

THIS INDENTURE, Made the thirty first day of July in the year of our Lord One Thousand Nine Hundred and Forty ~~Three~~ ^{TWO}?

BETWEEN PHILRUSH REALTY CORPORATION, A Corporation of New Jersey, a Corporation of the State of New Jersey, hereinafter described as the grantor;

AND UNITED STATES OF AMERICA, and its assigns, hereinafter described as the grantee;

WITNESSETH, that the grantor, in consideration of Eighty-Five Thousand (\$85,000.00) Dollars, lawful money of the United States to it paid by the grantee, the receipt whereof is acknowledged, does by these presents grant, bargain, sell and convey unto the grantee and its successors and assigns forever;

ALL those three certain lots, tracts or parcels of land and premises, hereinafter particularly described, situate, lying and being in the Township of Shrewsbury in the County of Monmouth and State of New Jersey.

TRACT ONE: Lands bounded by lands of formerly William H. Hubbard, the heirs of Ann White and others, Beginning at a stone at the southwest corner of formerly William H. Hubbard's land; thence (1) north seventy-seven degrees and thirty minutes east four chains and sixty three links; thence (2) north 1 degree and 30 minutes west three chains and fifty-three links to a stone; thence (3) south eighty nine degrees and forty five minutes east, eleven chains and eighty three links to a stone; thence (4) south three chains and fifty four links to a stone; thence (5) south five degrees forty five minutes west, seventeen chains and fifty seven links to a stone; thence (6) south forty degrees west fourteen chains and seventeen links to a stone; thence (7) south one degree and thirty minutes east twenty chains and five links to a stone on the southside of the Raritan and Delaware Bay Railroad; thence (8) south eighty one degrees and fifteen minutes west 4 chains and 49 links to a stone on the corner of the line of the farm of formerly John S. Sherman; thence (9) along said line north one degree and thirty six minutes west, forty-seven chains and eighty-five links to the place of beginning. Containing forty nine acres and fifty one hundredths of an acre.

EXCEPTING a right of way leading from the said premises to the public road leading from Tinton Falls to Eatontown;

TRACT TWO; Beginning in the middle of the road leading from Tinton Falls to Eatontown at the northwest corner of widow Waite's farm; thence south fifty four minutes west eleven chains and ninety links; thence south eighty nine degrees and thirty minutes west eleven chains and eighty five links; thence south two degrees east three chains and fifty-two links; thence south seventy six degrees and fifty minutes west four chains and sixty five links; thence north two degrees and five minutes west twelve chains and eighty three links; thence north seventy seven degrees and twenty five minutes east seventeen chains and thirty two links to the beginning. Containing eighteen acres and 65/100 of an acre more or less.

TRACT THREE: Beginning at the corner formed by the intersection of the southerly side of the road from Tinton Falls to Eatontown and the westerly side of the road from Wayside to Shrewsbury; running thence south eighty-two degrees two minutes west along the southerly side of said road from Tinton Falls to Eatontown and along a fence two thousand

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Tract F-1

one hundred and twenty one feet to a post, in the side of said road; running thence south four degrees thirty minutes west along a fence one thousand and fifty feet to a stake; running thence south nine degrees forty minutes west and along a fence one thousand one hundred and forty one and seven tenths feet to a stake; running thence south 44 degrees no minutes west 917.4 feet to a stake; running thence south 2 degrees 40 minutes west along a fence 988.6 feet to an old stone at a corner; running thence south 82 degrees 0 minutes east crossing the right of way of the New Jersey Southern Railroad and running part of the way through the road from Pine Brook to Eatontown 1742 feet to an old stone at an angle in the said road; running thence north 72 degrees 53 minutes east 315 feet to a stake in the said road; running thence from the said road north 44 degrees 20 minutes east 920 feet to the westerly side of the road from Wayside to Shrewsbury aforesaid; running thence north 6 degrees no minutes east along the westerly side of said road from Wayside to Shrewsbury and again crossing the right of way of the New Jersey Southern Railroad and along a fence 3640 feet to the intersection of the said road with the road from Tinton Falls to Eatontown aforesaid at the point or place of beginning.

EXCEPTING also from the lands above described the following three tracts;

TRACT ONE: Beginning at a point in the westerly line of the road known as the Centerville Road (sometimes known as Hope Road) which leads from Eatontown Tinton Falls Road to Pine Brook and running in part along the westerly line of the former Hankinson property (now the Suneagles Golf Course) said point being distant 380.7 feet from a monument at the intersection of the southerly line of the road leading from Eatontown to Tinton Falls and the westerly line of said road known as the Centerville Road which leads from Eatontown Tinton Falls Road to Pine Brook; thence (1) westerly and at right angles to said road called Centerville Road 225 feet to a stake; thence (2) southerly and parallel with said road known as Centerville Road 150 feet to a stake; thence (3) easterly and along a course at right angles to Centerville Road 225 feet to the westerly side of said Centerville Road; thence (4) northerly along said westerly line of said Centerville Road, 150 feet to the point or place of beginning.

Being known as Lot 4, Block 1, as shown on the Map of the Suneagles Estates and being in accordance with a survey by A. C. Swift, Civil Engineer, dated July 2nd, 1929.

TRACT TWO: Beginning at a point in the westerly line of the road known as Centerville Road (sometimes known as Hope Road) which leads from Eatontown Tinton Falls Road to Pine Brook and running in part along the westerly line of the former Hankinson property (now the Suneagles Golf Course) said point being distant southerly 530.7 feet from a monument at the intersection of the southerly line of the road leading from Eatontown to Tinton Falls and the westerly line of said road known as the Centerville Road which leads from Eatontown Tinton Falls Road to Pine Brook; thence (1) westerly and at right angles to said road called Centerville Road 200 feet to a stake; thence (2) southerly and parallel with said road known as Centerville Road 150 feet to a stake; thence (3) easterly and along a course at right angles to Centerville Road 200 feet to the westerly side of Centerville Road; thence (4) northerly along said westerly line of Centerville Road 150 feet to the point or place of beginning.

ESTATE AND BEING IN ACCORDANCE WITH A SURVEY MADE BY C. A. SMITH,
Civil Engineer, dated July 2, 1929.

TRACT THREE: Beginning at a point where the south side of the road leading from Eatontown to Tinton Falls, known as Tinton Avenue intersects the west side of Hope Road, said point being distant 28.29 feet measured in a southerly direction from and at right angles to the center line of the concrete pavement on Tinton Avenue; thence (1) south 7 degrees 45 minutes west along the west side of Hope Road 380.70 feet to a monument; thence (2) north 82 degrees 15 minutes west 156.83 feet to a corner; thence (3) north 7 degrees 38 minutes east 340.75 feet to a point in the south side of Tinton Avenue; thence (4) north 83 degrees 31 minutes east parallel to the center line of the concrete pavement on Tinton Avenue 162.48 feet to the west side of Hope Road and the place of beginning.

Being the same premises conveyed to Philrush Realty Corporation, a corporation of New Jersey, by deed made by the Monmouth County Country Club Racing Association, a corporation of New Jersey, dated November 27, 1940 and recorded in the Clerk's office of Monmouth County on November 28th, 1940, in deed book 1839, page 391.

TOGETHER with the appurtenances and also all the right, title and interest of the grantor of, in or to the same.

TO HAVE AND TO HOLD, the same unto the grantee, its successors and assigns, to its and their own use forever.

AND the said grantor, for itself and its successors and assigns, does covenant and agree with the said grantee, its successors and assigns;

- (1) That the title to said premises is vested in fee simple absolute in the said grantor.
- (2) That the said grantor has lawful authority to grant, bargain, sell and convey the same in form aforesaid.
- (3) That the grantee, its successors and assigns may forever peaceably and quietly hold, possess and enjoy the same against every person lawfully claiming the same.
- (4) That the same are now free and clear of all incumbrances whatsoever.
- (5) That the grantor and its successors and all persons lawfully claiming under them any interest in said premises, shall and will at any time hereafter, upon the request and at the cost of the grantee, its successors and assigns, execute all further conveyances that shall be reasonably required.
- (6) And the said grantor and its successors, the above described premises, and every part thereof with the appurtenances, unto the grantee, its successors and assigns, against the grantor and its successors and against all persons lawfully claiming the same shall and will warrant and by these presents forever defend.

IN WITNESS WHEREOF, the said party of the first part, hath caused its corporate seal to be hereto affixed and attested by its

