

Please record and return to:  
Alan G. Baker  
c/o 1030 Lacey Road  
Forked River, NJ 08731

Prepared by

Alan G. Baker

DEED OF EASEMENT

30.00 cash

This deed of Easement made this 30th day of June,  
1993 between Alan G. Baker and Dotty Ann Baker H/W, having  
an address of 700 Fairview Lane, Forked River, New Jersey  
08731 ("Grantor") and Alan G. Baker and Dotty Ann Baker H/W,  
700 Fairview Lane, Forked River, New Jersey 08731 ("Grantee").

WITNESSETH:

COUNTY OF OCEAN	
CONSIDERATION	1-
REALTY TRANSFER FEE	exempt
DATE	6/30/93 BY Phil

WHEREAS, Grantor warrants, covenants and represents  
that it is lawfully possessed of said premises known as Lot  
2, Block 149.01 on the tax map of the Township of Lacey in  
the County of Ocean, as set forth in and more specifically  
described in a deed of conveyance from Lakeside Homes, Inc.,  
a New Jersey Corporation, dated November 10, 1986, recorded  
in deed book 4482, page 286, in the Ocean County Clerk's  
office, ("Grantor's Land"); and

WHEREAS, Grantee desires to obtain from Grantor a  
permanent and exclusive easement in, under along and through  
a portion of Grantor's Land more particularly described on  
Schedule A attached hereto and made a part hereof, the  
purpose of the easement being to maintain shrubbery and

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driveways (as more particularly set forth herein) to the premises known as Lot 1 in Block 149.01 on the Tax Map of the Township of Lacey in the County of Ocean, state of New Jersey, as more particularly shown on Schedule B attached hereto and made a part hereof ("Grantee's Land"); and

WHEREAS, Grantor desires to convey the aforesaid permanent and exclusive easement to Grantee and Grantee desires to accept the aforesaid permanent and exclusive easement from Grantor as set forth herein.

NOW, THEREFORE, in consideration of the covenants and agreements hereinafter recited, the parties hereto agree as follows:

1. GRANT OF PERMANENT AND EXCLUSIVE EASEMENT. Grantor hereby gives, grants, sells, transfers and conveys to Grantee, it's successors and assigns, a perpetual easement, in, across, on, over, and through a portion of Grantor's Land, more particularly described in Schedule A attached hereto and made a part hereof (the "Easement Area") for the purposes of access to Lot 1 of Block 149.01 and for the purpose of planting and maintaining shrubbery.

2. CHARACTER OF THE EASEMENT. Grantor conveys to Grantee the unrestricted right to utilize the Easement Area for the purpose of constructing, repairing, maintaining and replacing such driveways and shrubbery as described in paragraph 1 hereof, which includes the right of Grantee, it's successors and assigns, to enter in and upon the Easement Area with personnel, machinery and equipment, vehicles and material at any and all times for the purpose

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of exercising the rights herein granted.

3. CONSTRUCTION IN EASEMENT AREA. Grantee shall be responsible for any construction and maintenance within the Easement Area of the improvements described in paragraph 1 hereof.

4. GRANTOR'S RIGHTS. Grantor, it's successors and assigns, shall discontinue it's right to freely use and enjoy the Easement Area for any and all purposes. Grantor, from the date set forth herein shall not interfere with or prevent the use by Grantee of the Easement, or the use and enjoyment by Grantee of the easement. This easement shall be for the exclusive use of the Grantee, only.

5. SUCCESSORS AND ASSIGNS. All of the provisions of this Deed of Easement shall run with the land and inure to the benefit of and be binding upon, the Grantor and the Grantee and their respective heirs, executors, administrators, successors, transferees and assigns. The covenants and agreements herein contained are real covenants that touch and concern the land and bind subsequent holders of either party's interest in the land. The Easement is intended to specifically benefit Grantee's Land, Lot 1 of Block 149.01 in the Township of Lacey.

6. GOVERNING LAW. This Deed of Easement shall be governed by and construed under the laws of the State of New Jersey.

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SCHEDULE A

DESCRIPTION OF AN EASEMENT-TAX MAP LOT 2, BLOCK 149.01  
TOWNSHIP OF LACEY, OCEAN COUNTY, NEW JERSEY

ALL that certain lot, tract or parcel of land and premises, situate, lying and being in the Township of Lacey, Ocean County, New Jersey and being more particularly described as an easement for access as follows:

BEGINNING at a point on the Easterly Right-Of-Way (R.O.W.) Line of Fairview Lane (50 feet wide), said Point Of Beginning (P.O.B.) being the common corner, on the Easterly R.O.W. of Fairview Lane, of Tax Map (T.M.) Lots 1 and 2, Block 149.01, Lacey Township, Ocean County, New Jersey; thence

- 1) North 54 degrees 05 minutes 58 seconds West, along the common line of Lots 1 and 2, Block 149.01, 153.46 feet to a point along the bulkhead; thence
- 2) South 76 degrees 43 minutes 32 seconds, along the Bulkhead, 41.39 feet to a point; thence
- 3) North 53 degrees 59 minutes 13 seconds West 66.25 feet to a point; thence
- 4) North 41 degrees 08 minutes 54 seconds West (per calculations and North 42 degrees 35 minutes 05 seconds West per survey described below) 63.47 feet (per calculations and 63.41 per survey described below) to a point on the Easterly R.O.W. Line of Fairview Lane; thence
- 5) Curving in a Northerly direction, along the Easterly R.O.W. Line of Fairview Lane, an arc length of 17.08 feet to the point and place of beginning.

BEING the intent to described the Area of proposed Easement as depicted on a Survey prepared by West Bay Land Surveying Co., dated 8/5/88 and last revised 4/14/93. Also referenced to prepare this description are File Maps Number I-1344 and G-1390, both recorded in the Ocean County Clerk's Office.

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IN WITNESS WHEREOF, the parties hereunto have set their  
hands and seals this 30th day of June, 1993.

ATTEST:


  
Alan G. Baker

Grantor

  
Dotty Ann Baker

Grantor

By: Carol L. Knowlton  
attorney at law

By:   
Alan G. Baker

Grantee

ATTEST: ACKNOWLEDGEMENT  
I CERTIFY that on June 30th, 1993  
Alan G. Baker and Dotty Ann Baker  
personally came before me and  
acknowledged under oath, to my  
satisfaction, that each person, is named in and personally signed this Deed;  
and signed, sealed and delivered this Deed as his or her act and deed; and  
made this Deed for \$1.00 as the full and actual consideration paid or to be  
paid for this deed of easement.

  
Dotty Ann Baker

Grantee

By: Carol L. Knowlton  
attorney at law

By: \_\_\_\_\_

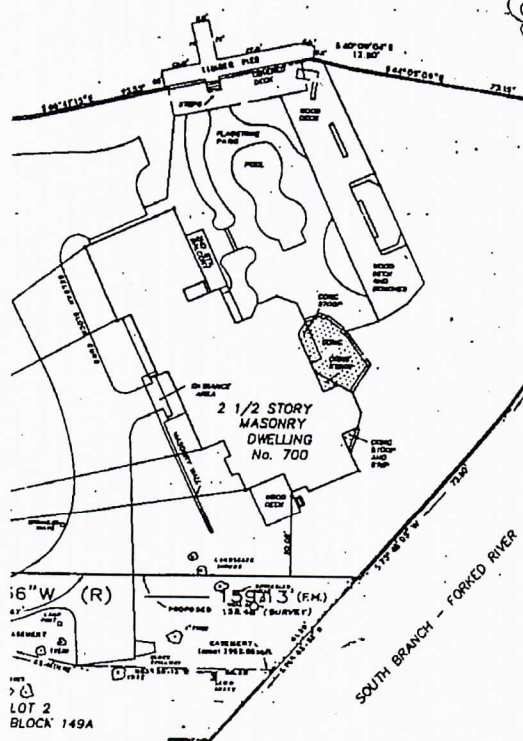
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SCHEDULE B

MIDDLE BRANCH - FORKED RIVER



- NOTES
1. NO CORNERS SET BY CONTIGUOUS ADJACENTS.
  2. NO METERS LOCATED BY THIS SURVEY.
  3. NO METERS LOCATED BY THE STATE OF NEW JERSEY DEPT. OF THE SURVEY.
  4. MAP REFERENCE: FILE MAP NO. 1, 1988. "FINAL PLAN: MASONRY DWELLING, FORKED RIVER PRINCE GEORGE, N. J. DEPT. OF THE SURVEY, FILE NO. 1, 1988."
  5. FILE MAP NO. 1, 1988. "FINAL PLAN: MASONRY DWELLING, FORKED RIVER PRINCE GEORGE, N. J. DEPT. OF THE SURVEY, FILE NO. 1, 1988."
  6. REVISED TO SHOW BAYVIEW AND ALL ENCUMBRANCES ON LOT NO. 1. NEW 8/1/88

CERTIFICATION:

ALAN C. BAKER AND DOTY A. BAKER  
ALL-STATE SEARCH COMPANY  
TRANSAMERICA TITLE INSURANCE COMPANY  
CITIZENS FIRST NATIONAL BANK OF  
NEW JERSEY, ITS SUCCESSORS AND/OR  
ASSIGNS  
CHERRICK AND DORAN, ESQ.

SURVEY OF PROPERTY	
BLOCK 149A LOT 1	
LACEY TOWNSHIP OCEAN COUNTY NEW JERSEY	
SCALE IN FEET	
WEST BAY LAND SURVEYING CO.	
714 BAY AVENUE	
BARNEGAT, N.J. 08005	
(609) 598-8113	
GREGORY M. MCCORMICK	
DATE: 8/5/88	
REVISIONS:	
DRAWN BY: AGU-MAT	
FILE NO: 88-0703	

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