

LIBER 2885 PAGE 447

This Indenture,

Made the 26th day of October, in the year of our Lord
One Thousand Nine Hundred and Sixty-one,

Between GILBERT MIRANDA and MARGARET MIRANDA, his wife

Register of Hudson County

in the City of Jersey City County of Hudson
and State of New Jersey party of the first part;

And GIOVANNI TERRAGLIA and SALVATORE TERRAGLIA, of 131 Prospect
Street, in

in the City of Jersey City County of Hudson
and State of New Jersey party of the second part;

REVENUE
STAMPS

25.85

Witnesseth, That the said party of the first part, for and in consideration of the sum of
One (\$1.00) Dollar and other good and valuable consideration,
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 heirs
and assigns, forever,

All that certain
tract or parcel of land and premises, hereinafter particularly described, situate, lying and being
in the City of Jersey City County of Hudson
and State of New Jersey, and which on a map entitled "Map of Lienau
Property situate in Jersey City, Hudson County, N.J. May 1890, sur-
veyed and laid out by Earle and Harrison, Civil Engineers and Surveyors"
is known as part of lot 11 and the entire lot 12 in block 5 fronting on
the southerly side of Prospect Street being also known as part of lot 11
and entire lot 12 in block number 708 on Fowler's Official Assessment
Map of Jersey City, and bounded and described as follows:

Beginning at a point in the southerly line of Prospect Street,
171.75 feet westerly from the corner formed by the intersection of
the westerly side of Lienau Place with the southerly side of Prospect
Street; thence southerly parallel with the easterly line of lot 11
200.54 feet to, through and beyond the center of a party wall standing
partly on the premises hereby described and partly on the premises on
the east to the southerly side of lot 11; thence westerly along the
southerly side of lot 11 and 12, 28.25 feet; thence northerly along the
westerly line of lot 12, 201.11 feet to the southerly side of Prospect
Street; thence easterly along the southerly side of Prospect Street,
28.25 feet to the point or place of beginning.

Subject to the rights of the owners of lots 10, 11, 12, 13 and
14 on above described premises to the use of a passageway between the
buildings on lots 12 and 13, being 4 feet 9 inches of lot 12 and 2
feet 11 5/8 inches of lot 13, the same to be used as a passageway or

driveway until such times as the owners of the above described lots shall agree, in writing to discontinue the use of same.

Said premises being known as 131 Prospect Street, Jersey City, New Jersey.

Being the same premises conveyed to the Grantors herein by Deed from Stanley Tyburczy and Pauline Tyburczy, his wife, dated February 6th, 1958, and recorded on February 7th, 1958, in Book 2742 of Deeds for Hudson County, at page 190.

Subject to party walls, if any, and such state of facts as an accurate survey may disclose; restriction contained in deeds of record; zoning ordinance, tenancies.

Official Copy

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

And also, all the estate, right, title, interest, property, possession, claim and demand whatsoever, as well in law as in equity, of the said party of the first part, of, in and to the above described premises, and every part and parcel thereof, with the appurtenances.

To have and to hold all and singular, the above mentioned and described premises, together with the appurtenances, unto the said party of the second part, their heirs and assigns, to their own proper use, benefit and behoof forever.

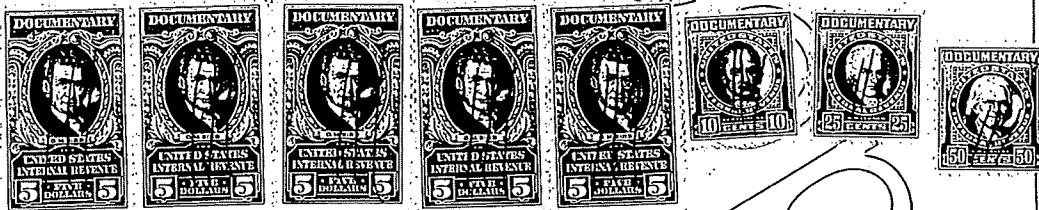
And the said Gilbert Miranda and Margaret Miranda for themselves, their heirs & assigns do covenant and agree, to and with the said party of the second part, their heirs and assigns, that the said Gilbert Miranda and Margaret Miranda at the time of the sealing and delivery of these presents, are lawfully seized in their own right of a good, absolute, and indefeasible estate of inheritance in fee simple, of and in all and singular the above granted bargained and described premises, with the appurtenances and have good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid.

And that the said party of the second part, their heirs and assigns, shall and may at all times hereafter, peaceably and quietly have, hold, use, occupy, possess and enjoy the above granted premises, and every part and parcel thereof, with the appurtenances, without any let, suit, trouble, molestation, eviction or disturbance of the said party of the first part, their heirs and assigns, or of any other person or persons lawfully claiming or to claim the same.

And that the same now are free, clear, discharged and unencumbered of and from all, former and other grants, titles, charges, estates, judgments, taxes, assessments and incumbrances of what nature and kind whatsoever, except as aforesaid.

And that the said party of the first part, and their heirs and assigns and all and every other person or persons whomsoever, lawfully or equitably deriving any estate, right, title or interest, of, in or to the hereinbefore granted premises, by, from, under or in trust for them, shall and will at any time or times hereafter, upon the reasonable request, and at the proper costs and charges in the law, of the said party of the second part, their heirs and assigns, make, do and execute, or cause or procure to be made, done or executed, all and every such further and other lawful and reasonable acts, conveyances and assurances in the law for the better and more effectually vesting and confirming the premises hereby intended to be granted, in and to the said party of the second part, their heirs and assigns forever, as by the said party of the second part, their heirs or assigns, or their counsel learned in the law, shall be reasonably advised or required.

And the said Gilbert Miranda and Margaret Miranda their heirs and assigns the above described and hereby granted and released premises, and every part and parcel thereof, with the appurtenances, unto the said party of the second part, their heirs and assigns, against the said party of the first part, and their heirs or assigns, and against all and every person or persons whomsoever, lawfully claiming or to claim the same shall and will warrant and by these presents forever defend.



In Witness Whereof, the parties of the first part have set their hands and seals of their own free will and consent, in the presence of the undersigned, the day and year first above written.

Signed, Sealed and Delivered
in the Presence of

Meyer Friedman

Gilbert Miranda (L.S.)
Gilbert Miranda

Margaret Miranda (L.S.)
Margaret Miranda