

This Deed, made the day of February 19 83 ,

Between
FRATTAN REALTY CO.

a corporation existing under and by virtue of the laws of the State of
having its principal office at 589 Central Avenue
in the City of East Orange in the County of
Essex and State of New Jersey herein designated as the Grantor,

And
Frattan Realty Co. A Corporation existing under and by
virtue of the laws of the State of New Jersey.

residing or located at
in the City of East Orange in the County of
Essex and State of New Jersey herein designated as the Grantees;

Witnesseth, that the Grantor, for and in consideration of one-dollar (\$1.00)
and other good and valuable consideration.

lawful money of the United States of America, to it in hand well and truly paid by the Grantees, at or
before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, and the
Grantor being therewith fully satisfied, does by these presents grant, bargain, sell and convey unto the
Grantees forever,

All those tract^s or parcel of land and premises, situate, lying and being in the
Borough of Verona in the
County of Essex and State of New Jersey, more particularly described as follows:

Beginning at a point on the easterly side line of Lot 2, said point
described as being along the following courses;

- (1) South 61° 15' East 140 feet along the southerly side of Howard Street as measured from the intersection of the said southerly side of Howard Street and the easterly side of Forest Avenue; thence
- (2) along the side line common to lots 2 and 3 South 28° 50' 40" West 106.00 feet to the referenced Beginning point, thence along the rear line of Lot 2, North 61° 15' West 45 feet to a point, thence
- (2) South 28° 50' 40" West 8.95 feet to a point, thence (3) South 61° 15' East 45 feet to a point thence (4) North 28° 50' 40" East 8.95 feet to the point and place of Beginning.

This plot is in the rear of Lot 2 Block A, Map 28, and 21 Howard Street.

Being part of the same premises conveyed to Frattan Realty Co., a corporation of the State of New Jersey, by Samuel Marion the sole survivor and director of Verona Homes Corporation, by deed dated September 22nd 1982, recorded September 29, 1982 in Deed Book 4763 page 30.

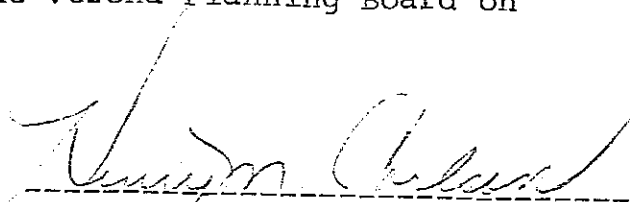
Beginning at a point on the easterly side line of Lot 2, said point described as being along the following courses; (1) South 61° 15' East 140 feet along the southerly side of Howard Street as measured from the intersection of the said southerly side of Howard Street and the easterly side of Forest Avenue; thence (2) along the side line common to lots 2 and 3 South 28° 50' 40" West 106.00 feet to the referenced Beginning point, thence along the rear line of Lot 2, North 61° 15' West 45 feet to a point, thence (2) South 28° 50' 40" West 8.95 feet to a point, thence (3) South 61° 15' East 45 feet to a point, thence (4) North 28° 50' 40" East 8.95 feet to the point and Place of Beginning.

This plot is in the rear of Lot 3 Block A, Map 28, and 19 Howard Street.

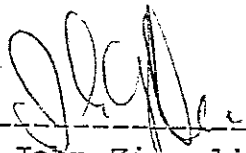
Being part of the same premises conveyed to Frattan Realty Co., a corporation of the State of New Jersey, by Samuel Marion the sole survivor and director of Verona Homes Corporation, by deed dated September 22nd 1982, recorded September 29, 1982 in Deed Book 4763 page 30

Subject to subsurface conditions on any instrument of record, and subject to all liens, restrictions, etc., as set forth in Deed Book Y 73 page 519, Q 97 page 525, 299 page 16, and any other ordinances or regulations of record.

The tracts herein were subdivided from one tract, in accordance with the subdivision approval by the Verona Planning Board on the 6th day of January 1983.



Henry Carlson, Chairman



John Zingali, Acting Secretary

Together with all and singular the buildings, improvements, ways, woods, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances to the same belonging or in anywise 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, of the Grantor both in law and in equity, of, in and to the premises herein described, and every part and parcel thereof, with the appurtenances. To Have and to Hold all and singular, the premises herein described, together with the appurtenances, unto the Grantees and to Grantees' proper use and benefit forever.

And the Grantor covenants that it has not done or executed, or knowingly suffered to be done or executed, any act, deed or thing whatsoever whereby or by means whereof the premises conveyed herein, or any part thereof, now are or at any time hereafter, will or may be charged or encumbered in any manner or way whatsoever.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

Wherever in this instrument any party shall be designated or referred to by name or general reference, such designation is intended to and shall have the same effect as if the words "heirs, executors, administrators, personal or legal representatives, successors and assigns" had been inserted after each and every such designation.

In Witness Whereof, the Grantor has caused these presents to be signed and attested by its proper corporate officers and its corporate seal to be hereto affixed the day and year first above written.

ATTEST:

Frattan Realty Co.

.....
Christopher A. Simeone Secretary

By:
Theresa Simeone President

State of New Jersey, County of Essex } ss.: Be it Remembered,
that on 19 83, before me, the subscriber, An Attorney
At Law of New Jersey
personally appeared Christopher A. Simeone

who, being by me duly sworn on his oath, deposes and makes proof to my satisfaction, that
he is the Secretary of Frattan Realty Co.
the Corporation named in the within Instrument;

that Theresa Simeone 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 that the seal affixed to said
Instrument is the proper corporate seal and was thereto affixed and said Instrument signed and
delivered by said President as and for the voluntary act and deed of said Corpora-
tion, in presence of deponent, who thereupon subscribed his name thereto as attesting witness;
and that the full and actual consideration paid or to be paid for the transfer of title to realty evidenced
by the within deed, as such consideration is defined in P.L. 1968, c. 49, Sec. 1(c), is \$ 200.00

Sworn to and subscribed before me,
the date aforesaid.

}

Salvatore A. Simeone

Christopher Simeone

Prepared by:
Salvatore A. Simeone

