

This Indenture,

Made the Fourth day of December, in the year of our Lord
One Thousand Nine Hundred Forty Nine

Between

EDWARD J. PATNAUDE AND MARJORIE L. PATNAUDE, his wife

of the Township
Ocean

of Dover
and State of New Jersey

in the County of
of the First Part:

And

THE OCEAN BEACH & YACHT CLUB INC; a corporation of the State of
New Jersey.

of the Township
Ocean

of Dover
and State of New Jersey

in the County of
of the Second Part:

Witnesseth, That the said party of the First Part, for and in consideration of

ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATIONS

lawful money of the United States of America, to them in hand well and truly paid by
the said party of the Second Part, at or before the sealing and delivery of these presents, the receipt
whereof is hereby acknowledged, and the said party of the First Part being therewith fully satisfied,
contented and paid, have 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 party of the Second Part, and to their 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 Dover in the County of
Ocean and State of New Jersey.

And being more particularly described as follows:-

Beginning at a point on the south side of Harbor Drive distant 49.30 ft.
easterly from the extreme westerly dead end of Harbor Drive:

Thence (1) Easterly along said south side of Harbor Drive 100.00 ft. to a
point;

Thence (2) S8° 39' -16" E 70 ft. more or less to a point on the water line of
Gap Cove;

Thence (3) Westerly along the shore line of Gap Cove 100.00 ft. more or less
to a point;

Thence (4) N11° -44' -47" W 65 ft. more or less to the point or place of
beginning.

Being also all that land or premises known as " PROPOSED CLUB HOUSE SITE" and
shown on a Plan of Ocean Beach, Unit No.2, Dover Township, Ocean County, New
Jersey. Drawn by William S. Logan, Jr., Civil Engineer and Surveyor, Manasquan,
New Jersey dated November 28, 1947, revised August 30, 1948 and September 10, 1948.
Said plan having been approved for filing by the Committee of the Township of
Dover on March 22, 1949 and filed in the office of the County Clerk, Ocean
County, New Jersey on March 31, 1949 as Map #A-359.

Being a portion of the land conveyed to Edward J. Patnaude by Theo. Stemmler and
Lorraine Stemmler (Trustees under Deed of Trust dated February 28, 1934, and
recorded August 24, 1945, in the Ocean County Clerk's Office in Book 1184,
Page 383) by Deed dated February 28, 1949 and recorded in the Ocean County
Clerk's Office on May 26, 1949, Book 1326, Page 191.

SUBJECT to restrictions running with the land a copy of which is hereunto
attached.

FOR THE COVENIENCE, enjoyment, and pleasure, without charge, of members of the
Ocean Beach & Yacht Club Inc: their immediate families and/or members thereof

lawful money of the United States of America, to them in hand well and truly paid by the said party of the Second Part, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, and the said party of the First Part being therewith fully satisfied, contented and paid, have 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 party of the Second Part, and to their successors heirs and assigns, forever.

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

And being more particularly described as follows:-

Beginning at a point on the south side of Harbor Drive distant 49.30 ft. easterly from the extreme westerly dead end of Harbor Drive:

Thence (1) Easterly along said south side of Harbor Drive 100.00 ft. to a point;

Thence (2) S8° 39' -16" E 70 ft. more or less to a point on the water line of Gap Cove;

Thence (3) Westerly along the shore line of Gap Cove 100.00 ft. more or less to a point;

Thence (4) N11° -44' -47" W 65 ft. more or less to the point or place of beginning.

Being also all that land or premises known as " PROPOSED CLUB HOUSE SITE" and shown on a Plan of Ocean Beach, Unit No.2, Dover Township, Ocean County, New Jersey. Drawn by William S. Logan, Jr., Civil Engineer and Surveyor, Manasquan, New Jersey dated November 28, 1947, revised August 30, 1948 and September 10, 1948. Said plan having been approved for filing by the Committee of the Township of Dover on March 22, 1949 and filed in the office of the County Clerk, Ocean County, New Jersey on March 31, 1949 as Map #A-359.

Being a portion of the land conveyed to Edward J. Patnaude by Theo. Stemmler and Corrairie Stemmler (Trustees under Deed of Trust dated February 28, 1934, and recorded August 24, 1945, in the Ocean County Clerk's Office in Book 1184, Page 383) by Deed dated February 28, 1949 and recorded in the Ocean County Clerk's Office on May 26, 1949, Book 1326, Page 191.

SUBJECT to restrictions running with the land a copy of which is hereunto attached.

FOR THE CONVENIENCE, enjoyment, and pleasure, without charge, of members of the Ocean Beach & Yacht Club Inc; their immediate family and/or members' guests; and/or approved tenants and/or their guests, the restrictions hereto attached shall be modified to permit the grantees to use the premises above described as a club house and/or parking area and/or boat and/or fishing dock and/or play ground and/or tennis court and/or any other amusement recreational or refreshment purpose deemed advisable by the said Ocean Beach & Yacht Club Inc. so long as no industrial, commercial or residential use is ever made of the aforesaid premises.