PLAINTIFF'S EXHIBIT

DC-47

This Indenture,

Made the first day of July, in the year of our Lord One Thousand Nine Hundred and Sixty-Four,

Between ADELE REALTY CORP., a corporation of the State of New Jersey, having its principal office in

the City of Linden, in the County of Union, and State of New Jersey, of the first part,

And

SMITH & KANZLER COMPANY,

having its principal office at 1414 East Linden Avenue, Linden, Union County, New Jersey,

a body corporate of the State of New Jersey, party 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 CONSIDERATION,

lawful money of the United States of America, to it 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, has given, granted, bargained, sold, aliened, released, enfeoffed, conveyed and confirmed, and by these presents does give, grant, bargain, sell, alien, release, enfeoff, convey and confirm unto the said party of the second part, its successors and assigns, forever

All that certain

tract or parcel of land and premises, hereinafter particularly described, situate, lying and being in the City of Linden in the County of Union and State of New Jersey,

BEGINNING at a point in the southeasterly side line of East Linden Avenue, said point being distant northeast 133.67 feet from the intersection of the said side line of East Linden Avenue and the northeasterly right of way line of the Staten Island Rapid Transit;

Running thence (1) North 47 degrees 33 minutes 00 seconds East, along said line of East Linden Avenue 426.08 feet to a point;

Thence (2) running South 30 degrees 17 minutes 40 seconds East 662.95 feet to a point;

Thence (3) running North 59 degrees 42 minutes 20 seconds East 20.00 feet to a point;

Thence (4) running South 30 degrees 17 minutes 40 seconds East 85.41 feet to a point in the line of lands now or formerly of Standard Oil Co.;

Thence (5) running South 74 degrees 51 minutes 00 [illegible] West along said line of Standard Oil Co. 256.66 [illegible]

Thence (6) running [illegible] degrees [illegible] minutes [illegible] way Co., 524.08 feet to a point;

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Thence (7) running North 45 degrees 25 minutes 00 [illegible] east 40.40 feet to a point;

Thence (8) running North 16 degrees 47 minutes 00 seconds West 129.51 feet to the said side line of East Linden Avenue and point and place of BEGINNING.

Subject to zoning ordinances and restrictions of record; such facts as an accurate survey may disclose; and ordinances, statutes and regulations of municipal, county, state and federal governments, and the effect thereof; and also subject to the easement made to the City of Linden by instrument dated September 1946 and recorded in Deed Book 1590 at page 60 on October 29, 194[illegible]

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Together with all and singular the houses, buildings, trees, ways, waters, profits, privileges and advantages, with the appurtenances to the same belonging or in any wise appertaining.

Also, all the estate, right, title, interest, property, claim and demand whatsoever, of the said party of the first part, of, in and to the same, and of, in and to every part and parcel thereof.

To have and to Hold, all and singular the above described land and premises, with the appurtenances, unto the said party of the second part, its successors and assigns, to the only proper use, benefit and behoof of the said party of the second part, its successors and assigns forever: and the said ADELE REALTY CORP.,

successors and assigns,

do ~~es~~ for itself, its ~~heirs, executors, administrators~~ covenant and agree to and with the said party of the second part, its successors and assigns, that it, the said ADELE REALTY CORP., is

the true, lawful and right owner of all and singular the above described land and premises, and of every part and parcel thereof, with the appurtenances thereunto belonging; and that the said land and premises, or any part thereof, at the time of the sealing and delivery of these presents, are not encumbered by any mortgage, judgment, or limitation, or by any encumbrance whatsoever, by which the title of the said party of the second part, hereby made or intended to be made, for the above described land and premises, can or may be charged, charged, altered or defeated in any way whatsoever; except as aforesaid.

And Also that the said party of the first part now has good right, full power and lawful authority, to grant, bargain, sell and convey the said land and premises in manner aforesaid;

And Also, that ADELE REALTY CORP.

will Warrant, secure, and forever defend the said land and premises unto the said party of the second part, its successors and assigns, forever, against the lawful claims and demands of all and every person or persons, freely and clearly freed and discharged of and from all manner of encumbrance whatsoever, except as aforesaid.

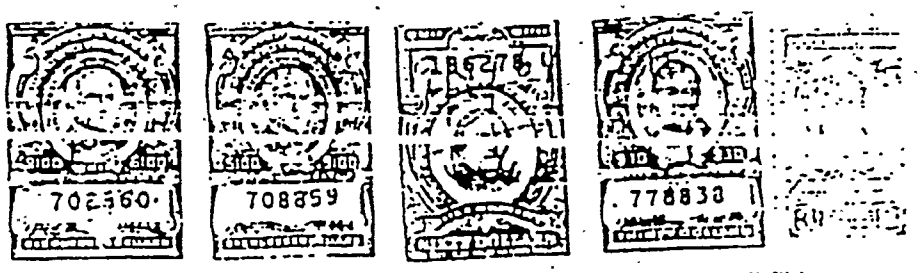
In Witness Whereof, the said party of the first part has ~~hereunto~~ on the day and year first above written., caused these presents to be executed by its duly authorized officers, and its corporate seal to be hereto affixed.

Signed, Sealed and Delivered in the Presence of

ADELE REALTY CORP.

By: Leonard Diener
Leonard Diener, President

Attest: Juda Diener
Juda Diener, Secretary



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