

- Oceanport Road -

This Indenture, Made the day of
July, in the year of our Lord one thousand nine hundred and twenty-one.

Between

Monmouth Park Villa Site Company, a body corporate of the

STATE OF New Jersey, , of the First Part,

And

The United States of America,

- STATE OF -

 , of the Second Part,

Witnesseth, That the said Party of the First Part, for and in consideration of the sum of
 Ninety Thousand Dollars, (\$90,000.00),

lawful money of the United States of America, to it in hand well and truly paid by the said
Part y of the Second Part, at and before the sealing and delivery of these presents, the re-
ceipt whereof is hereby acknowledged, and the said Party of the First Part, 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, to the said Part y of the Second Part, and to its successors
and assigns forever,

All that certain Tract or Parcel of land and premises, hereinafter particularly
described, situate, lying and being in the Township of Eatontown and Borough of Ocean-
port, in the COUNTY OF Monmouth and STATE OF NEW JERSEY.

Beginning at a point on the northerly right of way
line of the New Jersey Southern Railroad, said point being dis-
tant forty five (45) feet more or less from the southerly right
of way line of said Railroad measured on a prolongation of the
westerly line of the separate tracts of land conveyed to the
Monmouth Park Association by Hamilton R. Searles and James S.
Rose, said westerly line being the twelfth course as described
in deed to the party of the first part by Melvin R. VanKeuren
and Mary Emma his wife, said deed dated June 11th, 1908 and
recorded in the office of the Clerk of Monmouth County, New
Jersey in Book 892 of Deeds for said County on page 48 &c;
thence (1) westerly nine hundred (900) feet more or less along
the northerly right of way line of said Railroad to the westerly
line of lands conveyed to the Monmouth Park Association by
Thomas White and wife, said deed dated July 21, 1888 and re-
corded in the Office of the Clerk of Monmouth County, New Jer-
sey in Book 434 of deeds on page 190 &c.; thence (2) northerly
along said westerly line to Mill Brook where said line in-
tersects the southerly line of lands conveyed to said Associa-
tion by Edward C. Fieldler and wife, said deed dated March
26, 1889 and recorded in the Office of the Clerk of Monmouth
County, New Jersey in Book 444 of deeds on page 493 &c; thence
(3) northerly on a prolongation of said White's westerly line
to a point on the southerly side of the one and three eighths
miles straightaway race course as laid down by said Associa-
tion, said point being also located fifteen (15) feet southerly
at right angles to a line of maple trees on the southerly
side of said straightaway race course; thence (4) along said
southerly side of said straightaway race course and parallel
thereto westerly in a straight line to the easterly line of
the eleven foot strip or parcel of land conveyed by Alonzo
C. Monson et als to the Atlantic Highlands, Red Bank and Long
Branch Electric Railway Company, said point being distant eleven
(11) feet easterly from the east side of the Eatontown and Red
Bank Turnpike Road at right angles thereto; thence (5) north-
westerly and northerly sixteen hundred and ninety three (1693)
feet more or less following a line eleven (11) feet easterly
of and parallel with the east side of said Turnpike to the
middle of Lafetra Brook in the north line of the said land
conveyed by said Fieldler to said Association; thence (6)
northerly and easterly along the middle of said brook and

21. Monmouth Pt. fu

Sheet 22 (11)

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the northerly line of the last mentioned lands to the end thereof at a point in Parkers Creek; thence (7) easterly along the waters of Parkers Creek its various courses and distances on the northerly line of lands conveyed to said Association by Henry Casler and others to the intersection with the center line of the public road leading from Little Silver to Oceanport; thence (8) southerly along the center of said public road nine hundred and three (903) feet more or less to a point three hundred and seventeen (317) feet northerly from the intersection of said public road with the center of Horse Neck Road (now called Leonard Avenue); thence (9) on a curve to the left along the division line between the lands herein conveyed and the lands formerly of the Bungalow Sites Company now of the United States of America a distance of seventeen hundred and thirty six (1736) feet more or less to a point eighteen and one tenth feet westerly of the westerly right of way line of the New York and Long Branch Railroad; thence (10) from said point eighteen and one tenth (18.1) feet northeasterly to said right of way line of said New York and Long Branch Railroad; thence (11) southeasterly fifteen hundred and eighty seven (1587) feet more or less along the said westerly or southerly right of way line of said New York and Long Branch Railroad to a point eighty seven (87) feet more or less distant northerly from the northeasterly corner of lands formerly owned by Mrs. Hendrick Smock (deceased), said point being at the intersection of the division line between the lands herein conveyed and the lands now or formerly of Michael Murphy Estate in the westerly or southerly right of way line of said New York and Long Branch Railroad; thence (12) northwesterly and westerly curving to the left along the division line between the lands herein conveyed and the lands now or formerly of Michael Murphy Estate four hundred and sixty seven (467) feet to a point; thence (13) westerly still following along the division line between the lands herein conveyed and said lands now or formerly of Michael Murphy Estate one thousand and six and eight tenths (1006.8) feet more or less to an intersection with the middle of the public road now or formerly called Horse Neck Road; thence (14) southwesterly five hundred and four and eight tenths (504.8) feet more or less along the middle of said public road now or formerly Horse Neck Road to an intersection with the middle of the public road leading from Little Silver to Oceanport; thence (15) southeasterly along the center of said public road leading from Little Silver to Oceanport one thousand and twenty seven and eight tenths (1027.8) feet more or less to a point in range with the center of a public road leading easterly; thence (16) southeasterly still following along the center of said public road leading from Little Silver to Oceanport three hundred and fifty nine and two tenths (359.2) feet more or less to the northerly waters of Oceanport Creek; thence (17) westerly up said Oceanport Creek its various courses and distances to the northeasterly corner of lands conveyed to Samuel Smock by Melvin R. VanKeuren and wife by deed dated April 25, 1899 recorded in the Office of the Clerk of the County of Monmouth aforesaid in Book 627 of deeds on page 426 &c.; thence (18) westerly and southwesterly along the division line of lands herein conveyed and the northerly line of said lands conveyed to said Samuel Smock by said Melvin R. VanKeuren and wife its several courses and distances to the northerly or easterly right of way line of the lands occupied by the New Jersey Southern Railroad; thence (19) northerly and westerly by its several courses and distances along the said northerly or easterly right of way line of said New Jersey Southern Railroad to the place or point of beginning in said northerly right of way line of said Railroad, - be the said distances and dimensions more or less as said tract is now owned by said party of the first part. Containing three hundred and eighty one acres more or less; excepting from within the said boundaries of the lands herein described the lands contained and used and known as public roads, more particularly known as "Horse Neck Road" and the "Little Silver and Oceanport Road" which are excepted and not made a part of this conveyance.

The land intended to be conveyed by this deed is all that portion of the lands conveyed to the party of the first part by said Melvin R. VanKeuren and wife by hereinbefore mentioned deed dated the eleventh day of June 1908, which lies northerly and easterly of the New Jersey Southern Railroad bounded by the thirteenth to the twenty ninth courses inclusive therein and thence along the northerly division line of lands conveyed by said Melvin R. VanKeuren and wife to Samuel Smock to the easterly right of way line of the New Jersey Southern Railroad, thence along said northerly or easterly right of way of said Railroad to the place or point of beginning of said thirteenth course as described in said deed to the party of the first part dated June 11th, 1908.

Together with all and singular the buildings, improvements, ways, woods, water, water-courses, 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 profits thereof, and of every part and parcel thereof. And also, all the estate, right, title, interest, use, possession, property, 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 tract or parcel of land, hereditaments, and premises hereby granted, and every part and parcel thereof, with the appurtenances, unto the said Part y of the Second Part, its successors and assigns, to the only proper use, benefit and behoof of it the said Party of the Second Part, its successors and assigns Forever, And the said Monmouth Park Villa Site Company, body corporate of the State of New Jersey,

Party aforesaid of the First Part, for itself and its successors does hereby covenant, promise and grant, to and with the said Part y of the Second Part, its successors and assigns—That at the time of the sealing and delivery hereof, it, the said Party of the First Part, is seized in its own right of an absolute and indefeasible estate of inheritance; in fee simple, of and in all and singular the premises hereby granted, with the appurtenances; and has good right, full power and sufficient authority in the law to grant, bargain, sell and convey the same unto the said Part y of the Second Part, its successors and assigns forever, according to the true intent and meaning of these presents: And also, that it shall and may be lawful for the said Part y of the Second Part, its successors and assigns at all times forever hereafter, peaceably and quietly to have, hold, use, occupy, possess and enjoy the said premises, with the appurtenances, and every part and parcel thereof, without the lawful let, suit, eviction, interruption or disturbance of the said Party of the First Part, its successors or assigns, or any other person or persons whomsoever, lawfully claiming or to claim the same: And that the said premises are Free and Clear, and freely and clearly acquitted and discharged of and from all former mortgages, judgments, executions and of and from all other encumbrances whatever.

And Lastly, That it, the said Party of the First Part, and its successors, all and singular the hereditaments and premises hereby granted, with the appurtenances, unto the said Part y of the Second Part, and its successors and assigns against it, the said Party of the First Part, and its successors, and against all and every other person or persons whomsoever, lawfully claiming or to claim the same, shall and will warrant and forever defend.

In Witness Whereof, the said Party of the First Part, has hereunto caused these presents to be signed by its President, and its corporate seal to be affixed the day and year first above written.

Monmouth Park Villa Site Company, body corporate,

by

Walter Van Duren
President

Attest:

Benjamin Van Duren
Secretary



19

Monmouth Park Villa Site
 Company, body corporate,
 TO
 The United States of
 America.
 3,56 Mon Park Villa Site Co
 1921

DEED

Received July 25 1921
 and recorded in the Clerk
 office of the county of Monmouth
 at 3 P.M. in Book 1152
 of Deeds, page 129
 1921
 Joseph L. McDermott
 Clerk

Return to Park Villa Site Co
 Construction Services, 2, N. C.
 Attention of J. D. Quigley
 upon 247 1/2 Avenue of the
 Gardens, New York, N. Y.

11-16 200

State of New Jersey,
 County of Monmouth.

} ss.

twenty-fifth day of July, in the year, 1921, before me, the
 subscriber, a Master in Chancery of the State of New Jersey,
 personally appeared Benjamin Van Keuren, who being duly sworn according
 to law upon his oath doth make proof to my satisfaction that he is and was at the date and execution
 of the foregoing instrument, the Secretary of Monmouth Park Villa Site Company,
 a Corporation, the grantor named in the foregoing inden-
 ture; that he knows the common seal of the said Corporation, and that the seal thereto affixed is the
 common seal of the said Corporation, and was the common seal of said Corporation at the date and
 execution of the foregoing instrument; that the same was so affixed and the said instrument signed
 by Walter C. Van Keuren, who was at the date and execution thereof,
 the - - - - - President of the said Corporation, in the presence of this deponent by author-
 ity of the Board of Directors of said Corporation, and that he heard him acknowledge that he signed,
 sealed and delivered the said instrument as the voluntary act and deed of the said Corporation, and
 that this deponent thereupon signed his name as an attesting witness.
 Sworn and subscribed before me,
 the day and year above written.

Alton Beckman Benjamin Van Keuren
 Master in Chancery of New Jersey.

48

At a special meeting of the Board of Directors of the Monmouth Park Villa Site Company held July 23rd., 1921 at Eatontown, N. J. at which all of the members of said Board of Directors were present, the following resolution was offered and unananimously carried---

RESOLVED that the President W. C. Van Keuren be and is hereby authorized and empowered to sign, affix the corporate seal and deliver on behalf of the Monmouth Park Villa Site Company a warranty deed to the United States of America, upon payment by the United States of America to the Monmouth Park Villa Site Company of the sum of Ninety Thousand (\$90,000.00) Dollars, lawful money of said United States of America, granting and conveying to said United States of America its successors and assigns that certain part or portion of its lands situated, laying and being in the Township of Eatontown and Borough of Oceanport, which lies northerly and easterly of the Branch Line of the New Jersey Southern Railroad running from East Long Branch, N. J. to Eatontown, N. J., containing Three Hundred Eighty-one (381) acres more or less; being the same lands as now leased by this Company to said United States of America;

AND BE IT FURTHER RESOLVED that the Secretary of this Company, Benjamin Van Keuren be hereby authorized to attest to the execution of said deed by the President W. C. Van Keuren.

I hereby certify that the above resolution is a true copy of the resolution duly passed by the Board of Directors of the Monmouth Park Villa Site Company at its meeting held on July 23rd., 1921 aforesaid.

Benjamin Van Keuren
SECRETARY.

