

This Indenture,

Made the 15th day of September, in the year One Thousand Nine Hundred and Sixty One

Between

MC GOVERN ENTERPRISES, INC., a corporation of the State of New Jersey having its principal office at 248 Atlantic Street in

the Borough of Keyport in the County of Monmouth and State of New Jersey party of the first part, hereinafter known as the grantor ;

And

RICHARD WAGNER and MARJORIE A. WAGNER, his wife residing at 4 Ann Court

the Township of Raritan in the County of Monmouth and State of New Jersey party of the second part, hereinafter known as the grantee s :

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

the said grantor does grant, bargain, sell and convey, unto the said grantee s their heirs and assigns

All that certain tract or parcel of land and premises, hereinafter particularly described, situate, lying and being in the Township of Raritan in the County of Monmouth and State of New Jersey.

FIRST TRACT

BEGINNING at a point in the easterly line of Ann Court, distant 99.86 feet northerly from the northerly line of State Highway Route No. 35 as measured along the courses of the said easterly line of the said Ann Court; running thence (1) south 61 degrees 24 minutes east a distance of 125 feet to a point fixed by a stake in the easterly line of the whole tract described in the Deed hereinafter mentioned, said point also being in the westerly line of the tract of land formerly Lavinia Rosevear; thence (2) northerly and along the said formerly Lavinia Rosevear line north 28 degrees 36 minutes east a distance of 25 feet to a point fixed by a stake; thence (3) north 61 degrees 24 minutes west and parallel with the first course a distance of 100 feet to the easterly line of said Ann Court; thence (4) and still along the easterly line of Ann Court south 73 degrees 36 minutes west a distance of 35.35 feet to the point or place of BEGINNING.

Being and intended to be all of Lot 30, as shown on the Map entitled "Map of Lots situated in Raritan Township, Monmouth County, N. J. belonging to William and Anna McGovern, dated July 2, 1949, John Reilly, Engineer and Land Surveyor" duly filed in the Office of the Clerk of Monmouth County.

SECOND TRACT

BEGINNING at a point in the easterly line of Ann Court, distant 135.21 feet northerly from the northerly line of State Highway Route No. 35 as measured along the courses of the said easterly line of the said Ann Court; running thence (1) south 61 degrees 24 minutes east a distance of 100 feet to a point fixed by a stake in the easterly line



of the whole tract described in the Deed hereinafter mentioned, said point also being in the westerly line of the tract of land formerly Lavinia Rosevear; thence (2) northerly and along the said formerly Lavinia Rosevear line north 28 degrees 36 minutes east a distance of 54 feet to a point fixed by a stake; thence (3) north 61 degrees 24 minutes west and parallel with the first course a distance of 100 feet to the easterly line of said Ann Court; thence (4) and along the easterly line of Ann Court south 28 degrees 36 minutes west a distance of 54 feet to the point or place of BEGINNING.

Being and intended to be all of Lot 29 on Map of lots aforesaid.

Being the same premises conveyed to the Grantor by deed dated July 25, 1958, by Margaret M. Cotone, et al and recorded in the Monmouth County Clerk's Office in Deed Book 2911 page 513, being the First Tract and Second Tract therein, on April 29, 1958.

Subject to zoning ordinances and such facts as an accurate survey made disclose and restrictions of record, if any

To Have and to Hold, said premises with the appurtenances, unto the said grantee
their heirs and assigns forever

And the said Grantor

for itself, its heirs and assigns, do

Covenant:

1. That the title to said premises is vested in fee simple absolute in the said grantor
2. That it has the right and authority to convey the said premises to the said grantees
3. That the grantees 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
5. That the grantor will execute or procure such further assurances and conveyances of the said land as may be reasonably required.
6. That it will WARRANT and DEFEND the premises hereby conveyed against all persons lawfully claiming the same.

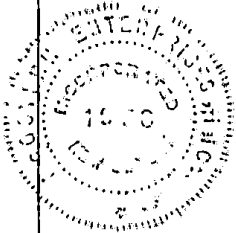
In Witness Whereof, the said grantor has hereunto set its hand and seal, or caused these presents to be signed by its proper corporate officers and caused its proper corporate seal to be hereto affixed, the day and year first above written.

ATTEST:

MC GOVERN ENTERPRISES, INC.

Joan M. Meyer
Joan M. Meyer, Secretary

BY William J. McGovern
William J. McGovern, Pres.



State of New Jersey, } ss.:
County of

We it Remembered, that on this _____ day of _____, before me,
in the year of our Lord One Thousand Nine Hundred and _____,
the subscriber,
personally appeared

who, I am satisfied, the person mentioned in the within Instrument, and thereupon
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 Monmouth } ss.:
Be it Remembered, that on this 15th day of September
in the year of our Lord One Thousand Nine Hundred and Sixty-One, before me,
the subscriber, an Attorney at Law of New Jersey
personally appeared Joan M. Meyer
who, being by me duly sworn on his oath, does depose and make proof to my satisfaction, that he/she
is the Secretary of the McGovern Enterprises, Inc., a corpor-
ation of New Jersey the party mentioned in the within Instrument,
that William J. McGovern 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 to and subscribed before me,
at }
the date aforesaid. } *Joan M. Meyer*
Joan M. Meyer, Secretary

Philip J. Blanda, Jr.
Philip J. Blanda, Jr.
An Attorney at Law of New Jersey

47-1720 67
Chelsea Title and Guaranty Company
11 Court House Square
Freehold, N. J.

Deed.

MC GOVERN ENTERPRISES, INC.,
a corporation of New Jersey

TO

RICHARD WAGNER and
MARJORIE A. WAGNER, his wife

Dated, September 15th, 19 61

12/3/61
12/10/61
LAW OFFICES
PHILIP J. BLANDA, JR.
HIGHTWAY 30, WALKER BUILDING
HAZLET, N. J.

RECORDED
COUNTY OF MONMOUTH
SEP 15 1961
BOOK 3098 Page 159
Deeds
21970
021573