

This Indenture, made the 2nd day of ~~May~~ June

the year One Thousand Nine Hundred and Fifty Nine

Between SAMUEL BROKAW and SYLVIA BROKAW, his wife,

Residing at Silverton Road
in the Township of Dover in the County of
Ocean and State of New Jersey hereinafter referred to as the Grantor;
And LAKE RIVIERA INC., a N.J. corporation

hereinafter referred to as the Grantee:

Witnesseth, That the said grantor, for and in consideration of

One Dollar (\$1.00) and other good and valuable consideration

of 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
do give, grant, bargain, sell, alien, release, enfeoff, convey and confirm unto the said grantee
its successors and assigns, forever,

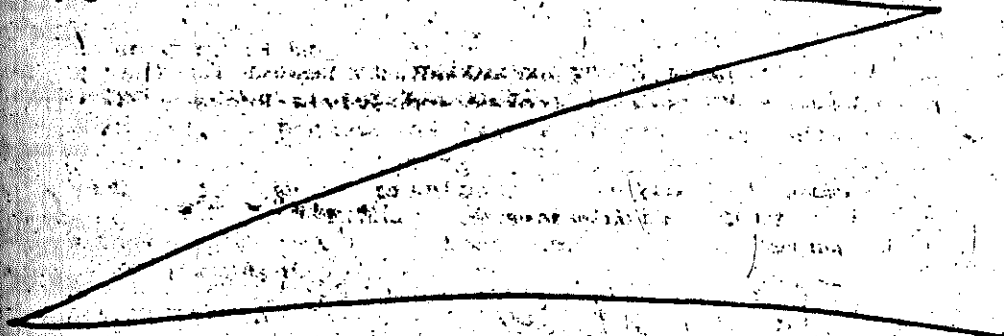
All that certain
part or parcel of land and premises, hereinafter particularly described, situate, lying and
being in the Township of Brick and/or Lakewood in the County of
Ocean State of New Jersey

BEING the same premises which Gilbert T. Irons, by
indenture bearing date the 13th day of March, A.D. 1876 and recorded
in the Office of the Clerk of the County of Ocean in Book 85 of Deeds
Page 305 &c., granted and conveyed unto Sarah E. Irons in fee;
and in said Deed said premises were bounded and described as follows:

BEGINNING at a Pine Tree marked on four sides with a
plate and one nothb standing in the Forks of Tuna's Brook, distant
five chains and fifty links on a course South from where the Branch
marks; thence running (1) South fifty-nine degrees West eighty chains;
thence (2) South eighty degrees East thirty chains; thence (3) North
fifty-nine degrees East twenty chains; thence (4) North five degrees
East 10 chains; thence (5) North fifty-nine degrees East thirty-four
chains; thence (6) North forty-three degrees West eleven chains and
fifty links to the place of BEGINNING.

Containing One Hundred and fourteen and ninety-five
hundredths Acres. But after deducting a mislocation of about Twenty
two Acres, there remains Ninety-two acres and ninety-five hundredths
of an Acre.

BEING the same premises conveyed to Samuel Brokaw and
Sylvia Brokaw by Robert J. Novins and Blanche J. Novins, his wife,
by deed dated July 25, 1951 and recorded July 25, 1951 in Deed Book
407 at page 371.



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

And the said grantors, for themselves their heirs, executors, administrators and assigns

covenants and agrees to and with the grantee, that the said grantors are

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 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 disturbances of the said grantor, or assigns, or of any other person or persons lawfully claiming or to claim the same.

And Also that the said grantor now has good right, full power and lawful authority, to grant, bargain, sell and convey the said land and premises in the manner aforesaid;

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.

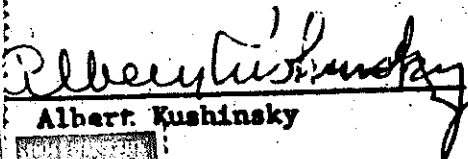
And the said grantor shall and will at any time or times hereafter, upon the reasonable request, and at the proper cost and charges in the law, of the said grantee, make, do, and execute, or cause or procure to be made, done and executed, all and every such further or other lawful and reasonable acts, conveyances and assurances in the law for the better and more effectually vesting the premises hereby intended to be granted to the grantee forever, as shall be reasonably required. 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.

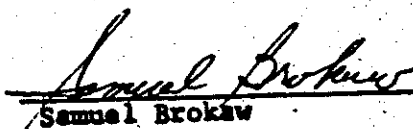
All the covenants, provisions and conditions herein contained, shall be deemed to be covenants running with the land and shall be for the benefit of and shall bind the grantor, grantee, and their respective heirs, executors, administrators, successors and assigns.

In Witness Whereof, the said grantors have hereunto set their hand, and seals the day and year first above written.

Signed, Sealed and Delivered

in the presence of


Albert Kushinsky

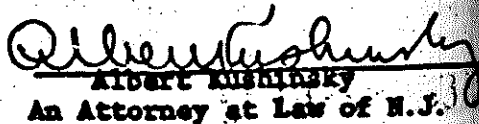

Samuel Brokaw


Sylvia Brokaw

State of New Jersey,
COUNTY OF Ocean

Be it Remembered, that on this 24 day of May 1959, in the year of our Lord One Thousand Nine Hundred and Fifty Nine, before me, the subscriber, ~~Notary Public for the State of New Jersey~~ An Attorney at Law of N.J. personally appeared Samuel Brokaw and Sylvia Brokaw, his wife

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 act and deed, for the uses and purposes therein expressed.


Albert Kushinsky
An Attorney at Law of N.J.

Repd.

SEQUEL BROKAW and SYLVIA
BROKAW, his wife,

TO

LAKE RIVIERA INC., a N.J.
Corp.

Dated: May June 2nd 1959.

Charge & Return to:
Lake Riviera, Inc.
Box 349
Riviera Bch., N.J.

~~Noted by
Albert W. Kishinsky
208 Hornet St.
Riviera Bch., N.J.~~

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PAGE 297

CLERK

Edward K. Burdick

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This Indenture, *MADE THIS*

13th day of July, in the year
of our Lord one thousand nine hundred and fifty-nine,

Between BENJAMIN SMITH and MATTIE SMITH, his wife, residing in
the City of Asbury Park, County of Monmouth and State of New
Jersey, parties

of the first part, and LAKE RIVIERA, INC., a corporation of the State of
New Jersey, having its principal office in the Township of Brick,
County of Ocean and State of New Jersey, party

of the second part.

ies

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 consideration
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 enrolling 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, its successors
Xmas and assigns:

ALL that certain tract or parcel of land and premises, herein-
after particularly described, situate, lying and being in the Township
of Brick, County of Ocean and State of New Jersey.

BEGINNING at the 11th corner of 346.63 acres returned to
Abraham Osborn and Enoch Jones, October 6, 1835, and recorded in
Book W 10 page 387 at the Surveyor General's Office at Perth Amboy,
thence (1) North 6 degrees 40 minutes East 1108.08 feet, (2) North
76 degrees East 330 feet, (3) North 12 degrees 30 minutes East 88
feet (4) South 59 degrees 10 minutes East 196 feet; (5) South 73
degrees 20 minutes East 211 feet, (6) South 6 degrees 40 minutes West
1752 feet, (7) North 69 degrees 50 minutes West 276 feet, (8) North
34 degrees 50 minutes West 679 feet to the place of beginning.

CONTAINING 24.97 acres.

BEING the same premises conveyed by Lakewood Annex Estates, Inc.
et al to Benjamin Smith by deed dated May 22, 1959, and to be recorded
simultaneously herewith.

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, its successors, heirs and assigns, to the only proper use, benefit and behoof of the said party of the second part, its successors, heirs and assigns forever.

In Witness Whereof, the said party of the first part ha ve hereunto set their hands and seals

the day and year first above written.

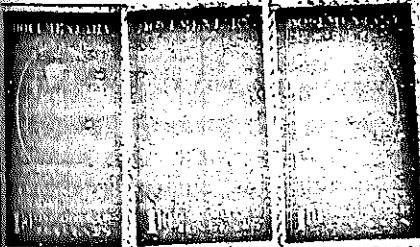
SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF

Benjamin Smith (L.S.)
BENJAMIN SMITH

Mattie Smith (L.S.)
MATTIE SMITH

William C. Scharf
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires April 7, 1963



STATE OF NEW JERSEY,
COUNTY OF OCEAN,

Be it Remembered, that on this 13th day of July, before me
in the year of our Lord one thousand nine hundred and fifty-nine
a Notary Public of New Jersey,
personally appeared BENJAMIN SMITH and MATTIE SMITH, his wife,
and I am satisfied are the grantor as 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.

(Impress Seal)

Nolan C. Dehaene
Notary Public of New Jersey
My Commission expires April 7-1960

DEED

BENJAMIN SMITH and
MATTIE SMITH, his wife,

T O

LAKE RIVIERA, INC.,
a corporation.

Dated... July 13th 1959

Recorded 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 pages.....
HAINES & SCHUMAN
Counsellors at Law
214 Washington Street
Toms River, New Jersey

RECORDED
OCEAN COUNTY
OFFICE

1959 JUL 20 AM 11 4

BOOK 1995
PAGE 254
CLERK

Edward K. Eury

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Sworn and Subscribed the
day and year aforegoing
his name thereto as witness.
resolution of the Board of Directors of said grantor, and at the request thereof the deponent subscribed
voluntary act and deed of said grantor for the uses and purposes therein expressed, pursuant to a
presence of deponent; that said Deed or Conveyance was signed, sealed and delivered as and for the
Conveyance was signed by the said
entered to the within Deed or Conveyance is such common or corporate seal; that the said Deed or
President; that deponent knows the common or corporate seal of said grantor and that the seal
the grantor within named, and that

who being by me duly sworn, on his oath saith, that he is the
personally appeared

Be it Remembered, that on this
in the year of our Lord one thousand nine hundred and
before me,

STATE OF
COUNTY OF

Brick

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION, OCEAN COUNTY
DOCKET NO. C-2721-58

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

Plaintiff,

-vs-

WILLIAM L. WILLIAMS, his heirs,
devisees and personal representa-
tives and his, their or any
of their successors in right,
title and interest and MRS.
WILLIAM L. WILLIAMS, his wife or
widow;

HARRY BECKER, his heirs, devisees
and personal representatives and
his, their or any of their
successors in right, title and
interest and MRS. HARRY BECKER,
his wife or widow;

ROSE BECKER, his (her) heirs,
devisees and personal representa-
tives and his (her) their or
any of their successors in right,
title and interest and MR. BECKER,
husband or widower of Rose Becker;

GEORGE J. COLLINS, his heirs,
devisees and personal representa-
tives and his, their or any of
their successors in right, title
and interest and MRS. GEORGE J.
COLLINS, his wife or widow;

SAMUEL I. BOSSMAN, his heirs,
devisees and personal representa-
tives and his, their or any of
their successors in right, title
and interest and MRS. SAMUEL I.
BOSSMAN, his wife or widow;

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, William L. Williams, his heirs, devisees and personal representatives and his, their or any of their successors in right, title and interest and Mrs. William L. Williams, his wife or widow; Harry Becker, his heirs, devisees and personal representatives and his, their or any of their successors in right, title and interest and Mrs. Harry Becker, his wife or widow; Rose Becker, his (her) heirs, devisees and personal representatives and his (her) their or any of their successors in right, title and interest and Mr. Becker, husband or widower of Rose Becker; George J. Collins, his heirs, devisees and personal representatives and his, their or any of their successors in right, title and interest and Mrs. George J. Collins, his wife or widow; and Samuel I. Bosman, his heirs, devisees and personal representatives and his, their or any of their successors in right, title and interest and Mrs. Samuel I. Bosman, his wife or widow; has been obtained by publication of notice 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 *13th* day of *October*, 1959, ADJUDGED by the Superior Court, Chancery Division, that the defendants, William L. Williams, his heirs, devisees and personal representatives and his, their or any of their successors in right, title and interest and Mrs. William L. Williams, his wife or widow; Harry Becker, his heirs, devisees and personal representatives and his, their or any of their successors in right, title and interest and Mrs. Harry Becker, his wife or widow; Rose Becker, his (her) heirs, devisees and personal representatives and his (her) their or any of their successors in right, title and interest and Mr. Becker, husband or widower of Rose Becker; George J. Collins, his heirs, devisees and personal representatives and his, their or any of their successors in right, title and interest and Mrs. George J. Collins, his wife or widow; and Samuel I. Bosman, his heirs, devisees and personal representatives and his, their or any of their successors in right, title and interest and Mrs. Samuel I. Bosman, his wife or widow; 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 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.

BEGINNING at the 11th corner of 346.63 acres returned to Abraham Osborn and Knech Jones October 6, 1938, and recorded in Book W 10 page 387 at the Surveyor General's Office at Perth Amboy, thence (1) North 6° 40' East, 1103.08', (2) North 76° East 330', (3) North 12° 50' East 88', (4) South 59° 10' East 196', (5) South 73° 20' East 211', (6) South 6° 40' West 1752', (7) North 69° 50' West 276', (8) North 34° 50' West 679' to the place of beginning.

Containing 24.97 acres.

so far as relates to any claim thereon by or on behalf of said defendants, William L. Williams, his heirs, devisees and personal representatives and his, their or any of their successors in right, title and interest and Mrs. William L. Williams, his wife or widow; Harry Becker, his heirs, devisees and personal representatives and his, their or any of their successors in right, title and interest and Mrs. Harry Becker, his wife or widow; Rose Becker, his (her) heirs, devisees and personal representatives and his, (her) their or any of their successors in right, title and interest and Mr. Becker, husband or widower of Rose Becker; George J. Collins, his heirs, devisees and personal representatives and his, their or any of their successors in right, title and interest and Mrs. George J. Collins, his wife or widow; and Samuel I. Bosman, his heirs, devisees and personal representatives and his, their or any of their successors in right, title and interest and Mrs. Samuel I. Bosman, his wife or widow; 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.

Henry C. Allen
J.C.S.
(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 *19th* day of
October Nineteen hundred and *fifty nine*.

I. Grant Scott Clerk.

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OCEAN COUNTY CLERK'S
OFFICE

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OF ~~BOOK 3000~~ CLERK
Edward K. Budy

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION, OCEAN COUNTY
DOCKET NO. C-2721-58

LAKE RIVIERA, INC., a corpora-
tion of the State of New
Jersey, Plaintiff,

-vs-

WILLIAM L. WILLIAMS, etc.,
et als.,

Defendants.

Civil Action

FINAL JUDGMENT

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

Attorneys for Plaintiff

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Micro-filmed
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