OTHER GOOD AND MERITORIOUS CONSIDERATION

the said grantor does grant, bargain, sell and convey, unto the said grantee

ITS SUCCESSORS and assigns, forever,

All OF THE FOLLOWING 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.

BEGINNING AT A PIPE SET FOR THE SOUTHWESTERLY END BEGINNING CORNER
OF THE WHOLE TRACT, SAID POINT BEING 202.38 FEET ON A COURSE NORTH
10 DEGREES AND 35 MINUTES WEST, FROM THE BEGINNING AND SOUTHWESTERLY
CORNER OF THE WHOLE TRACT, THENCE ALONG SAME (1) NORTH 10 DEGREES
AND 35 MINUTES WEST 67.46 FEET TO AN IRON PIPE IN THE MOST NORTH-
WESTERLY CORNER OF THE ORIGINAL TRACT, THENCE ALONG THE MOST NORTH-
ERLY LINE OF SAME (2) SOUTH 52 DEGREES 45 MINUTES EAST 225 FEET TO
AN IRON PIPE SET FOR THE NORTHEASTERLY CORNER OF THE ORIGINAL TRACT,
SAME BEING IN THE WESTERLY LINE OF THE COUNTY ROAD LEADING FROM
LAURELTON TO TOMS RIVER THENCE ALONG SAME (3) SOUTH 10 DEGREES AND
35 MINUTES EAST 67.46 FEET TO A POINT, THENCE (4) NORTH 52 DEGREES
AND 45 MINUTES WEST 225 FEET TO THE PLACE OF BEGINNING.
BEING THE SECOND TRACT OF THE SAME PREMISES CONVEYED TO OLIVE L.
REID, ONE OF THE GRANTORS HEREIN, BY VIRTUE OF A CERTAIN DEED OF
WILLIAM H. SUTPHEN AND CLARA G. SUTPHEN, HIS WIFE, DATED AUGUST 21,
1940 AND RECORDED IN THE OFFICE OF THE OCEAN COUNTY CLERK AT TOMS
RIVER, NEW JERSEY ON JUNE 1, 1942 IN BOOK 1119 OF DEEDS PAGE 147 &c.

REC-2004-11-330

THE SAID OLIVE L. REID WAS DIVORCED FROM ALBERT M. REID BY FINAL DECREE ENTERED IN THE CHANCERY COURT OF NEW JERSEY ON JULY 27, 1939, AND THEREAFTER ON AUGUST 10, 1941 WAS MARRIED TO DANIEL FREEMAN HER PRESENT HUSBAND, WHO JOINS HEREIN TO RELINQUISH HIS RIGHT OF CURTESY.

To Have and to Hold said premises with the appurtenances, unto the said grantee
ITS SUCCESSORS ----- and assigns, forever.

And the said grantor does covenant:

1. That the title to said premises is vested in fee simple absolute in the said grantor.
2. That grantor 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

NO EXCEPTIONS

5. That the grantor will execute such further assurances and conveyances of the said land as may be reasonably required.
6. That the grantor will WARRANT and DEFEND the premises hereby conveyed against all persons lawfully claiming the same.

In Witness Whereof, THE SAID PARTIES 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

Attest:

Rockwell J. Franklin

Olive L. Freeman (L.S.)
OLIVE L. FREEMAN,

Daniel Freeman (L.S.)
DANIEL FREEMAN,

State of New Jersey,
County of OCEAN

Be it Remembered, that on this 2ND day of SEPTEMBER in the year of our Lord One Thousand Nine Hundred and SIXTY, before me, the subscriber, A NOTARY PUBLIC IN AND FOR THE STATE OF NEW JERSEY personally appeared OLIVE L. FREEMAN AND DANIEL FREEMAN, HER HUSBAND,

who, I am satisfied, ARE the GRANTORS and thereupon THEY signed, sealed and delivered the same as acts and purposes therein expressed.

mentioned in the within instrument, acknowledged that THEY THEIR VOLUNTARY act and deed, for the



Rockwell J. Franklin

ROCKWELL J. FRANKLIN
NOTARY PUBLIC OF N. J.
My Commission Expires June 20, 1965

State of New Jersey,

County of

ss.:
-day-of-

Be it Remembered, that on this
in the year of our Lord, One thousand nine hundred and
the subscriber,
personally appeared

, before me,

who, being by me duly sworn on
that is the

oath, doth depose and make proof to my satisfaction,
of the

the

named in the within instrument;
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 Instru-
ment is such corporate seal and was thereto affixed, and said Instrument signed and delivered
by said President, as and for voluntary act and deed and as and for the voluntary
act and deed of said corporation, in presence of deponent, who thereupon subscribed name
thereto as witness.

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

Deed

OLIVE L. FREEMAN

AND

DANIEL FREEMAN, HER HUSBAND

TO

LAKE RIVIERA, INC.,

DATED SEPTEMBER 2ND 1960.

RECORDED
OCEAN COUNTY CLERK'S
OFFICE

1960 SEP 13 AM 9 22

BOOK 2094 PAGE 337
OF
Edward K. Budge

Photostated

Micro-filmed

Indexed

Abstracted

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RECORDED IN BOOK 1341 PAGE 442
This Indenture, made the 10TH day of AUGUST

in the year One Thousand Nine Hundred and SIXTY

Between VERNA E. EMMONS AND MYRON S. EMMONS, HER HUSBAND
BOROUGH OF BELMAR, MONMOUTH COUNTY, STATE OF NEW JERSEY

party of the first part, hereinafter known as the grantor;

And LAKE RIVIERA, INC.,
BRICK TOWNSHIP, OCEAN COUNTY, NEW JERSEY

party of the second part, hereinafter known as the grantee:

Witnesseth, That in consideration of THE SUM OF ONE (\$1.00) DOLLAR

AND OTHER GOOD AND MERITORIOUS CONSIDERATION

the said grantor does grant, bargain, sell and convey, unto the said grantee

ITS SUCCESSORS and assigns, forever,

All OF THE FOLLING 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.

BEGINNING AT A PIPE SET FOR THE SOUTHWESTERLY END BEGINNING CORNER
OF THE WHOLE TRACT, SAID POINT BEING 134.92 FEET ON A COURSE NORTH
10 DEGREES 35 MINUTES WEST FROM THE BEGINNING AND SOUTH WESTERLY
CORNER OF THE WHOLE TRACT, THENCE ALONG SAME, (1) NORTH 10 DEGREES
AND 35 MINUTES WEST 67.46 FEET TO A POINT AT THE SOUTHWESTERLY
CORNER OF A PARCEL OF LAND CONVEYED BY WILLIAM H. SUTPHEN TO OLIVE
L. REID BY DEED OF EVEN DATE, THENCE ALONG THE SOUTHERLY LINE OF
SAME (2) SOUTH 52 DEGREES 45 MINUTES EAST 225 FEET TO A POINT IN
THE EASTERLY LINE OF THE WHOLE TRACT, SAME BEING IN THE WESTERLY
LINE OF THE COUNTY ROAD LEADING FROM LAURELTON TO TOMS RIVER, THENCE
ALONG SAME (3) SOUTH 10 DEGREES AND 35 MINUTES EAST, 67.46 FT. TO A
POINT THENCE (4) NORTH 52 DEGREES AND 45 MINUTES WEST 225 FEET TO THE
PLACE OF BEGINNING.

BEING THE SECOND TRACT OF THE SAME PREMISES CONVEYED TO VERA E.
EMMONS AND MYRON S. EMMONS, HER HUSBAND BY VIRTUE OF A CERTAIN DEED
OF 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 OCTOBER 31, 1949 IN BOOK 1341 OF DEEDS, PAGE 442.

To Have and to Hold said premises with the appurtenances, unto the said grantees
ITS SUCCESSORS ----- and assigns, forever.

And the said grantor does covenant:

1. That the title to said premises is vested in fee simple absolute in the said grantor.
2. That grantor has the right and authority to convey the said premises to the said grantees.
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

NO EXCEPTIONS

5. That the grantor will execute such further assurances and conveyances of the said land as may be reasonably required.
6. That the grantor will WARRANT and DEFEND the premises hereby conveyed against all persons lawfully claiming the same.

In Witness Whereof, THE SAID PARTIES 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

Attest:


ROCKWELL J. FRANKLIN,

 (L.S.)
MYRON S. EMONS,
 (L.S.)
VERNA E. EMONS,

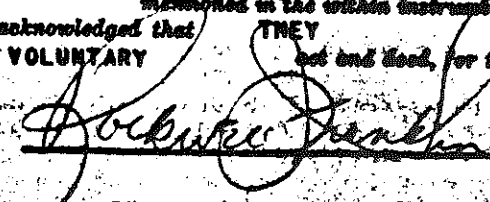
State of New Jersey,
County of OCEAN

ss.:

Be it Remembered, that on this 10TH day of AUGUST
in the year of our Lord One Thousand Nine Hundred and SIXTY, before me,
the subscriber, A NOTARY PUBLIC IN AND FOR THE STATE OF NEW JERSEY
personally appeared VERNA E. EMONS AND MYRON S. EMONS, her husbands,

who, I am satisfied, ARE the GRANTORS mentioned in the within instrument,
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.



 (L.S.)
ROCKWELL J. FRANKLIN
NOTARY PUBLIC OF N. J.
My Commission Expires June 22, 1965

State of New Jersey, } ss.:
County of

Be it Remembered, that on this _____ day of _____, before me, the subscriber, personally appeared

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

named 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 voluntary act and deed and as and for the voluntary act and deed of said corporation, in presence of deponent, who thereupon subscribed name thereto as witness. Sworn to and subscribed before me, at the date aforesaid.

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BPD

VERNA E. EMMONS ET VIR

TO

LAKE RIVIERA, INC.

DATED AUGUST 10, 1960.

Photostated

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Indexed

Abstracted

RECORDED
OCEAN COUNTY CLERK'S OFFICE

1960 SEP 13 AM 11:22

BOOK 2034 PAGE 458
Edward K. Budge

Rel. to Central Jersey Title Co. Torrance

218-Warren (Indiv)

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This Indenture, made the 30th day of August, 1934

in the year One Thousand Nine Hundred and SIXTY.

Between BESSIE M. BORDEN, WIDOW
8010 N.W. FIRST PLACE
MIAMI, FLORIDA

party of the first part, hereinafter known as the grantor;

And LAKE RIVIERA, INC.,
BRICK TOWNSHIP, OCEAN COUNTY, NEW JERSEY.

party of the second part, hereinafter known as the grantee;

Witnesseth. That in consideration of THE SUM OF ONE (\$1.00) DOLLAR
AND OTHER VALUABLE AND MERITORIOUS CONSIDERATIONS
the said grantor does grant, bargain, sell and convey, unto the said grantee

ITS SUCCESSORS and assigns, forever,
All OF THE FOLLOWING 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 MORE PARTICULARLY

DESCRIBED AS FOLLOWS:

BEGINNING AT A PIPE SET FOR THE SOUTHWESTERLY END BEGINNING CORNER
OF THE WHOLE TRACT, SAID POINT BEING 67.46 FEET ON A COURSE NORTH
10 DEGREES 35 MINUTES WEST FROM THE BEGINNING AND SOUTHWESTERLY
CORNER OF THE WHOLE TRACT, THENCE ALONG SAME (1) NORTH 10 DEGREES
AND 35 MINUTES WEST 67.46 FEET TO A POINT AT THE SOUTHWESTERLY
CORNER OF A PARCEL OF LAND CONVEYED BY WILLIAM H. SUTPHEN TO VERNA
E. AND MYRON S. EMMONS BY A DEED OF EVEN DATE THENCE ALONG THE
SOUTHERLY LINE OF SAME (2) SOUTH 52 DEGREES AND 45 MINUTES EAST,
225 FEET TO A POINT IN THE EASTERLY LINE OF THE WHOLE TRACT SAME
BEING IN THE WESTERLY LINE OF THE COUNTY ROAD LEADING FROM LAURELTON
TO TOMS RIVER, THENCE ALONG SAME (3) SOUTH 10 DEGREES AND 35 MINUTES
EAST, 67.46 FEET TO A POINT, THENCE (4) NORTH 52 DEGREES AND 45
MINUTES WEST, 225 FEET TO THE PLACE OF BEGINNING.

BEING THE SECOND TRACT OF THE SAME PREMISES CONVEYED TO BESSIE
M. BORDEN AND WALTER W. BORDEN, HER HUSBAND, THE GRANTORS HEREIN,
FROM WILLIAM H. SUTPHEN AND CLARA⁸/SUTPHEN, HIS WIFE, BY DEED DATED
AUGUST 21, 1940 AND RECORDED IN THE OFFICE OF THE OCEAN COUNTY
CLERK AT TOMS RIVER, NEW JERSEY ON MAY 25, 1954 IN BOOK 1559 OF
DEEDS, PAGE 14 &c.

THE SAID WALTER W. BORDEN, BEING SO SEIZED OF SAID PREMISES, DIED
A RESIDENT OF MIAMI, FLORIDA ON MAY 10, 1950, WHEREBY TITLE TO SAID
PREMISES BECAME VESTED IN BESSIE M. BORDEN, HIS WIFE, AS SURVIVING
TENANT BY THE ENTIRETY.

Signu

Attest

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To Have and to Hold said premises with the appurtenances, unto the said grantee
ITS SUCCESSORS and assigns, forever.

And the said grantor does covenant:

1. That the title to said premises is vested in fee simple absolute in the said grantor.
2. That grantor 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
NO EXCEPTIONS
5. That the grantor will execute such further assurances and conveyances of the said land as may be reasonably required.
6. That the grantor will WARRANT and DEFEND the premises hereby conveyed against all persons lawfully claiming the same.

In Witness Whereof, THE SAID PARTY OF THE FIRST PART HAS HEREUNTO
SET HER HAND AND SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Signed Sealed and Delivered
in the presence of

Attest:

Bessie M. Borden (s.)
BESSIE M. BORDEN,

FLORIDA
State of ~~New Jersey~~
County of Dade

ss.:

Be it Remembered, that on this 30th day of August
in the year of our Lord One Thousand Nine Hundred and Sixty... before me,
the subscriber, William F. Fann, Jr., a Notary Public
personally appeared BESSIE M. BORDEN, widow, a single woman

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.



William F. Fann, Jr.
Notary Public, State of Florida
at Large

My Commission Expires...
Notary Public, State of Florida at Large
My Commission Expires April 28, 1968.

State of New Jersey,

County of

Be it Remembered, that on this day of in the year of our Lord, One thousand nine hundred and the subscriber, personally appeared

who, being by me duly sworn on that is the

oath, doth depose and make proof to my satisfaction, of the

that the named in the within instrument; 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 voluntary act and deed and as and for the voluntary act and deed of said corporation, in presence of deponent, who thereupon subscribed name thereto as witness. Sworn to and subscribed before me, at the date aforesaid.

Deed

BESSIE M. BORDEN, WIDOW

TO

LAKE RIVIERA, INC.,

DATED August 30, 1960.

RECORDED
CO. CLERK'S
OFFICE

1960 SEP 13 AM 11:22

BOOK 2094 PAGE 452
OF CLERK
CLERK'S OFFICE

Rel. to Cathal Jersey
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