

This Indenture, MADE THE

Twelfth day of *October* in the year
of our Lord one thousand nine hundred and fifty-eight (1958)

Between JAMES E. IRISH, of the Township of Monroe, County of Gloucester
and State of New Jersey,

of the first part, and EDWARD L. LENNOX, JR., of 1028 Shackamaxon Street,
Philadelphia, Pennsylvania,

of the second part:

Witnesseth, That the said party of the first part, for and in consideration of the sum of

ONE DOLLAR (\$1.00)

lawful money of the United States of America and other good and valuable consideration

well and truly paid by the said party of the second part to the said party of the first part, at and before the enrolling and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, enfeoff, release, convey and confirm, unto the said party of the second part, his heirs and assigns, ALL those certain tracts

or parcels of land and premises situate in the Township of Monroe, County of Gloucester and State of New Jersey, known as Lots #68 and 69, Section #8, of Victory Lakes, according to a survey made by Frederick H. McClennen, L. S., September 1952, duly filed, bounded and described as follows:

BEGINNING at a point in the Westerly line of 17th Avenue, said beginning point being where the dividing line between Lots #67 and 68 meets the said Westerly line of 17th Avenue, and being 180 feet, more or less, Northwardly from the intersection of the Westerly line of 17th Avenue and the Northerly line of Highland Road; thence (1) Westwardly along the dividing line between Lots #67 and 68, a distance of 120 feet, more or less, to a point common to Lots #67, 87, 86 and 68; thence (2) Northwardly along the dividing line between lots #68 and 86 and Lots #85 and 69, a distance of 120 feet, more or less, to a point common to Lots #85, 84, 70 and 69; thence (3) Eastwardly along the dividing line between Lots #69

and 70 a distance of 120 feet, more or less, to a point where the said dividing line between Lots #69 and 70 meets the Westerly line of 17th Avenue; thence (4) Southwardly along the Westerly line of 17th Avenue a distance of 120 feet, more or less, to the point and place of beginning.

BEING part of the same land and premises that William H. Irish and James E. Irish, Partners Trading as William H. Irish & Son, by Deed recorded in the Clerk's Office of Gloucester County, in Book 871 of Deeds, page 437 &c., granted and conveyed unto James E. Irish, in fee, and by Deed from Lucille Irish, wife of James E. Irish, recorded in the Clerk's Office of Gloucester County, in Book 871 of Deeds, page 433 &c., granted and conveyed unto James E. Irish, in fee.

UNDER AND SUBJECT to the following restrictions:

1. Parties of the second part shall not keep or permit to be kept on the premises in question any ducks, geese, or other fowl that frequent or make their habitat on or near the water.
2. Owner of lake front lots shall not do or permit to be done any act, either by commission or omission that would pollute or render the said lakes unsanitary.
3. No building shall be erected that is not of good workmanship and of substantial material.
4. No part of said premises shall be used or occupied by or sold, leased, or given to any person of the Negro race or blood.
5. No building shall be erected, used, or maintained for any business purpose, nor as a social or recreational club, except with the written permission of the parties of the first part.
6. No gasoline or oil station shall be used or erected on the premises in question.
7. No building shall be erected within fifteen feet of the high water mark of any lake.
8. All buildings erected on any lot or lots must conform to the building code, and the distance from the building lines, whether they are the front or side lines, shall be in strict accordance with the zoning ordinance.
9. Parties of the second part shall not maintain any nuisance on the premises in question.
10. No sign board of any description, including for sale signs, may be used, erected, or maintained on said premises in question.
11. The parties of the first part reserve the right to grant easements and servitudes in public roads to public utilities corporations.

Grantors agree that the grantees shall have the right and privilege of enjoying the use of the water of Victory Lakes for the purpose of boating, fishing and swimming, provided that all of these privileges shall be governed by such rules and regulations as may be prescribed from time to time by the grantors.

Together with all and singular, the buildings, improvements, woods, ways, rights, liberties, privileges, hereditaments and appurtenances, to the same belonging or in any wise appertaining, and the reversions and reversion, remainder and remainders, rents, issues, and the profits thereof, and of every part and parcel thereof:

And also, all the estate, right, title, interest, property, possession, 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 premises, with all and singular the appurtenances, unto the said party of the second part, his heirs and assigns, to the only proper use, benefit and behoof of the said party of the second part, his heirs and assigns forever.

AND the said party of the first part, for himself, his

heirs, executors and administrators, DO as by these presents covenant, grant and agree to and with the said party of the second part, his heirs and assigns, that he the said party of the first part,

his heirs, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended to be so, with the appurtenances, unto the said party of the second part, his heirs and assigns, against him the said party of the first part,

his heirs, and against all and every other person or persons whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, from or under him, her, .it, them or any of them,

SHALL and WILL, subject as aforesaid, forever DEFEND.

WARRANT and

In Witness Whereof, the said party of the first part to these presents has hereunto set his hand and seal dated the day and year first above written.

Signed, Sealed and Delivered in the Presence of

James E. Irish (L. S.)
James E. Irish

H. G. Kulp



STATE OF NEW JERSEY

GLOUCESTER COUNTY, } ss.

Be it Remembered, that on this 9th day of October in the year of our Lord one thousand nine hundred and fifty-eight (1958) before me, the undersigned authority,

personally appeared James E. Irish,

who, I am satisfied is the grantor mentioned in the above deed or conveyance and I having first made known to him the contents thereof he acknowledged that he signed, sealed and delivered the same as his voluntary act and deed. All of which is hereby certified.

Howard G. Kulp

HOWARD G. KULP, JR.
MASTER OF THE
SUPERIOR COURT
OF NEW JERSEY

In compliance with the statute I have presented an abstract of the within to the assessor of the taxing district therein mentioned.

MELVIN D. KIRKBRIDE
County Clerk

Deed-Plan Return, (2) 553 -- 6 1037

5-340
5-00
140 Plu

Deed

JAMES E. IRISH

to
EDWARD L. LENNOX
1027
October 25, 1958

Dated _____, 19 58

Received in the Clerk's

office of the County of Gloucester

on the 6 day of Feb.

A. D., 19 58, at 1:40 o'clock in

the afternoon, and recorded in Book

930 of DEEDS

for said County, on pages 352&3

Melvin D. Kirkbride
Clerk

Law Offices

Edward G. Kulp & Wille

621 Cooper Street

Camden 2, N. J.