

This Indenture,

Made the 26th day of April, 1967,
Between LEVITT AND SONS, INCORPORATED

a corporation existing under and by virtue of the laws of the State of New York
having its principal office at Lakeville Road
in the Village of Lake Success in the County of
Nassau and State of New York herein designated as the Grantor,
And LAKERIDGE WEST COMMUNITY ASSOCIATION, a New Jersey non-
profit corporation, with its principal office c/o Levitt and Sons, Incorporated

~~XXXXXXXXXXXX~~Route 130 and Willingboro Parkway
in the Township of Willingboro in the County of
Burlington and State of New Jersey herein designated as the Grantees;

Witnesseth, that the Grantor, for and in consideration of ONE DOLLAR (\$1.00)

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 that tract or parcel of land and premises, situate, lying and being in the
Township of Madison in the
County of Middlesex and State of New Jersey, more particularly described as follows:

BEGINNING at a point in the southerly line of Twining Brook, Section 2 as
shown on "Revised Map of Twining Brook, Section 2, Situated in Madison Township,
Middlesex County, New Jersey", prepared by Edward C. Reilly & Associates,
James P. Kovacs, Freehold, New Jersey, dated October 1, 1965, revised
November, 1965, and filed in the Middlesex County Clerk's office on March 3,
1966 in File 953 as Map No. 2956; said point of beginning being distant N. 85°-23'-
10" W. 151.98 feet from the intersection of the westerly line of Prests Mill Road
and said southerly boundary line of Twining Brook, Section 2, thence

(1) S. 13°-52'-26" W. 442.05 feet to a point on the northerly line of land
now or formerly of Edward Mulcahy, thence along same

(2) N. 70°-41'-10" W. 812.34 feet to the southeasterly line of land now or
formerly of Mary Gasperchek, thence

(3) N. 52°-18'-50" E. along said Mary Gasperchek line a distance of 608.81
feet to the westerly line of aforesaid Twining Brook, Section 2, thence

(4) S. 21°-38'-10" E. along said westerly line of the aforesaid Twining
Brook, Section 2 a distance of 200.24 feet to an angle point, thence

(5) S. 35°-23'-10" E. still along the line of Twining Brook, Section 2 a
distance of 318.02 feet to the point or place of beginning.

Containing 6.2882 acres.

BEING a part of the premises conveyed to Levitt and Sons, Incorporated by
Warren W. Wilentz, et als. by a Deed dated March 30, 1966 and recorded
May 31, 1966 in the Office of the Clerk of Middlesex County in Book 2542 at
page 1156.

UNDER and SUBJECT to a certain Declaration of Covenants, Restrictions, Easements, Charges and Liens made by Levitt and Sons, Incorporated on March 30, 1966 and recorded in the Office of the Clerk of Middlesex County in Book 2544, page 636.

ALSO subject to easements, rights of way and grants of record.

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:

Florence L. Goodman
Asst. Secretary
Florence L. Goodman

LEVITT AND SONS, INCORPORATED
By: *Herbert Prayer*
Herbert Prayer, Vice President

State of New YORK } ss.:
County of NASSAU
Be it Remembered, that on this 26th day of April, 1967, before me,
the subscriber, a Notary Public of the State of New York,

personally appeared Florence L. Goodman
who, being by me duly sworn on her oath, deposes and makes proof to my satisfaction, that
she is the Assistant Secretary of Levitt and Sons, Incorporated
the Corporation named in the within Instrument;

that Herbert Prayer is ~~XXX~~ a Vice
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 Vice President as and for the voluntary act and deed of said Corpora-
tion, in presence of deponent, who thereupon subscribed her name thereto as attesting witness.

Sworn to and subscribed before me,
the date aforesaid.

Virginia C. Dunklee
VIRGINIA C. DUNKLEE
NOTARY PUBLIC, State of New York
No. 30-1043900
Qualified in Nassau County
Commission Expires March 30, 1969

Florence L. Goodman
Florence L. Goodman
Assistant Secretary

3847

9,020,529

Deed

LEVITT AND SONS, INCORPORATED

A corporation of New York

TO

LAKERIDGE WEST COMMUNITY
ASSOCIATION

A corporation of New Jersey

Dated April 26, 1967

record and return:

CITY TITLE INSURANCE COMPANY
280 Levittown Parkway
Levittown, Pennsylvania

905

RECEIVED & RECORDED
MIDDLESEX COUNTY CLERK
APR 27 1967
BOOK 2578 PAGE 1053
BOOK 2578 PAGE 1053
FRANK SCHMIDT
CLERK

BOOK 2578 PAGE 1055